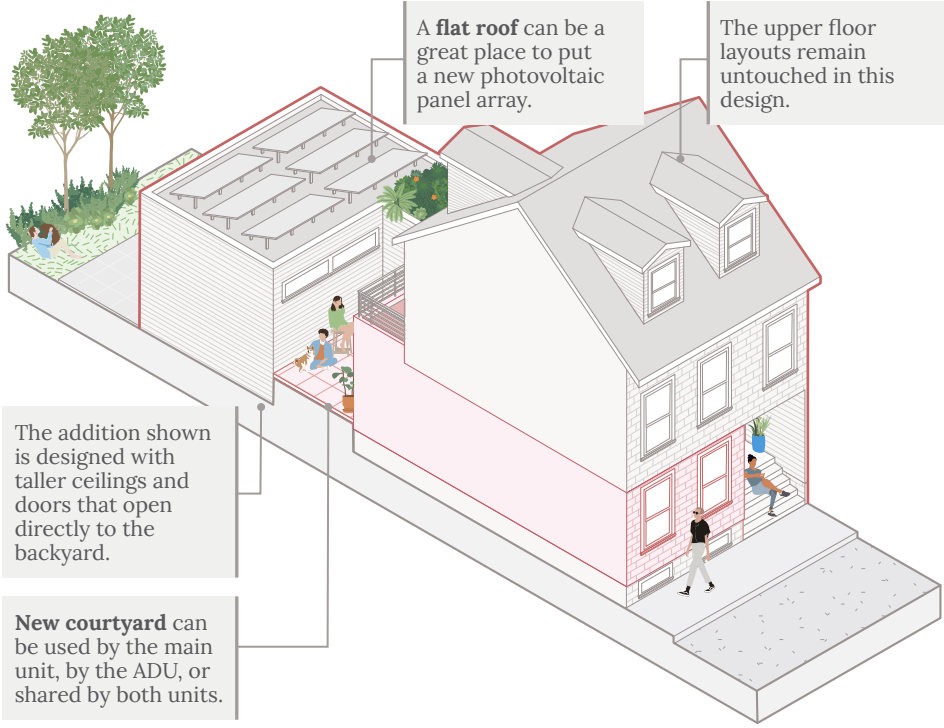


EXTEND INTO THE REAR YARD

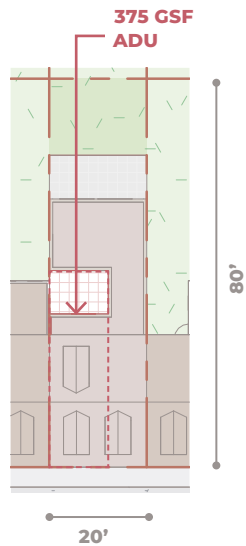


Do you have extra space in your backyard? Extend your rowhouse to the rear to create space for an ADU.



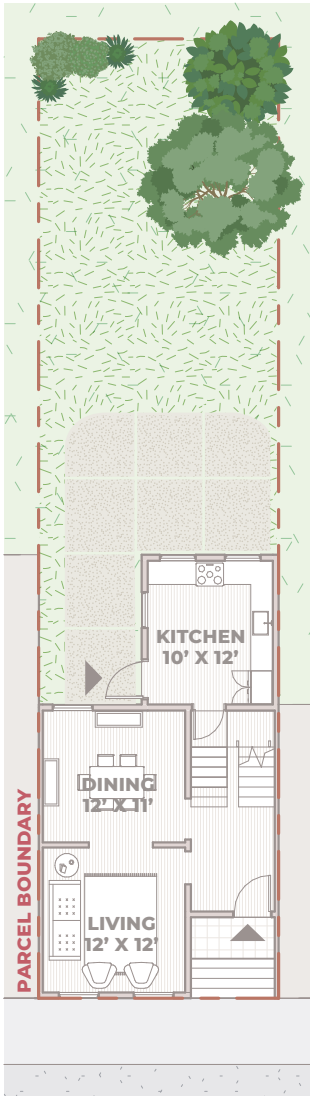
Even very small parcels can fit an ADU. This design shows the addition of a studio apartment ADU on the first floor. By keeping the access to the ADU close to the front door, the existing stair can be used just for the owner's unit.

This ADU shows an addition in the backyard that lets the homeowner move the main unit's kitchen and living room into the addition in order to accommodate their new ADU. The new courtyard created between the addition and the ADU can be shared or be reserved for use by either just the ADU or just the main unit.

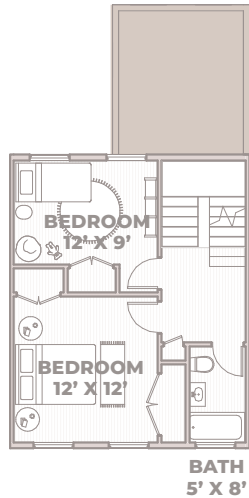


The owner has extra space in their backyard, and is looking to add a small unit in their home for a family member.

When designing an ADU for a rowhouse, check the zoning code for specific constraints on party walls.



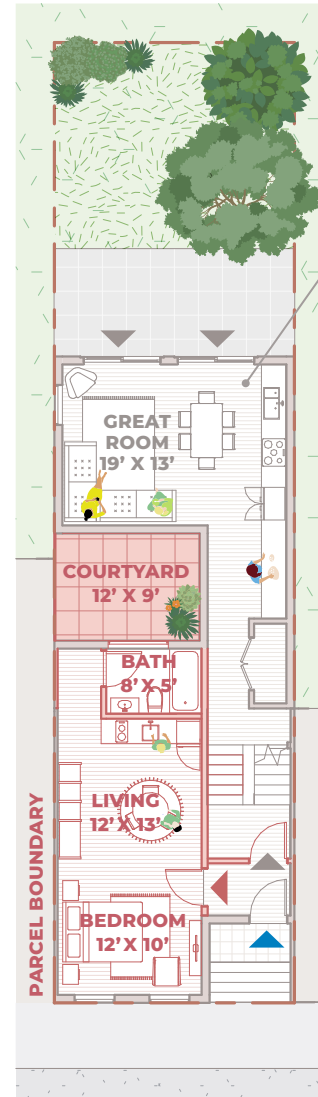
EXISTING FIRST FLOOR



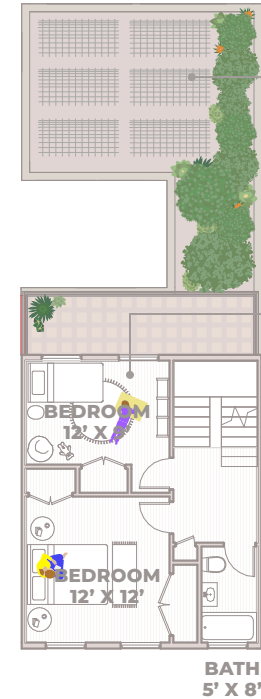
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR WITH ADU



SECOND FLOOR

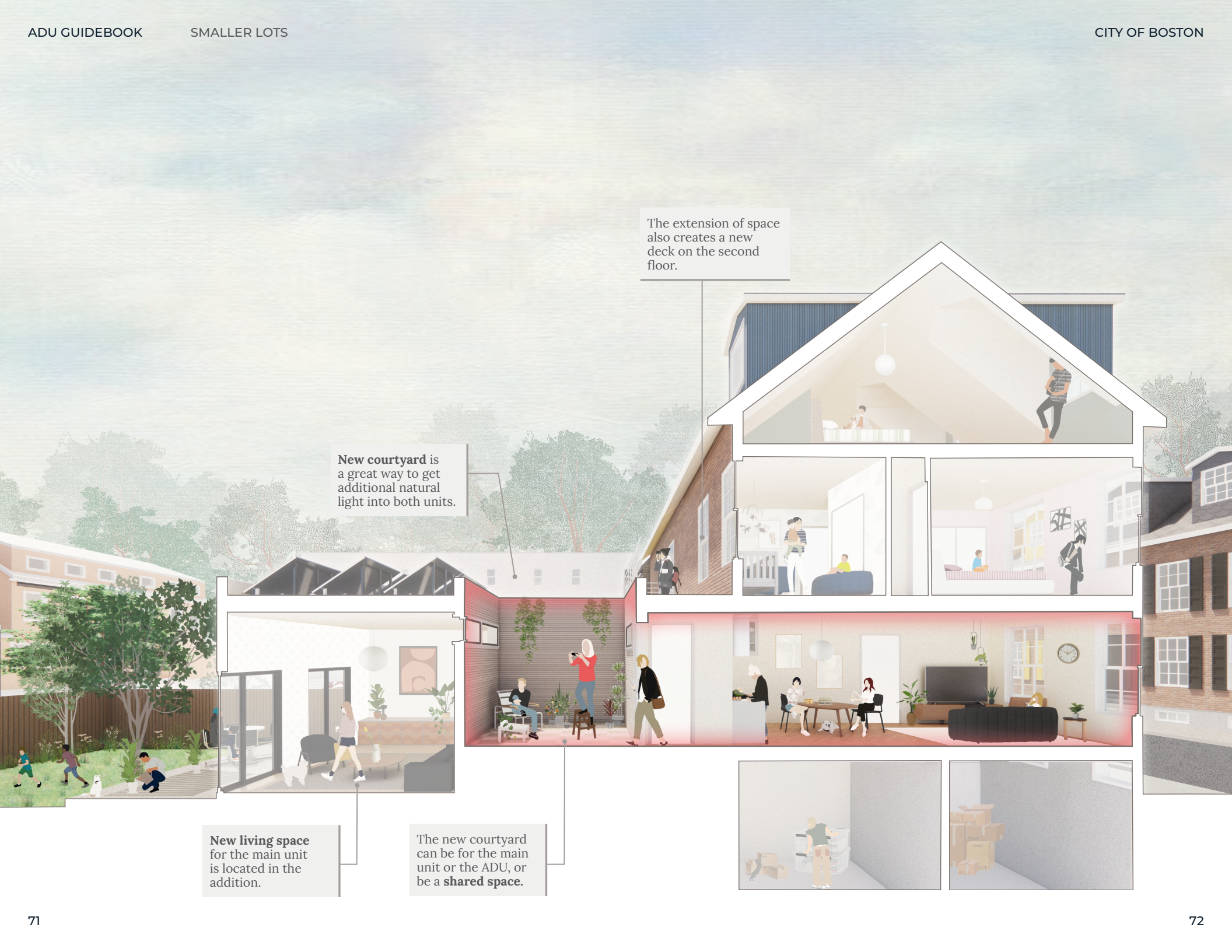


THIRD FLOOR

The new addition moves the main unit living space and kitchen into an addition that can open up to the backyard. By locating the ADU next to the front hall, the existing stair can become part of the main unit.

The new roof could host photovoltaic panels, a green roof or a roof deck.

The layouts for the 2nd and 3rd floor rooms stay the same.



The extension of space also creates a new deck on the second floor.

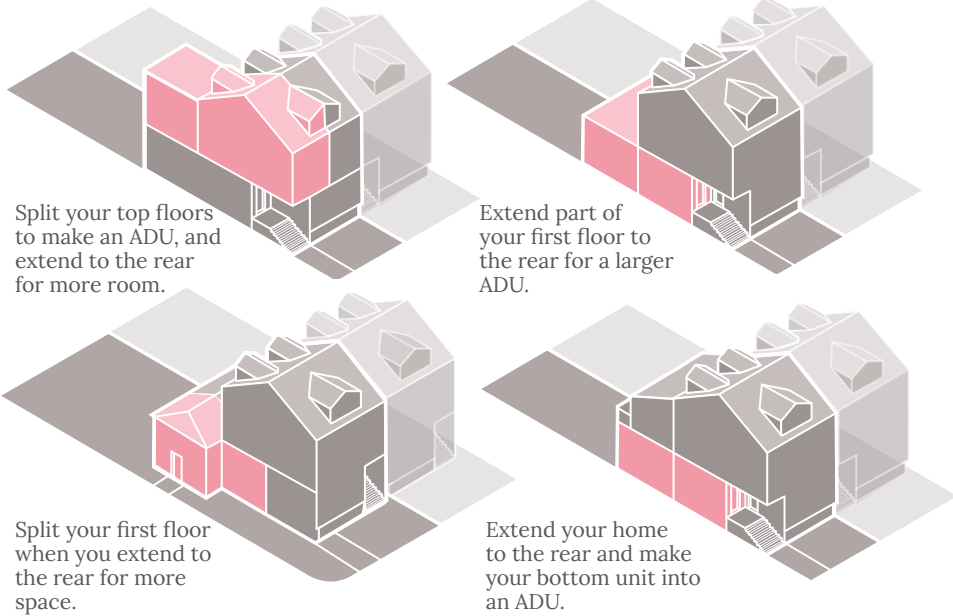
New courtyard is a great way to get additional natural light into both units.

New living space for the main unit is located in the addition.

The new courtyard can be for the main unit or the ADU, or be a shared space.



MORE WAYS TO EXTEND INTO THE REAR YARD



For rowhouses and other homes with very small side yards, extending towards the backyard is often the best way to add space for an ADU. You can arrange this space in a few different ways. For example, one option is to place the ADU towards the front of the building, which keeps the ADU close to the entrance and allows the existing stair to be incorporated into the main unit. Adding a new courtyard can give the ADU some outdoor space and extra natural light. Alternatively, you could make the existing stair into a common space or thoroughway. This would allow your architect to position the ADU towards the back of the building, on an upper floor, or in the basement.

If your rowhouse is on a corner lot, you may have more design flexibility. You could place the ADU entrance on the side of the lot, separate from the main unit's entrance. If you have a corner lot, talk to your architect about different design options and where to best place the entrances to the new unit.

These rowhouses in Mission Hill feature deep backyards and walk out basements — site conditions that could make adding an ADU possible.



Wooden rowhouses and semi-detached houses like this Jamaica Plain example may not have existing fire walls. Review with your architect what the design implications may be if that is the case.



Some rowhouses, such as this example in Mission Hill, do have side yards, side access and light and air easements, which can mean other opportunities for adding additional windows or a separate entrance for an ADU.

