

ACCESSORY DWELLING UNIT (ADU) REGULATIONS



WHAT IS AN ACCESSORY DWELLING UNIT?

An accessory dwelling unit, or ADU, is a residential unit that provides independent living facilities for one or more persons and includes separate kitchen, sleeping, and bathroom facilities. An ADU may be a part of, attached to, or detached from a single-family, two-family, or multi-family residence and is subordinate to the principal residence. Historically, ADUs have been called “Granny units,” “second units,” or “guest homes.”

WHAT IS THE INTENT OF ACCESSORY DWELLING UNITS?

The intent is to:

- Efficiently use the City’s existing housing stock and underdeveloped residential properties.
- Not negatively impact the character of the neighborhood.
- Not negatively impact traffic in the neighborhood.
- Have sufficient roadway access and utility service.
- Provide sufficient access and mobility for the handicapped or disabled.
- Meet and comply with the standards established by the Dublin Municipal Code (DMC) Chapter 8.80.

WHAT ARE THE PERMITTING PROCEDURES FOR CONSTRUCTING ACCESSORY DWELLING UNITS?

Any application for an accessory dwelling unit that meets the Development Standards and Regulations shall be approved through a building plan check process.

WHAT ARE THE DEVELOPMENT AND REGULATION STANDARDS FOR ACCESSORY DWELLING UNITS?

- Permitted in the A, R-4, R-2, R-M, and C-1 districts, and certain Planned Development districts.
- Existing or proposed single-family or multi-family use.
- Maximum of one ADU and one junior ADU per lot with single-family residence.
- The total floor area of an ADU shall be not less than 150 square feet, nor more than 1,200 square feet.
- The ADU shall provide one off-street parking space in accordance with the requirements of DMC Chapter 8.76, Off-Street Parking and Loading, with exceptions.
- ADUs shall be served by public water and sewer and shall have access to an improved public street.
- Design compatibility with the existing single-family residence.
- The entrance of an ADU shall not be

visible from the public right-of-way.

- The ADU and the principal residence combined shall not cover more than 60% of the lot.
- The ADU, if attached, shall not exceed 50% of the floor area of the existing principal residence.
- The accessory dwelling unit shall conform to the building setback requirements.

WHAT ARE THE SUBMITTAL PROCEDURES?

In addition to the standard submittal requirements for a Building Permit, the Accessory Dwelling Unit application package shall include the following:

- A site plan indicating the location and dimensioned setbacks of all existing and proposed structures on the project site.
- Calculations indicating the square footage of the structure and the lot, and include calculations on the plan for the percentage of lot area covered.
- The north, south, east, and west elevations must show all openings and exterior finishes.
- Provide information on available utility easements, services, and connections.
- The Community Development Department shall issue a Building Permit for the ADU if all development standards and regulation requirements are met.

