

What is an ADU?

An ADU is a self-contained portion of a principal one- or two-family dwelling, or an accessory structure, used as a secondary housing unit independent of the primary dwelling unit.

Why are ADUs important?

ADUs benefit the Village and its residents by increasing the range of housing options for all Village residents, including seniors who wish to age in place and downsizers looking to stay in town.

What restrictions are in place?

While the new ordinance allows for the conversion of certain existing accessory structures to accommodate an ADU and allows for new construction of ADUs, it does regulate ADU size, setbacks, height, parking, landscaping, and design. Additionally:

- The new ordinance permits accessory dwelling units on single- and two-family lots in most residential zones.
- An ADU can be used as a residence for occupancy by only one family/housekeeping unit, for 90 days or greater, on the same lot as a one- or two-family dwelling where the owner lives on-site.
- The ADU must be smaller in size and height than the principal dwelling on the lot.

How do I apply for an ADU?

Applicants whose potential ADUs meet the requirements of the ordinance can seek permits through the zoning and building departments. Applications that don't meet the requirements of the ordinance will require bulk and/or use variance approval from the Zoning Board of Adjustment.

Will ADUs be permitted within all zones in the Village?

No, they will be permitted only in the single- and two-family districts on sites that contain a single- or two-family dwelling.

Can there be more than one ADU on a lot?

No, there is a maximum of one ADU per lot.

Can I rent out my ADU and not live on the property?

No, ADUs must be in common ownership with the principal dwelling unit, and the principal dwelling unit must be owner occupied.

Will an ADU on a lot increase property taxes?

Yes, ADUs have the potential to raise property taxes. The extent will vary based on the type and scope of improvements. For questions about tax implications, contact the Village tax assessor at ellen@southorange.org.

Can ADUs be used as Airbnbs?

No, that is not permitted. The intent of the ordinance is to create additional longer-term housing in the Village. Therefore, the definition for an ADU specifies an occupancy time of 90 days or greater.

Does parking need to be provided?

Yes, one parking space is required for an ADU, in addition to the parking required for the principal dwelling.

If I want to convert my existing accessory structure into an ADU without expanding it, will I be subject to the bulk requirements of the ordinance?

No, you will be exempt from the bulk requirements. If there is any expansion proposed to the existing accessory structure to accommodate the ADU, you will be subject to the bulk requirements.

Can my basement become an ADU?

No. Accessory dwelling units must be above ground, with full access to light and air.

More detailed information, including an application checklist, can be found at **southorange.org/960/Accessory-Dwelling-Units**.

Questions can be directed to our zoning official at **zoningofficial@southorange.org**.