

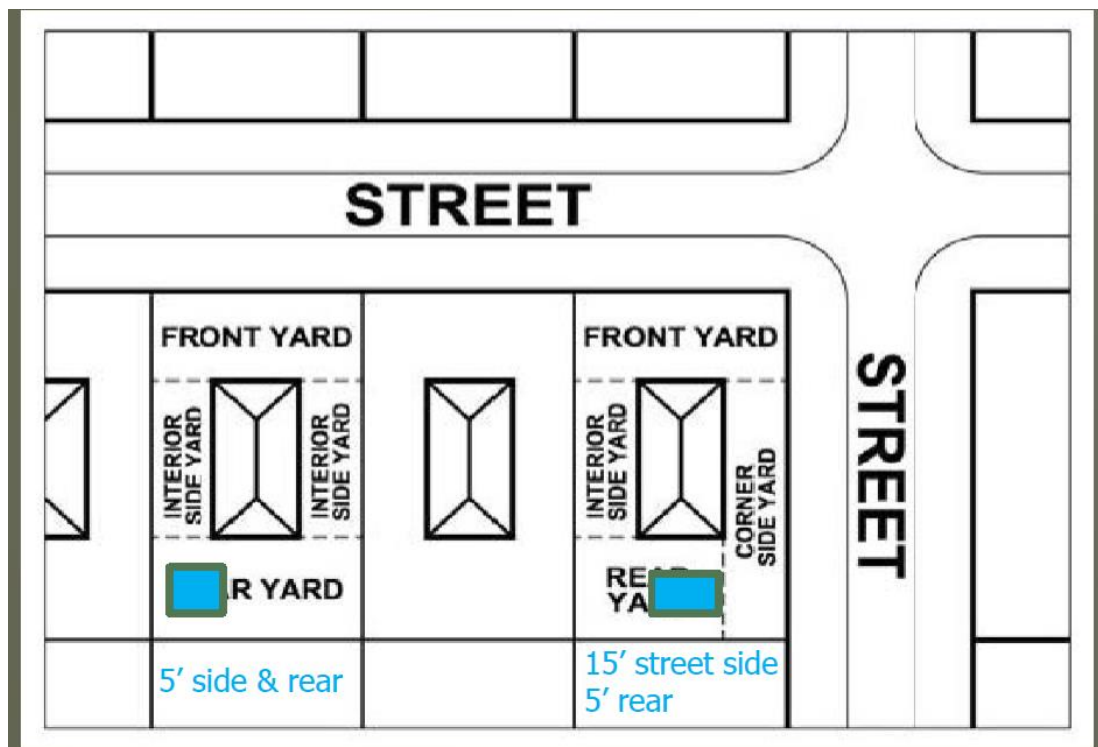


# Accessory Dwelling Units (ADUs) (Detached ADU Setbacks)

Detached Accessory Dwelling Units. The following provisions shall also apply to all detached accessory dwelling units:

- (1) Except as modified by Section 24, a detached ADU must conform to all requirements of the underlying residential zoning district, any applicable overlay district, and all other applicable zoning provisions, including height, setback, floor area ratio, and historic preservation requirements.
- (2) Setbacks.
  - (A) A detached accessory dwelling unit must be located no less than five feet from the primary dwelling unit on site.
  - (B) The minimum side setbacks for a detached ADU is five feet from interior side lot lines and fifteen from street side lot lines of corner lots.

## Side Yard Setbacks for Detached ADUs – Interior and Corner Lots

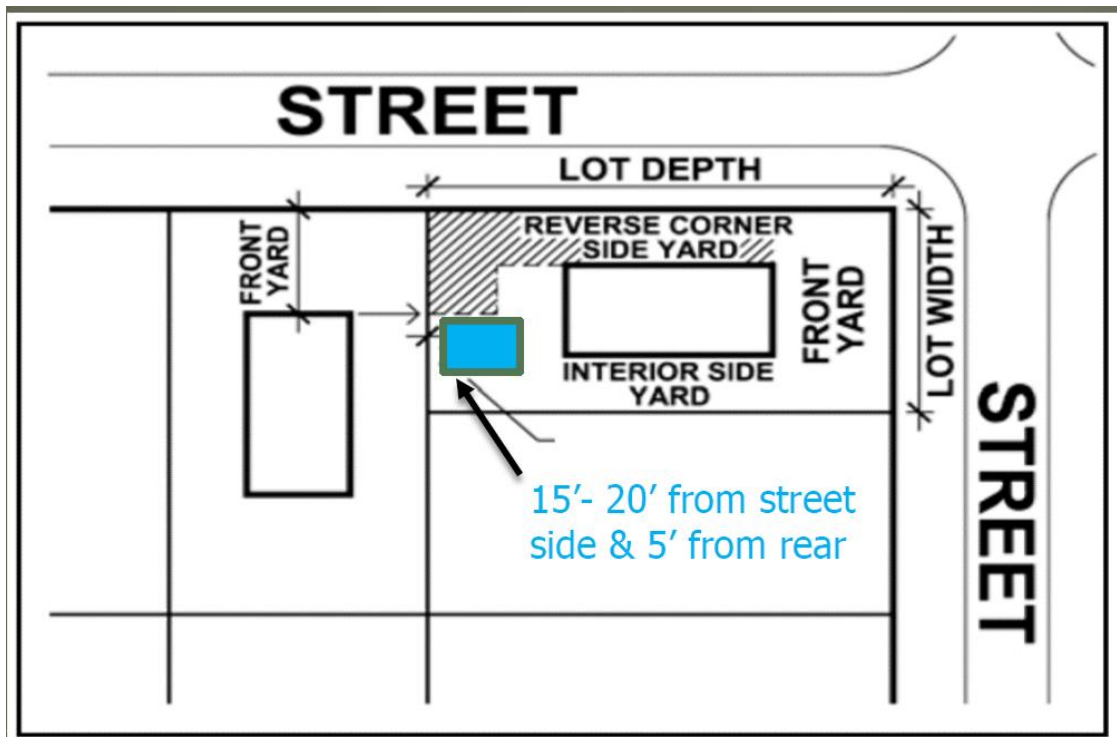




# Accessory Dwelling Units (ADUs) (Detached ADU Setbacks)

- (C) On reverse corner lots, a detached ADU may not project beyond the inner line of the front yard required on the adjacent lot to the rear, nor be located less than five feet from the side lot line of such adjacent lot.

## Side Yard Setbacks for Detached ADUs – Reversed Corner Lots



### Notes:

- Reversed corner lot: A corner lot, the rear of which abuts upon the side of another lot.
  - Front setbacks for R-1 Properties: R-1E and R-1H Districts shall be 25 feet; Lots in the R-1A, R-1B and R-1C Districts with frontage on a 50-foot wide public right-of-way shall be 15 feet; lots in the R-1A, R-1B, and R-1C Districts with frontage on a 40-foot wide public right-of-way shall be 20 feet; however, no building occupying property fronting on a private road or easement shall be less than 25 feet from the closest line of such private road or easement.
- (D) The minimum rear yard setback for a detached ADU is five feet.
- (E) Notwithstanding subsections (A) through (D), the minimum setbacks for an ADU that is constructed above an existing garage is five feet from the rear and side property lines (including street side corner lots and reverse corner lots).