

CITIES	Zoning approval	Zoning Districts	Owner Occupancy	Unit Size Limitations	Attached/Detached	Rent allowed ?	Off-Street Parking Requirements	Minimum Lot Area	Occupancy Requirements	Other/Notes	Population	Uptake in Units
Ann Arbor (current)	Conditional	Single-family	Yes	25% of floor area, or 600 ft2	Attached only	No Rent	3 (total)		no more than 2 family members or employees	House must be owner-occupied for at least 12 months	117,770	2 since 1993
Boulder	Conditional but administrative review	Single- and multi-family	Yes	300 ft minimum, one-third total area maximum	Either (detached must be 5 years old)	Rent	1	6000 ft2	No more than 2 people	No more than 10% of the single-family lots or parcels in a neighborhood area can contain an accessory dwelling unit. Permit invalid if rental license not granted within 180 days	103,166	186 from 1982-2012, about 7 per year (Boulder Report 2012)
Madison	Conditional	All residential, some mixed/commercial	Yes	75% of floor area, 700 ft maximum	Either - detached has 25 foot height restriction	Rent	0 (maximum of 2)	Lot area and setbacks same as underlying district for accessory buildings	Nor more than 1 family or 2 unrelated individuals	Provisions added in 2012 zoning code rewrite. Accessory dwelling units required in Traditional Residential Planned (TRP) districts. Impact fees are considered a barrier to implementation	233,209	waiting for response
Grand Rapids	Conditional/Permitted	Single- and multi-family (conditional), Mixed-use (permitted)	Yes	25 % of floor area, between 400 ft and 850 ft	Either	Rent (not less than 30 days)	1	5000 ft2	No more than 2 people and 2 bedrooms	House must be owner-occupied for at least 12 months	188,040	4 since 2008
Santa Cruz	Permitted - conditional if lot requirements not met	Single-family	Yes	500-800 ft2 (depending on lot size)	Either	Rent	1 for one-bedroom, 2 for two-bedroom, tandem parking allowed	5000 ft2		One of the most robust and programs in the country starting in mid-1980s, but refined in 2003- the city developed a manual with including design options and planning info. There is still some push in the community to relax the ordinance even further. Fee waivers and a mortgage program (through local credit union) are available for property owner's agreement of restrict ADU for rent to low or very-low income households through recorded covenant. Future conversations around removing owner-occupancy requirement	59,946	ADU program started in 1985 - average since 2003 is 23 constructed and permitted a year
Berkeley (effective 8/19/15)	Permitted	Single-family	yes	No less than 250 sf; max of 750 sf - or 75% of the gross square footage of the primary residence	Either	rent	none if within 1/4 mile of BART and within residential parking zone. If not - 1 per unit and tandem parking allowed	none		declaration of restrictions must be recorded with county	112,580	Recent adoption. Minimal data.
Eugene	Permitted	Single-family	Yes	10% of lot area, or 800 ft2 (which ever is smaller)	Either	rent	1	6100 sf	No more than 2 bedrooms	Referred to as Secondary Dwelling Units (SDU) in the city code, which was amended in 2013/2014 in part to promote SDU's. Standards vary by lot type, neighborhood, etc. No more than 3 dogs on the lot	156,185	Total of 104 as of 2013
AARP Model Ordinance	Permitted	Single-family	Yes	None	Either	Rent	1	minimum lot size for zoning district	None	The AARP Guide contains detailed explanations of many of the issues surrounding ADU's	N/A	N/A

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Seattle	Permitted	single-family or lowrise	Yes	single-family and up to 650 ft2 in rowhouse or townhouse for attached; Detached also limited to gross floor area (800 ft2 in single-family and 650 ft2 in lowrise)	Either	rent	1 (except for a rowhouse or townhouse in designated urban villages and urban centers and lowrise zones)	Minimum lot size for zoning district. 4,000 ft2 for detached.	8 unrelated individuals between the two dwelling units	A legally permitted unit in the home is called an accessory dwelling unit (ADU). A legally permitted unit on the property (but not within the home) is called a backyard cottage or detached accessory dwelling unit (DADU). signed owner occupancy covenant agreeing to this condition is required	652,405	Permits issued from 12/4/2009-1/3/2011: 36 detached, 46 attached. Source: http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdp025756.pdf
Niles, MI	Special use	Low-density and moderate density residential districts	yes	500-1,000 sf. ADU not more than 1/3 of primary dwelling	attached	rent	1	5,000 sf		deed restriction required	11,430	One
Traverse City	Permitted	single-family	Yes	Accessory dwelling <800 ft2 or the size of the principal dwelling, whichever is less. The accessory dwelling must have at least 250 ft2 of gross floor area.	Either	Rent	None	Less than 5,000 ft2.	Max 2 dwellings per parcel	Limit of 10 ADUs per year. Lease minimum of three months.	15,018	10 (Ordinance includes a max. 2015/2016 max reached - some apps for 2017)
Minneapolis	permitted/conditional	use based - single-two family structures	yes	300-800 sf attached or internal, 300-1,000 sf if detached	either	rent	none			deed restriction required	400,070	Adopted in Dec. of 2014 - waiting for response.
Ashville, NC	permitted - (amended in June, 2015)	all residential districts - single-family residences only	no	detached - 70% or 800 sf attached 70% or 1,000 sf	either	rent	no on-street parking within 1 mile of CBD otherwise 1	5,000 sf	none	conforming or non-conforming lots allowed. Recent amendments allow for larger sized units	87,882	Asheville has not been monitoring number but has had favorable response
Montgomery County, MD	permitted (changed from conditional in 2013)	single family houses in most districts	yes	less than 50% of principal dwelling or 1200 sf, whichever is less. If the ADU is an addition, limited to 800 sf	either, but depend on distric. Detached allowed on 1 acre or more lots	rent	1 additional if existing driveway. If not, 2 spaces required.	internal units only if property under 1 acre.	Affadavit required stating single occupant over age 18	House must be 5 years old.	1.030 million	Prior to 2013 - estimated 405 ADUs. From 2013 to today: 123 applications - 72 approved, 20 conditional approval, 17 pending, 8 denied, 6 withdrawn
Portland	permitted	Most residential districts	No owner occupancy requirement	ADU may be no more than 75% of the living area of the primary dwelling unit or 800 SF. Combination of all detached accessory structures may not exceed 15% of the total area of the site.	either	rent	No additional parking required; existing parking must be maintained.		number of both residences shall not exceed definition of a household	Change in fee structure in 2010, increased annual usage	583,776	35/year before 2011. 2012 marks start of 5 year pilot waiving impact fees 200 units a year with waiver in place.