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ACCESSORY DWELLING UNIT AN OVERVIEW



For more information, visit:
<https://www.ci.hanford.ca.us/166/Community-Development>

DEFINING ADUs

An **ADU** is a secondary housing unit on a single – or multi-family residential lot with an existing or proposed residence that provides complete independent living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation, for one or more persons. Also known as: second units, guest cottages, in-law suites, casitas, etc.

A **JUNIOR ADU** is an ADU of no more than 500 sf. and is contained entirely within an existing primary single-family dwelling unit, including an attached garage.

TYPES OF ADUs



ATTACHED ADU

Attached to a primary dwelling unit



INTERNAL CONVERSION

Within a primary dwelling unit



DETACHED ADU

Separated from a primary dwelling unit



GARAGE CONVERSION

Garage converted to an ADU

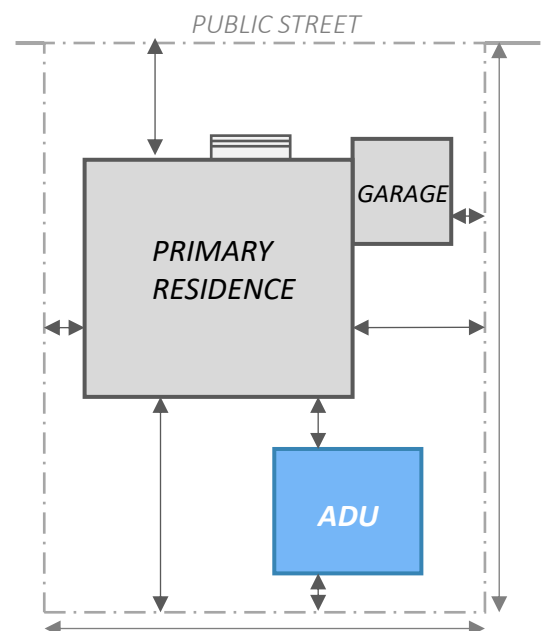
ADU CHARACTERISTICS

- Accessory and adjacent to a primary dwelling unit, existing or proposed.
- Smaller than the average U.S. single-family residential dwelling unit.
- Often owned by one owner on a single- or multi-family residential lot.
- Cannot be sold as a separate legal asset.*

ADU BENEFITS

- More cost-effective to build.
- Income-generating and wealth-building.
- Increase housing supply and choice.
- Support aging-in-place.
- Provide housing that is closer to jobs and amenities.

EXAMPLE LOT



* Unless built or developed by a qualified nonprofit corporation. See Gov. Code Section 66341.