

# Accessory Dwelling Units

effective January 1, 2022

Evansville's Smart Growth Comprehensive Plan contains a goal for housing that will provide a variety of housing types and densities in order to meet the needs of residents with varying incomes and lifestyle preferences. Accessory Dwelling Units (ADUs) are one way to provide new housing choices in existing neighborhoods.

## What are they?

- These are secondary residential units or an apartment that shares the building lot of a larger, primary residence
- Common alternative names include “granny flats”, “in-law units”, “backyard cottages”, “secondary units”, or ADUs

## Where can I have one?

- In any city-designated Historic Conservation Overlay District or locally landmarked/plaqued parcel within the R-1 district



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## What are the rules?

- ADUs are defined as an attached or detached subordinate structure, which is clearly incidental to and is located on the same parcel as the principle structure
- Is no more than 750 square feet in size and contains a dwelling unit, at least a one car garage, no more than one full bathroom, and has a driveway connected to the street.
- A minimum setback of:
  - 5 feet for side yards
  - 20 feet for street side yard
  - 5 feet for rear yards
- Each ADU can connect to the primary residence for utility services
- Each ADU will be assigned an address separate from the primary residence

## What can I do with an ADU?

- Retrofit and restore a carriage house for residential use
- Construct an addition unit to supplement income or house a family member

