

A group of Madison residents have begun discussing guidelines they would like for Accessory Dwelling Units (ADU) in the new Madison Zoning Ordinance.

Here are some beginning suggestions for your consideration:

- 1- Location- ADUs are limited to residential areas where there are single family houses. The ADU may be separate from the principle residence, above the garage or carriage house, attached to the principle residence, or in the residence.
- 2- Subordination- One ADU is allowed per single family home and it will be clearly subordinate to the principle structure in use, size and appearance.
- 3- Residency- The property owner must occupy either the principle house or the ADU. An owner can be absent for just cause for one year in every 5 years. (Could require notarized affirmation of occupancy for initial permit and for new owners)
- 4- Considered part of the principle residence- The ADU shall not be sold separately from the principle residence. The ADU and the lot under the ADU shall not be sold separately. The address of the ADU will be the same as the principle residence plus 1/2. The owner will have the same rights when renting an ADU as he/she has when renting a room in the principle residence.
- 5- Size- The ADU will have a floor area of no less than 300 sq. feet and no more than 700 sq. feet unless it is located above an existing garage that is larger than 700 sq. ft. Then the ADU may have the same sq. footage as the existing garage. (size varies around the country from 300-900). The square footage of the ADU should be less than the principle house.
- 6- Height- The ADU will be no more than 25 feet in height (2 normal stories). If the ADU is located above a garage, the height of the structure should be no more than 25 feet in height (2 normal stories).
- 7- Density- No more than 2 adults with one young child are allowed to live in an ADU. No more than 2 adults are allowed to use an ADU as a studio or office.
- 8- Setbacks- Current setbacks are reasonable. There should be flexibility however for properties where the house and garage were built before current setbacks and do not comply from the get-go.
- 9- Lot coverage- There should be rules for open space around ADUs—we don't understand yet what the current rules are.
- 10- Parking- One off-street parking space is required for the ADU.

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