

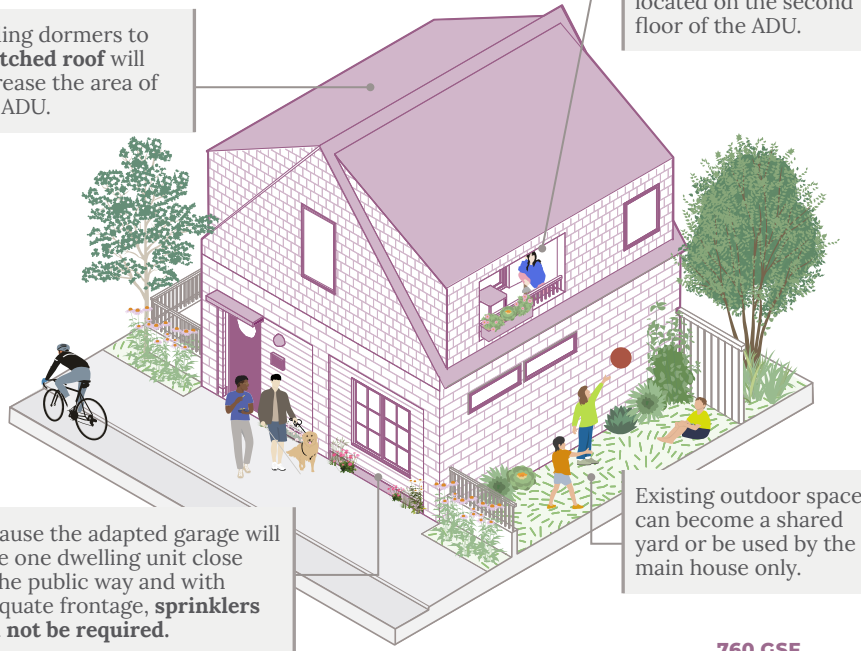
ADAPT YOUR GARAGE



Do you have a small garage building that you do not use anymore? Convert it into an ADU.

Adding dormers to a **pitched roof** will increase the area of the ADU.

A private porch can be located on the second floor of the ADU.

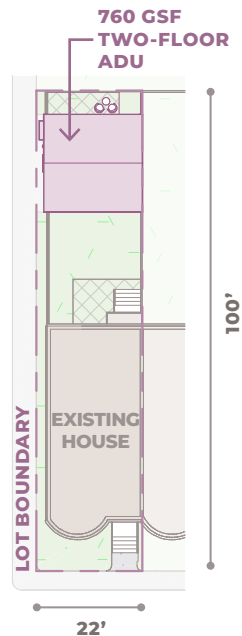


Because the adapted garage will have one dwelling unit close to the public way and with adequate frontage, **sprinklers will not be required.**

Existing outdoor space can become a shared yard or be used by the main house only.

If you have a small garage, barn, or even a tool shed or workshop on your lot, you might consider converting it into an ADU. Adapting an existing building, or rebuilding in place, can be a great way to add an ADU that is separate from the main unit and in keeping with the scale of other outbuildings in your neighborhood.

Your design team will assess which parts of the building can be reused and determine which elements, like load-bearing walls or support beams, should not be altered. They will recommend upgrades to the building envelope for thermal efficiency, to add heating and cooling systems, and to add water and sanitary connections to the building.



Existing garages and carriage houses typically need **foundation upgrades and insulation** added to walls and the roof.



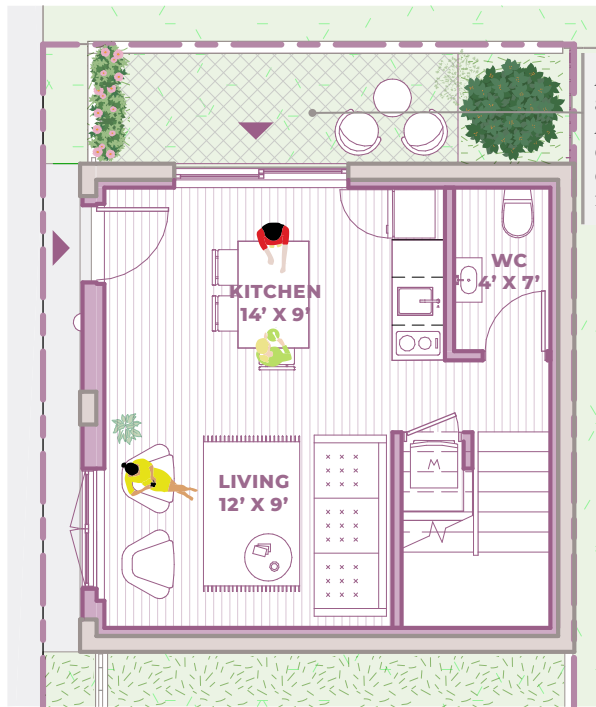
When located on a **corner** lot, the adapted garage ADU is easily accessible from the street.

The owner has a historic garage on their lot that they do not use, and want to be able to rent it out for additional income.



ADU - LEVEL 2

1/8" = 1'-0"



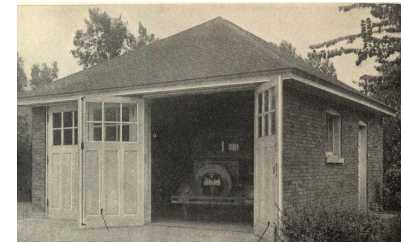
ADU — LEVEL 1

1/8" = 1'-0"

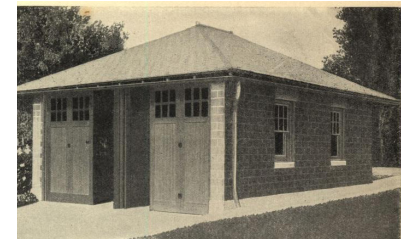
Adapting garages allows for the ADU to have its own separate entrance, and a new deck.



Many houses in Boston were built in the early part of the 20th century and their garages and carriage houses were also built at that time. In the 1910s and 1920s, prior to the spread of gas stations, gasoline for cars was kept in a home garage. As a consequence, these structures were built with masonry and located as far to the back and side of parcels as possible.



Because these buildings were built at parcel edges, they are often not compliant with current zoning required setbacks for residential use. The non-compliant location on the parcel may be appropriate; but if the structure is demolished, it may make sense to shift its location away from the lot line.

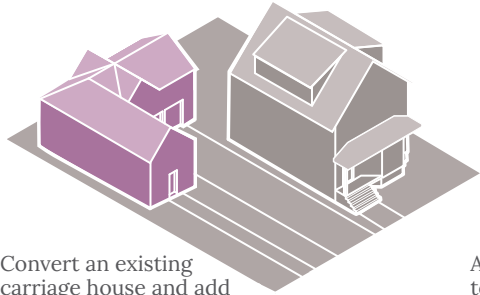


Planning for **ample storage** is an important part of making sure your ADU will work well over time.

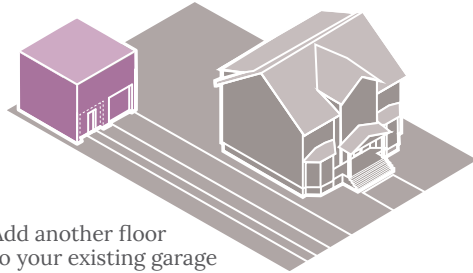


The existing back yard is shown as private to the main house, but could be **shared** by the house and ADU.

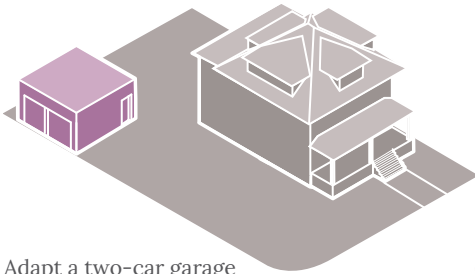
MORE WAYS TO ADAPT AN EXISTING BUILDING ON YOUR LOT



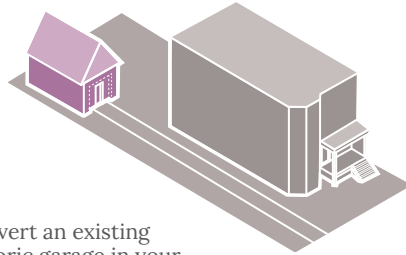
Convert an existing carriage house and add an addition to create a large ADU.



Add another floor to your existing garage for extra space.



Adapt a two-car garage on the side of your lot for an ADU with street frontage.



Convert an existing historic garage in your backyard into an ADU.

A small garage can often be repurposed into a one- or two-bedroom home. If keeping the existing garage roof in place, a loft space can typically be added above a portion of the living space. If the roof is replaced with a full or half second floor, more living space can be added – or even living space and a second floor porch.

Generally a garage or accessory building that is to the side of your building or alongside a street will be easier to adapt into an ADU. **Garages or accessory structures at the rear of the lot will require more work in terms of connecting to utilities and will require sprinklers if more than 25 feet from the street.** Carefully evaluating the structure and planning for utility connections will help ensure a smooth conversion process and create a comfortable, functional ADU.

This is an example of a West Roxbury two-unit house with a two-car garage and no driveway.



This side yard garage in Jamaica Plain has about the same frontage as the house on the lot and is roughly the footprint of a typical ADU.



This is an example of a Mission Hill two-unit house with a typical 20' x 20' historic garage at the back of the lot. If the garage were converted to an ADU, it would require sprinklers and the driveway would need to be converted to an unobstructed emergency access path.

