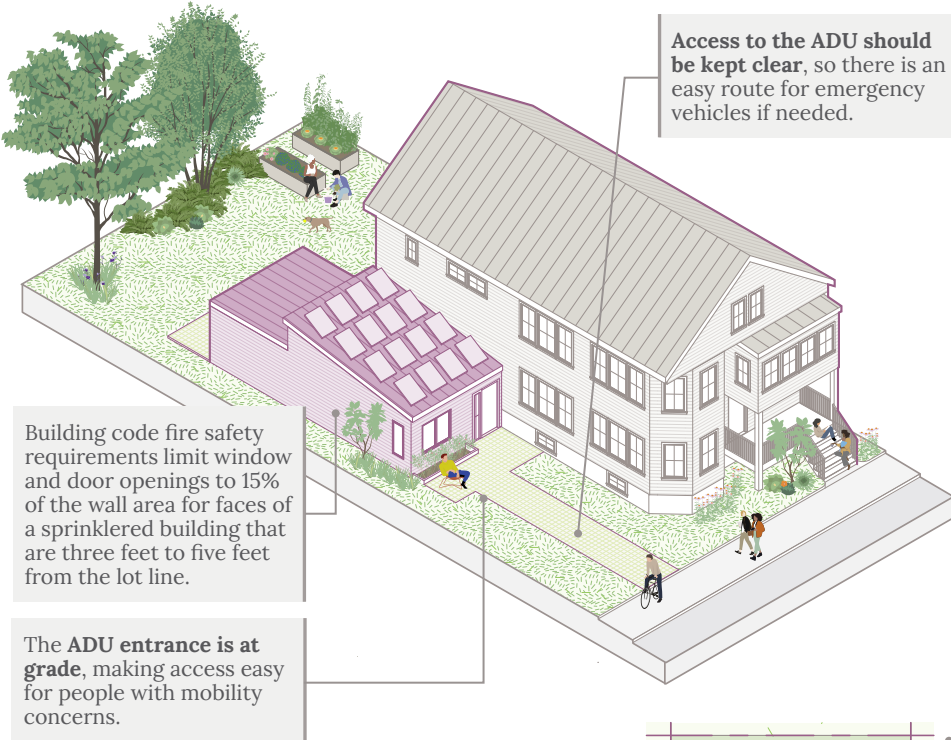


ATTACH AN ADU ON THE SIDE

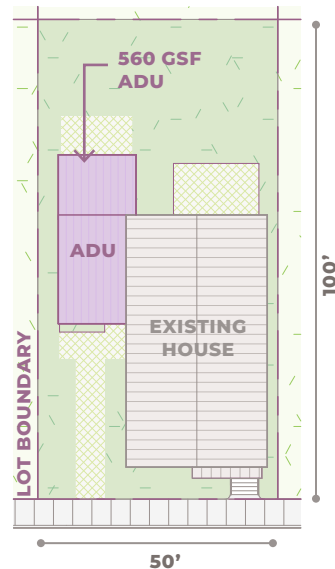


Do you have at least one generous side yard? Consider building an ADU that attaches to the side of your building.

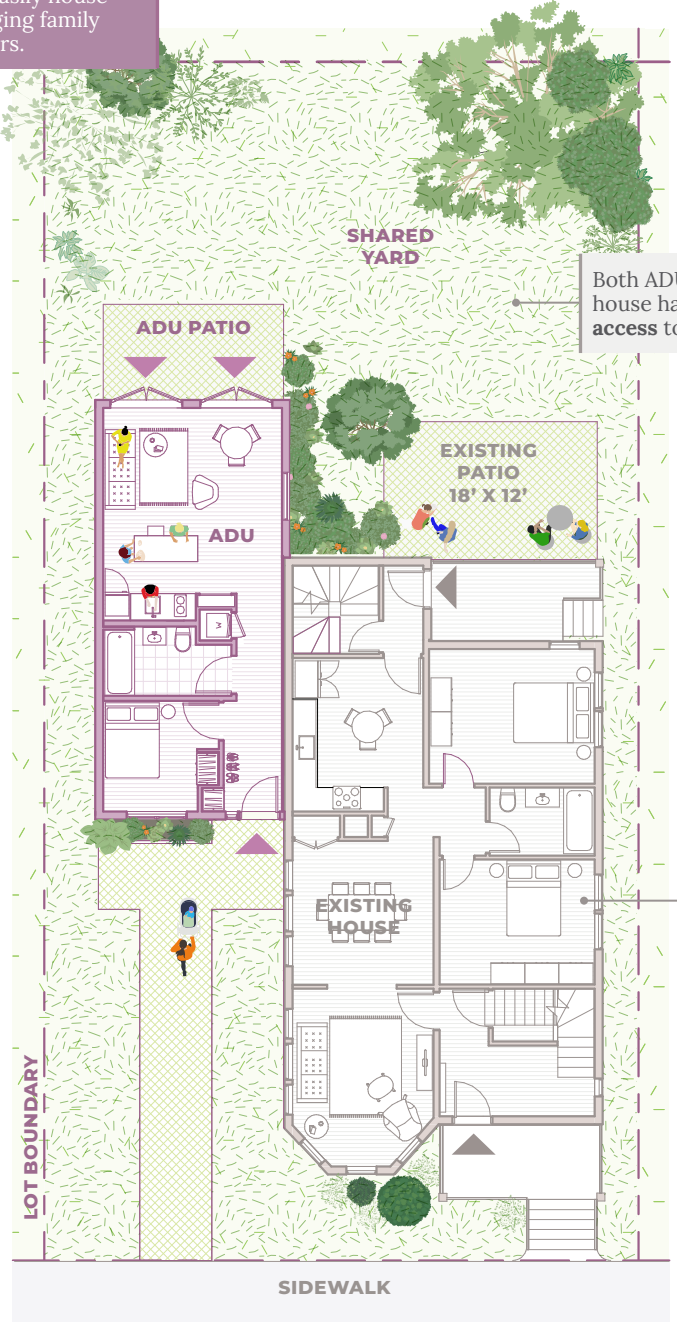


If you have twenty feet or more in one of your house's side yards, an ADU can be added next to your home. This side attached ADU is designed to have a very low impact on the existing building and is situated so that it will be easy to tie into the existing building's water and sanitary lines. The ADU entrance can be at grade, meaning there is no need to climb steps to get in the ADU.

The roof of your ADU can be shaped to let in daylight in cases where window placement may be restricted by code or privacy requirements. Additionally, you could pitch the roof to maximize southern exposure for photovoltaic panels.



The owner would like to add an ADU to their side yard that could easily house their aging family members.

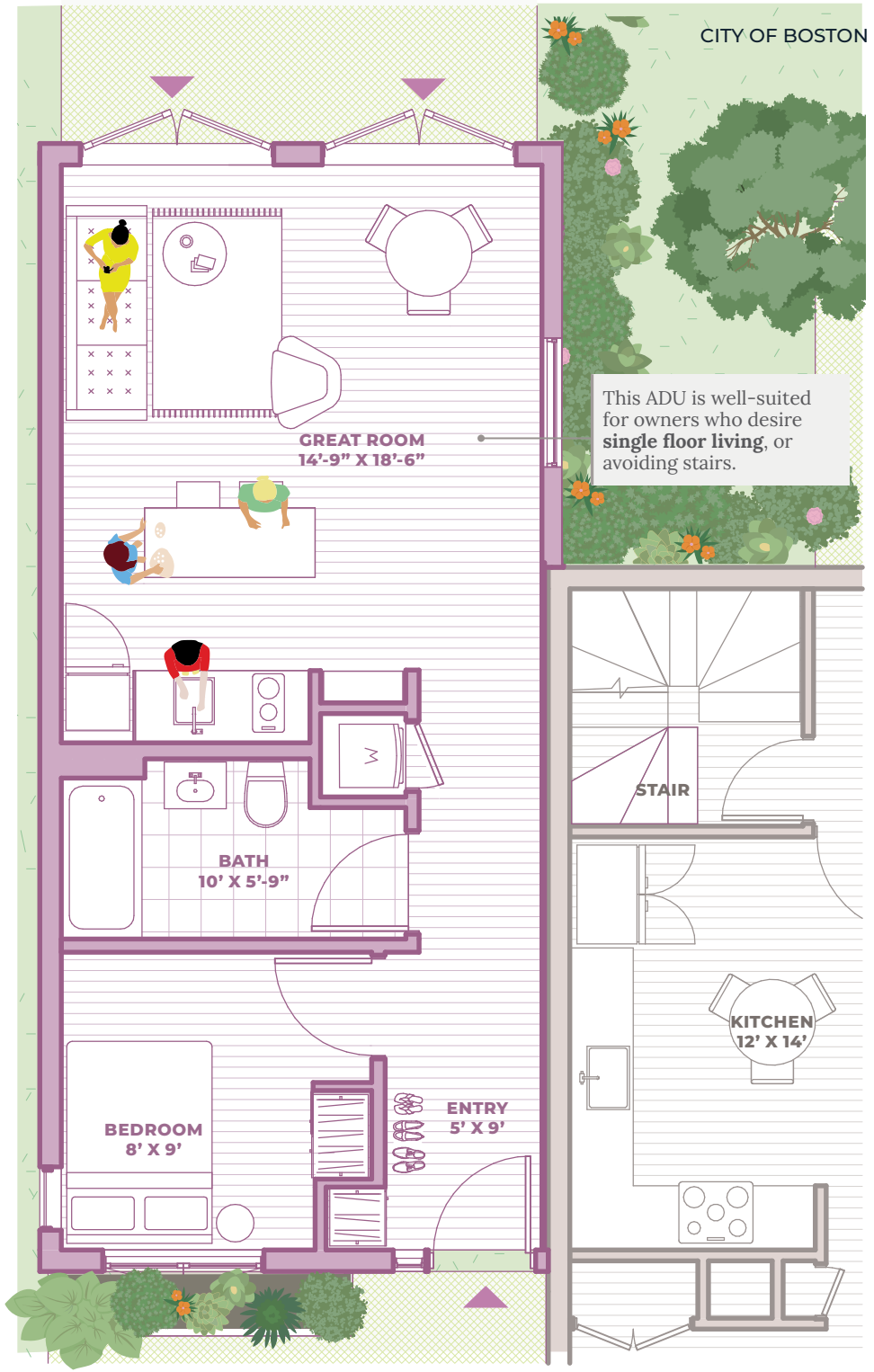


Both ADU and existing house have **direct access** to backyard.

Layout of existing house is unchanged by the addition of the ADU.

OVERALL GROUND FLOOR PLAN

1/16" = 1'-0"



This ADU is well-suited for owners who desire **single floor living**, or avoiding stairs.

GREAT ROOM
14'-9" X 18'-6"

BATH
10' X 5'-9"

BEDROOM
8' X 9'

ENTRY
5' X 9'

KITCHEN
12' X 14'

STAIR

ENLARGED ADU FLOOR PLAN

3/16" = 1'-0"



Clerestory windows above kitchen let in light while preserving privacy.

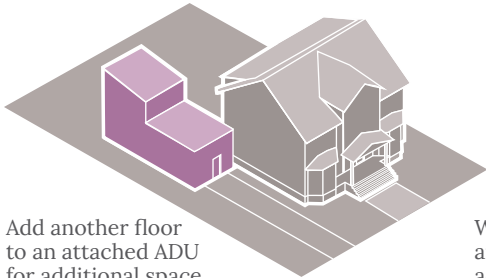
Sliding glass doors can be used to provide access to sunlight and for natural ventilation.

Kitchen island can double as an eating area. An efficient kitchen will leave more space available for living area.

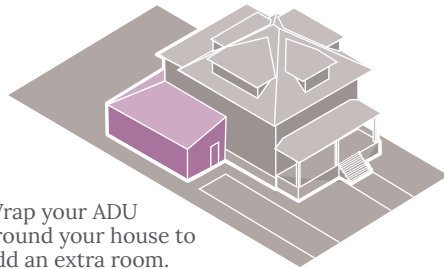
Full bathroom and washer/dryer are located next to entry hall.

Bedroom is positioned to allow for windows looking towards front yard. Large windows will make a small room feel larger.

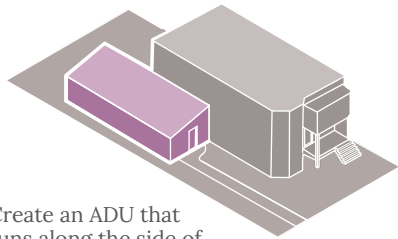
MORE WAYS TO ATTACH AN ADU ON THE SIDE OF YOUR BUILDING



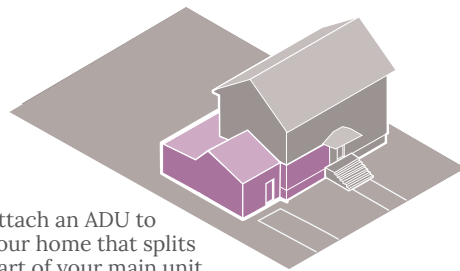
Add another floor to an attached ADU for additional space.



Wrap your ADU around your house to add an extra room.



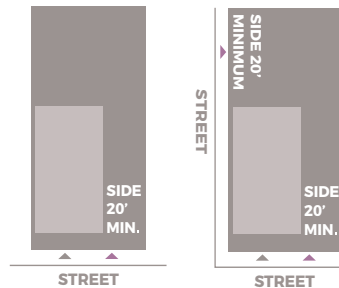
Create an ADU that runs along the side of your lot if you have space.



Attach an ADU to your home that splits part of your main unit.

If your side yard is larger than what is shown in the design shown on previous pages, you might be able to apply a similar design logic to create a more spacious ADU, such as a one- or two-bedroom unit added to the side of your home. For instance, a wider side yard could accommodate a larger ADU footprint, providing additional living space without reducing the size of the main unit.

Elements like porches or decks at the front or rear of your ADU are optional. Whether they are feasible depends on the size of your yard. For example, a deep backyard might allow for a spacious deck, while a smaller yard might limit these options. When planning for decks, it is also important to consider any existing trees. **Preservation of good sized trees should be a priority.** Their placement could influence the size and location of the deck, ensuring that the natural landscape is maintained alongside your new ADU.



This diagram illustrates the twenty foot minimum requirement for building a side yard ADU on both an infill lot (left) and a corner lot (right).

An existing screened porch like the one at this West Roxbury home could be the starting point for a new ADU in your side yard.



With large existing homes on large parcels like this Roslindale home, the ADU may be created by using part of the existing home in addition to new construction in the side yard.



Even small attachments on the side of a principal building, like this one in Jamaica Plain, can aid in the creation of an ADU.

