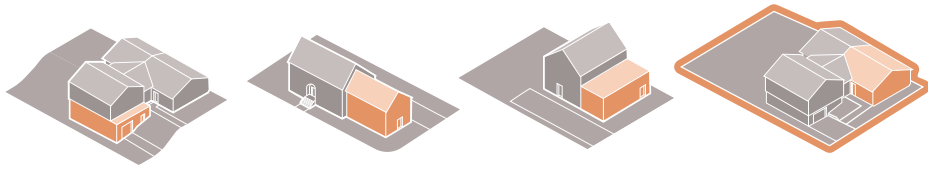


# LARGER LOTS

*There's a lot to mow in the front, side, and rear!*

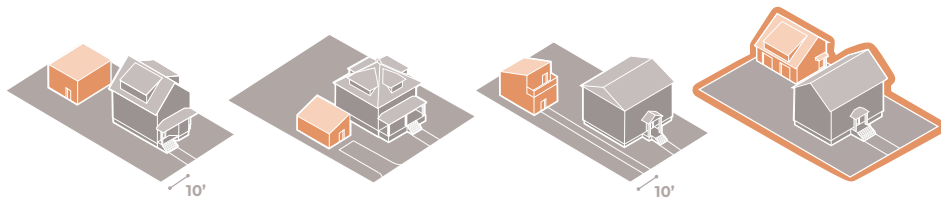




**ATTACH AN ADU IN YOUR FRONT YARD**

**115**

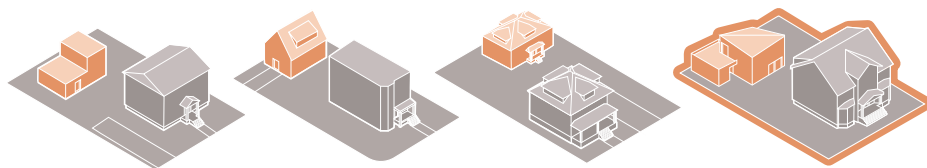
*I have a larger lot, and I want to build an ADU without obstructing any of my backyard.*



**BUILD A MID-SIZED ADU IN YOUR BACKYARD**

**121**

*My lot has enough width on the sides or space in the backyard, and I want to build a detached ADU with one to two bedrooms.*



**BUILD A LARGE ADU IN YOUR BACKYARD**

**131**

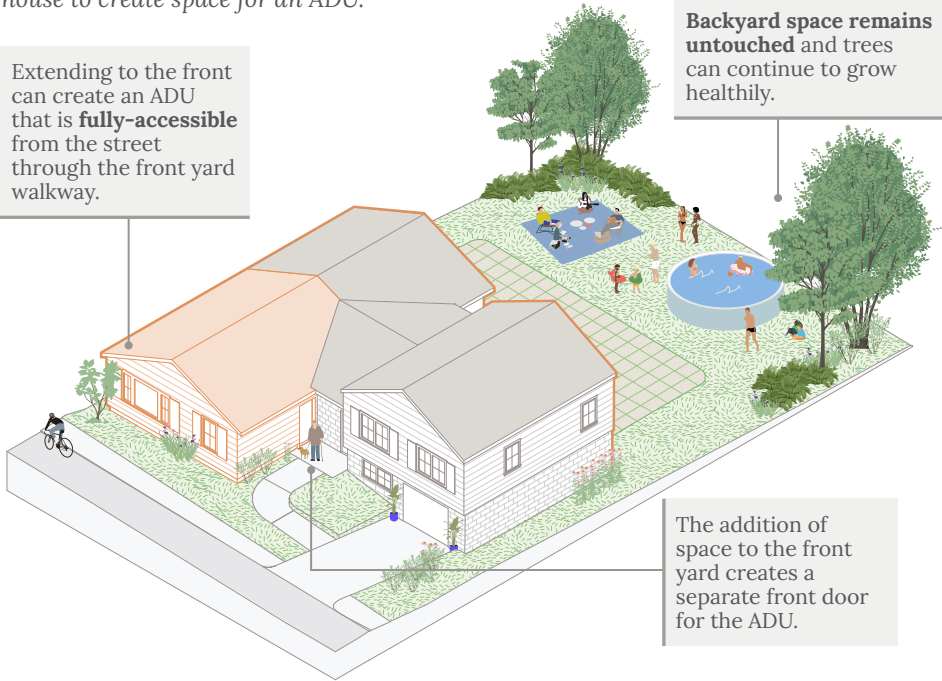
*My lot is large, with lots of space to the sides and back. I want to add an ADU that can house several people.*

# ATTACH AN ADU IN YOUR FRONT YARD



Do you have extra space in your front yard? Consider extending the front of your house to create space for an ADU.

Extending to the front can create an ADU that is **fully-accessible** from the street through the front yard walkway.

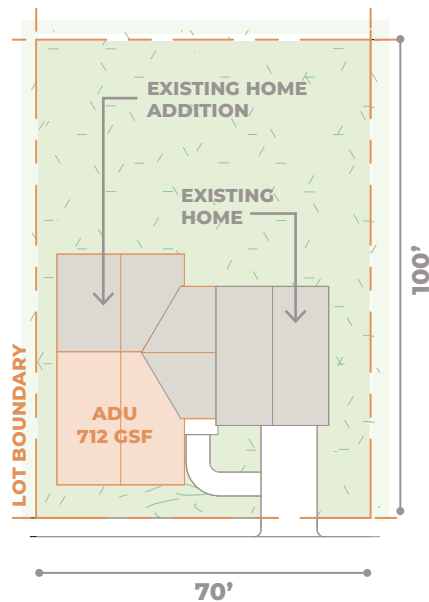


Backyard space remains **untouched** and trees can continue to grow healthily.

The addition of space to the front yard creates a separate front door for the ADU.

In this design, we are showing an ADU that shares a front yard walkway with the existing house, but has its own front door. Since the ADU is close to the street and is part of a home with only two units, sprinklers are not required. This design is illustrating a fully-accessible ADU, but the same approach could be used for an ADU that is not accessible.

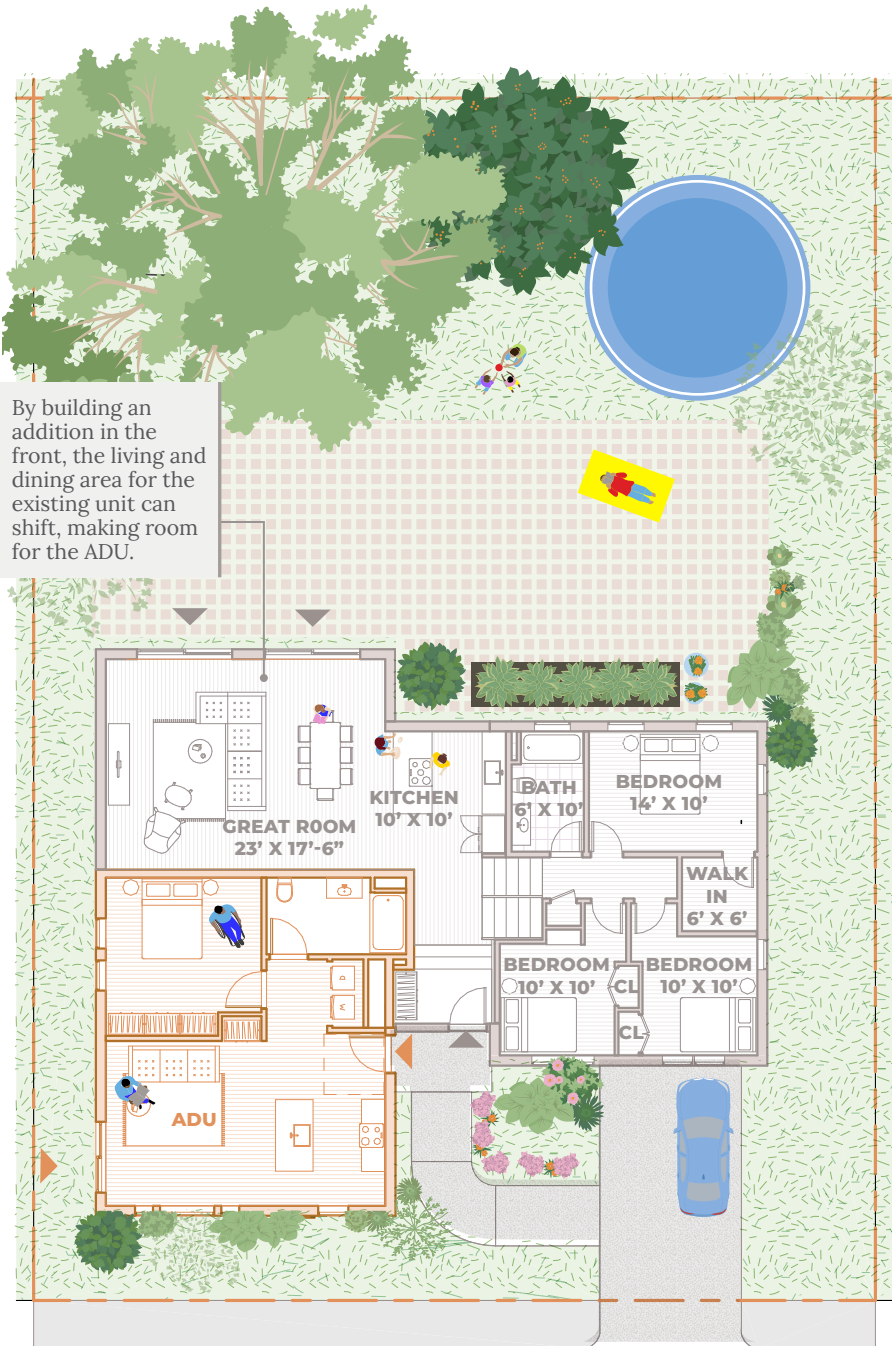
Attaching an ADU on a larger lot can be an excellent way to provide living space for a family member or to generate rental income while minimizing impact to the backyard. It also leaves plenty of space for existing and new trees and plants to thrive.



VIEW FROM THE STREET: EXISTING HOUSE



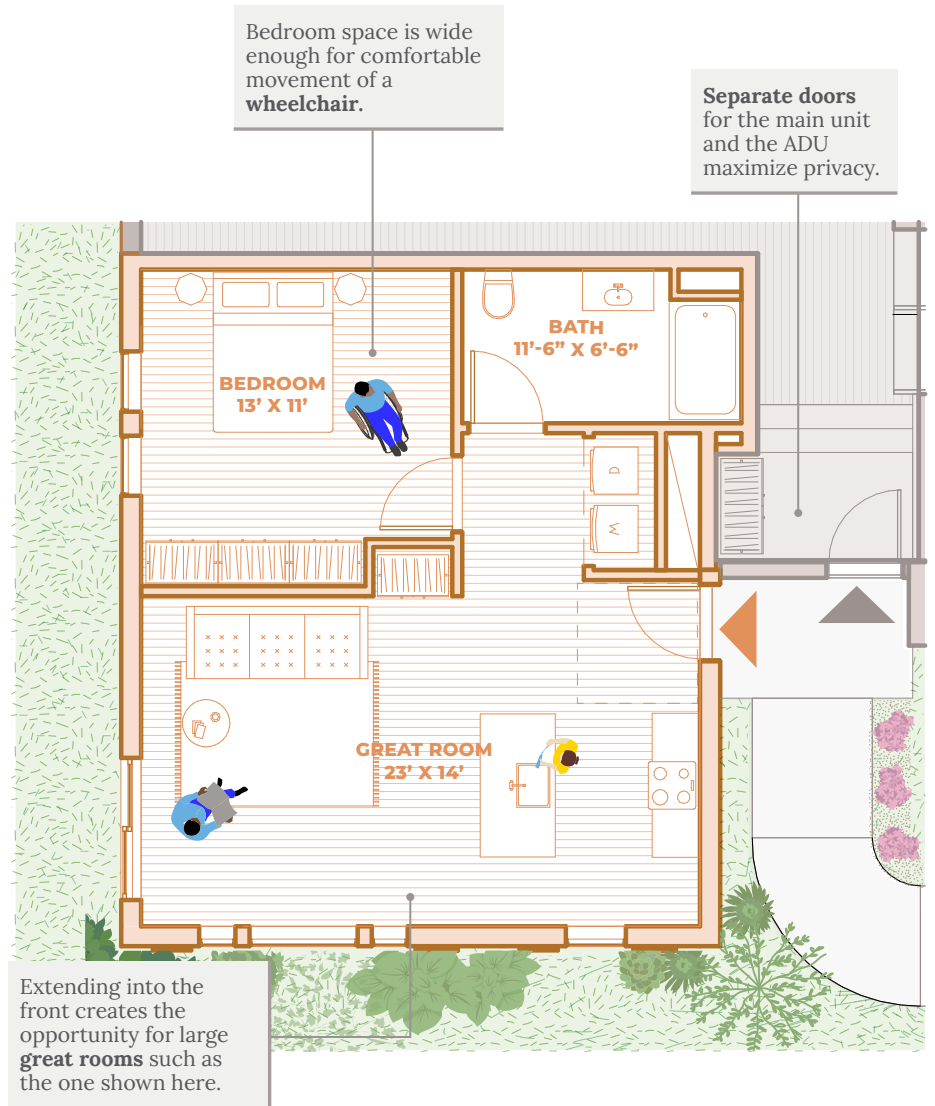
VIEW FROM THE STREET: EXISTING HOUSE WITH ADU AND ADDITION



FIRST FLOOR: EXISTING HOUSE AND ADU ADDITION

1/16" = 1'-0"

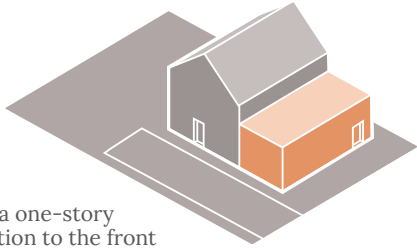
This owner wanted to create an ADU that was large enough to fit one of their family members and their household, but wanted to maintain the current size and condition of their backyard.



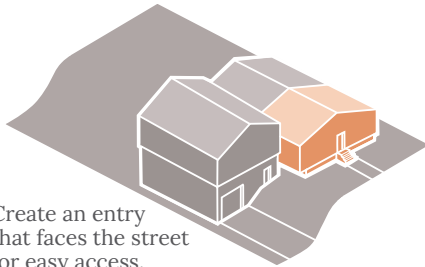
ENLARGED FIRST FLOOR PLAN: ADU

1/8" = 1'-0"

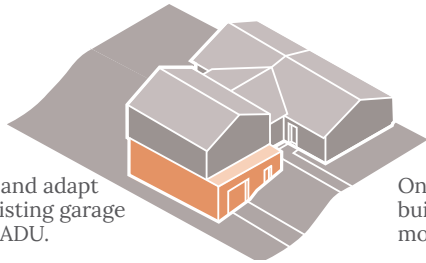
# MORE WAYS TO ATTACH AN ADU IN YOUR FRONT YARD



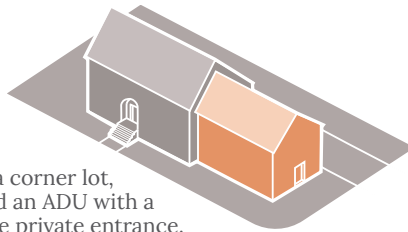
Add a one-story addition to the front of your home.



Create an entry that faces the street for easy access.



Extend and adapt your existing garage into an ADU.



On a corner lot, build an ADU with a more private entrance.

**Attaching an ADU to your front yard gives the new unit direct access to the street and sidewalk.** The entrance to the ADU could be positioned on the side of the ADU for added privacy or directly facing the street for easy access. Alternatively, the entrance could be tucked around a corner or recessed slightly, creating a more private entryway that still benefits from the convenience of street access.

As shown in the previous pages, the proximity to the street or to an existing driveway could make this a good approach if a homeowner has a large front yard and would like to add a fully accessible ADU. This arrangement could also be a great approach for multi-generational living.

This same approach is also possible in a side yard or rear yard. It is important to check zoning's yard requirements and understand the patterns of the yards in your area before you start this kind of project.

Homes built in the mid-twentieth century often feature large front yards and larger lots that offer possibilities for adding an ADU, as can be seen in this Allston home.



The oversized front yard in this house in Mattapan would be a great place to both add an ADU and more trees.



Enclosing an existing front porch, similar to this house in Roslindale, is also a way to add space to either the main unit or a new ADU.



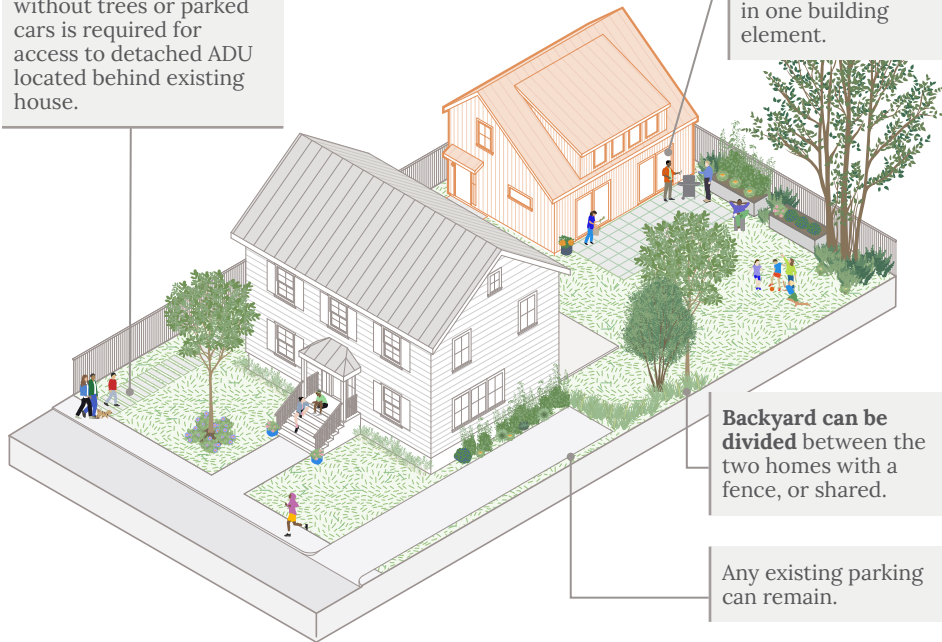
# BUILD A MID-SIZED ADU IN YOUR BACKYARD



Do you have a good sized backyard? Consider building a new “tiny house” or prefabricated ADU.

**Ten foot wide area** without trees or parked cars is required for access to detached ADU located behind existing house.

**Sliding doors** can be a cost effective way to combine doors and windows in one building element.

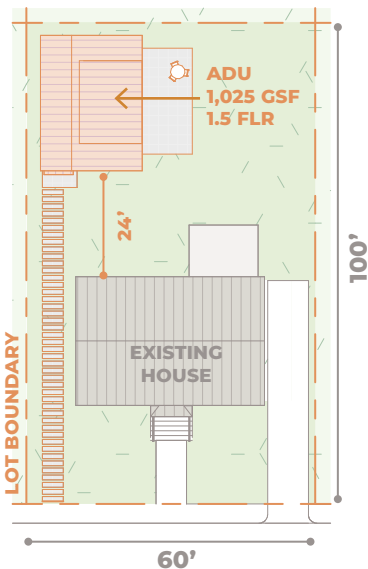


**Backyard can be divided** between the two homes with a fence, or shared.

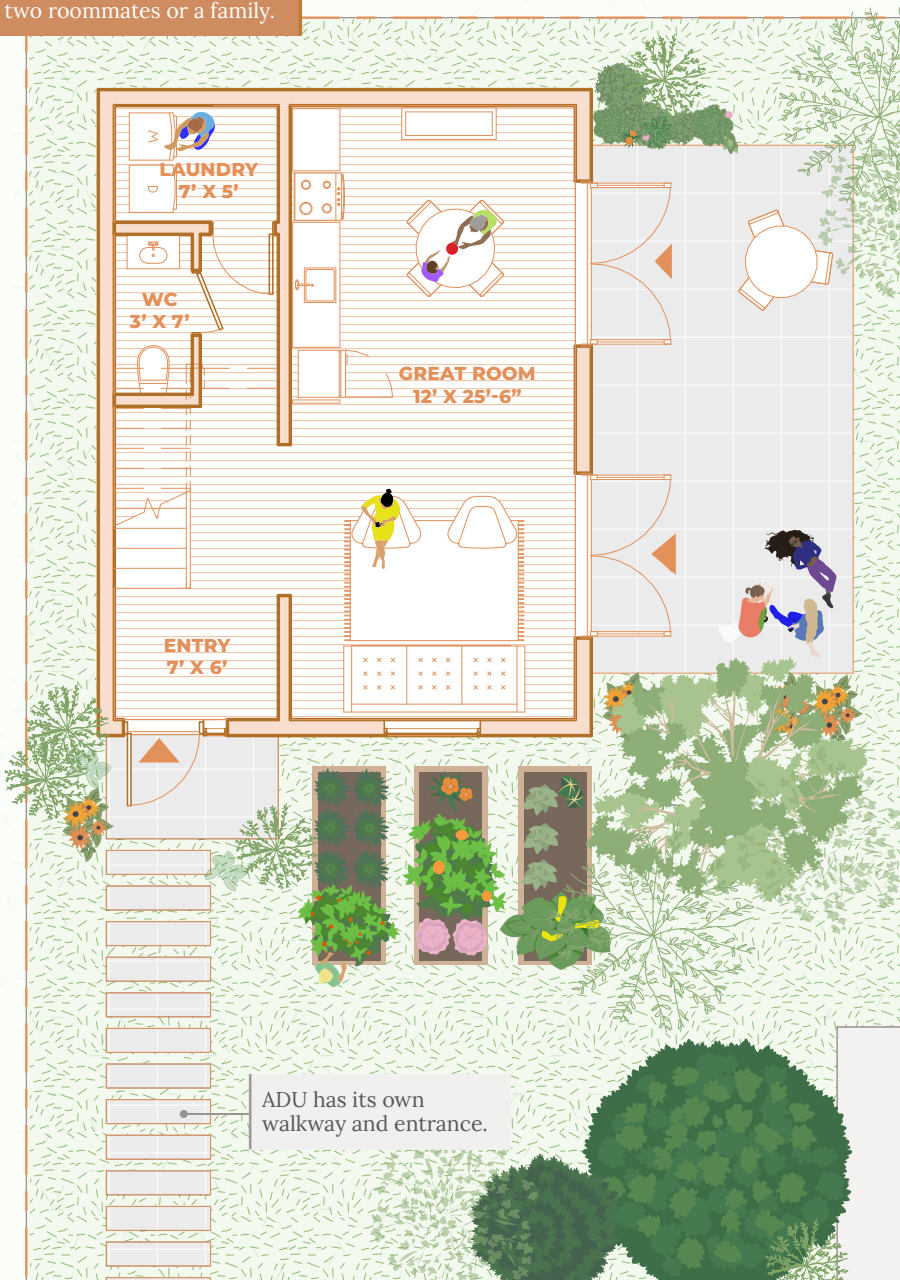
Any existing parking can remain.

**This detached, new build ADU is a 1.5 story, 1,025 square foot standalone cottage.** It is suitable for a small household with one or two occupants. The version shown utilizes a saltbox style roof and large dormer on one side of the roof facing the backyard.

The ADU is positioned so the backyard could be divided into two separate spaces or used in common by both homes. A minimum 10-foot-wide fire access path is maintained on one side of the house, unencumbered by parked cars, so that the fire department can access the ADU in the event of an emergency. Because of the distance from the public right of way, the ADU will require sprinklers.



This owner is seeking a means of additional income, and wants to build an ADU that is large enough to rent to a pair of two roommates or a family.



ADU has its own walkway and entrance.

ENLARGED FIRST FLOOR PLAN: ADU

1/8" = 1'-0"



Walk-in closet to provide ample storage space.

The full bathroom is located off the stair landing, allowing for a compact floorplan and privacy.

Using a dormer to increase floor area is a way to add visual interest and keep the building massing scaled to its context.

ENLARGED SECOND FLOOR PLAN: ADU

1/8" = 1'-0"

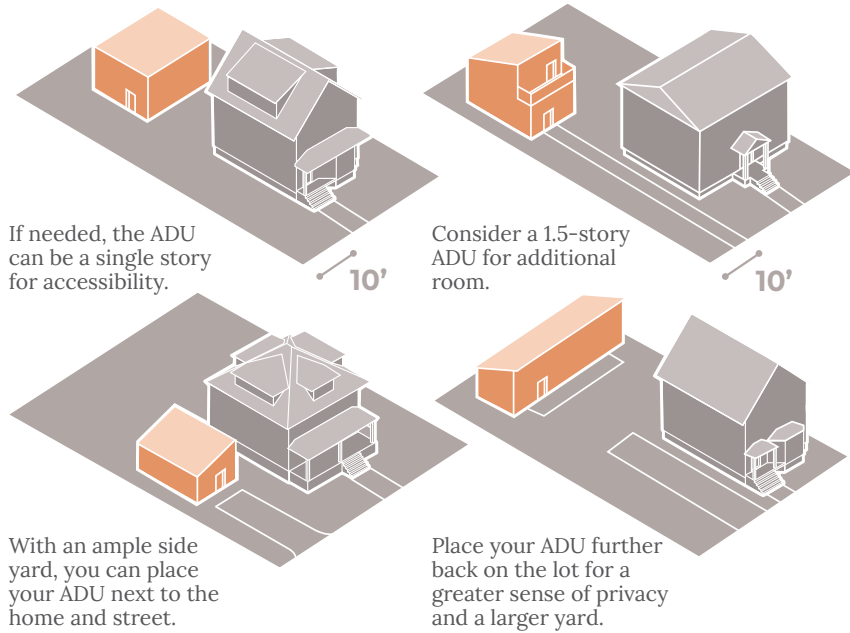


With the extra lot space between the main unit and the ADU, additional outdoor programs, such as **garden boxes**, can be included.





# MORE WAYS TO BUILD A MID-SIZED ADU IN YOUR BACKYARD



**A detached ADU in the backyard can come in many different sizes and shapes.** Start by thinking about the best spot for your backyard ADU, making sure you can create a ten-foot-wide access path for fire safety and avoid disturbing any existing trees. Once you have identified the ideal spot, you can explore different design alternatives with your architect or find inspiration from other ADUs that better suit your needs. This type of ADU may also be possible in your side yard if it is large enough.

A modular ADU could be a great option for this design, offering flexibility and efficiency in the building process. Some common prefabricated or modular ADUs include studio units, one-bedroom layouts, and even two-bedroom designs. These modular options can be customized to fit your space and needs, often with quicker installation times compared to traditional construction.

Mid-sized accessory buildings are already found in many parts of Boston.



In this example of a one-story ADU on a large lot, the glass doors and sidelites function both for egress and access to light and air.



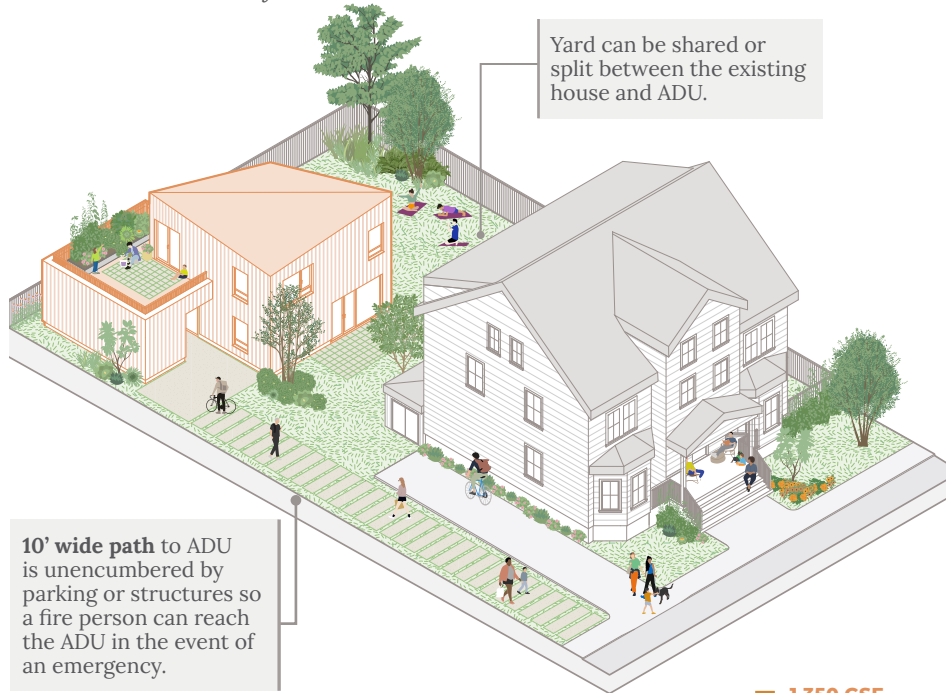
Since a detached ADU will only need to comply with the residential code, it can sometimes be smaller than internal or attached ADUs added to two- or three-unit buildings. (image: Perry Builders)



# BUILD A LARGE ADU IN YOUR BACKYARD

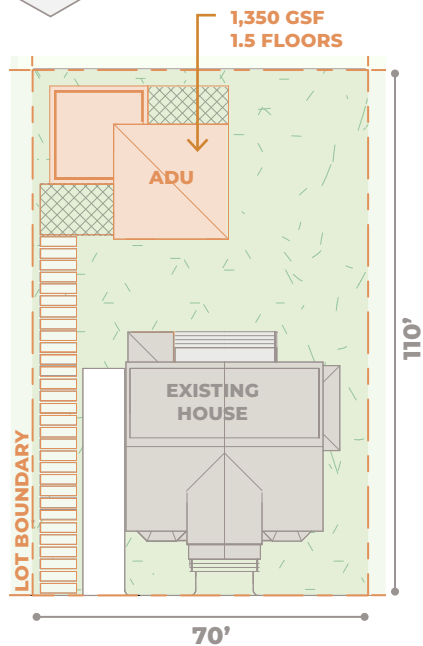


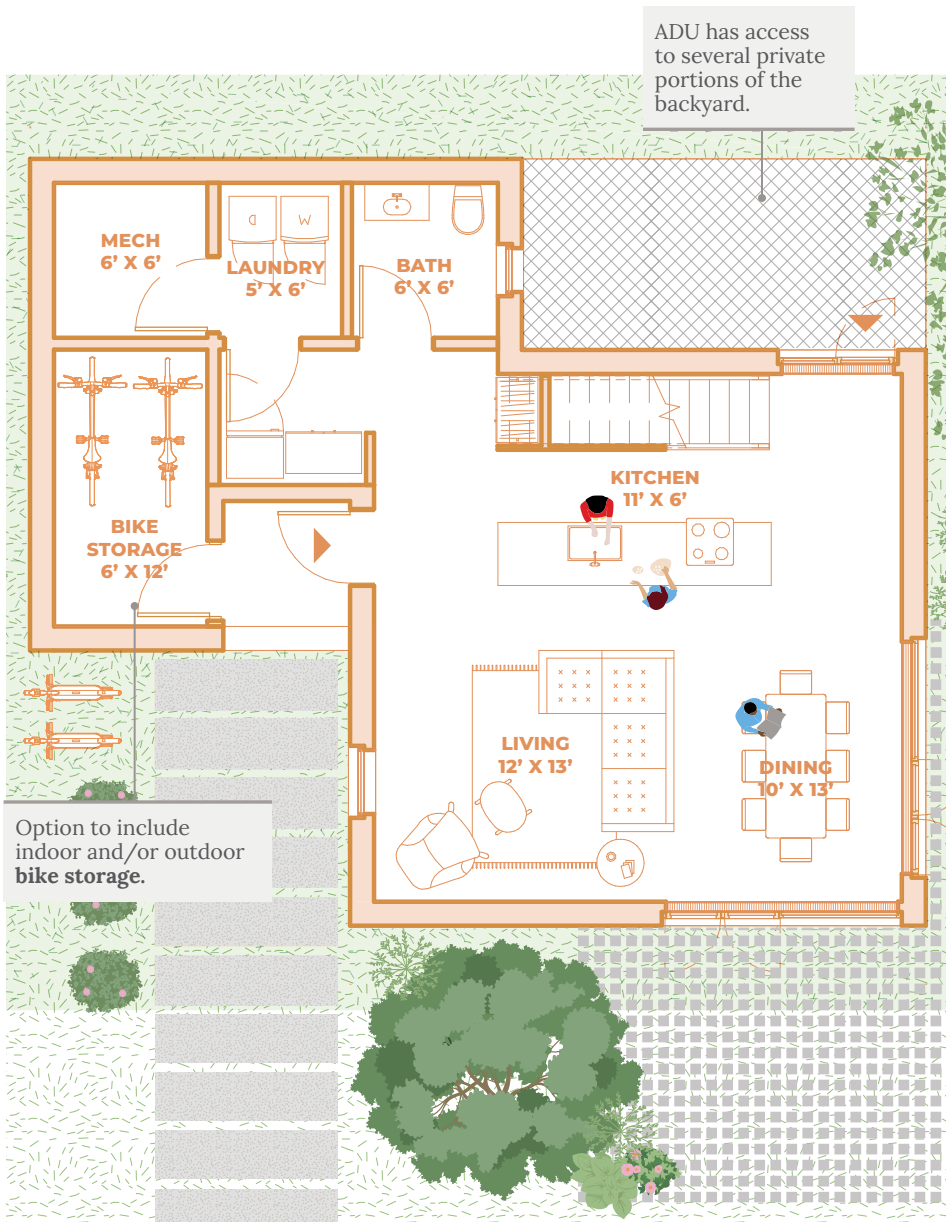
Put your backyard to work! As long as you have the space, you can put a standalone unit behind your main structure.



The scheme illustrated here is 1,350 gross square feet over one and a half floors. It would work well for a family or for multiple roommates living together. This design incorporates a roof deck and garden as well as space for bicycle parking. The ADU has two bedrooms, one and a half bathrooms, and a direct connection to a private yard and to the shared yard.

As with the smaller detached scheme shown before this one, having a detached ADU sited behind an existing house and more than twenty-five feet from the public right of way triggers the requirement for a ten foot wide area without trees or parked cars to allow emergency access to the ADU and also for the ADU to be sprinklered.

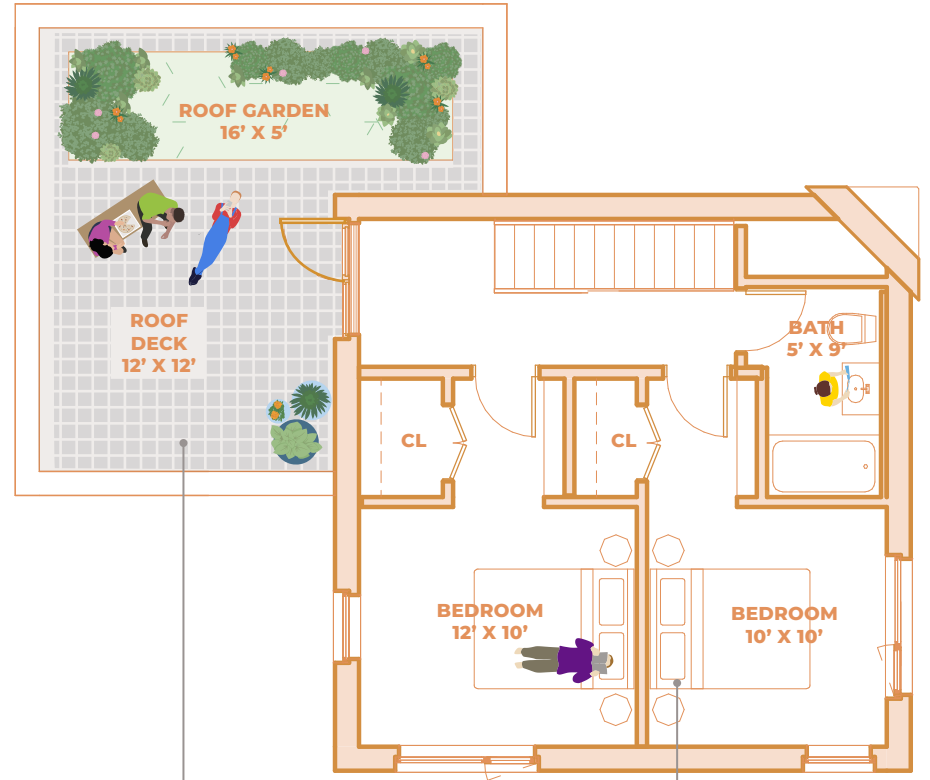




ENLARGED FLOOR PLAN: ADU FIRST FLOOR

1/8" = 1'-0"

Currently, this owner has family who are looking for a space to rent. They have enough space in their backyard to build a large ADU that would comfortably fit them.



This particular design includes a flat roof over part of the first story that allows for a **roof deck** on top. You can add a roof garden, or another program of your choosing. If preferred, you could also do a pitched roof instead.

An ADU of this size is able to create **two larger bedrooms**, which will suit larger households. Each bedroom also has access to a large closet.

ENLARGED FLOOR PLAN: ADU SECOND FLOOR

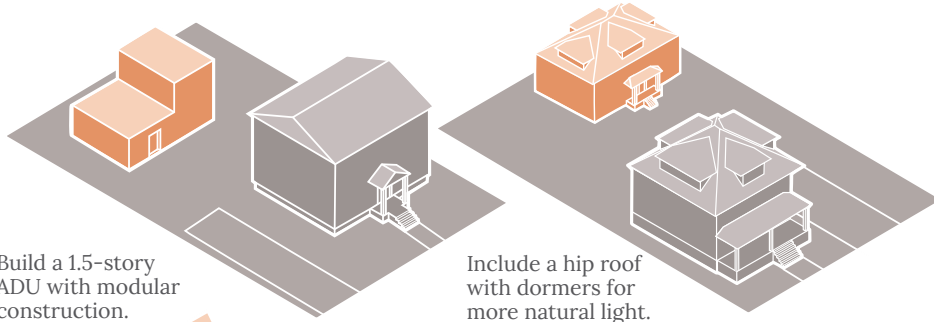
1/8" = 1'-0"



ADU has space for a private deck and a large portion of the backyard, which tends to be ideal for **large households**.

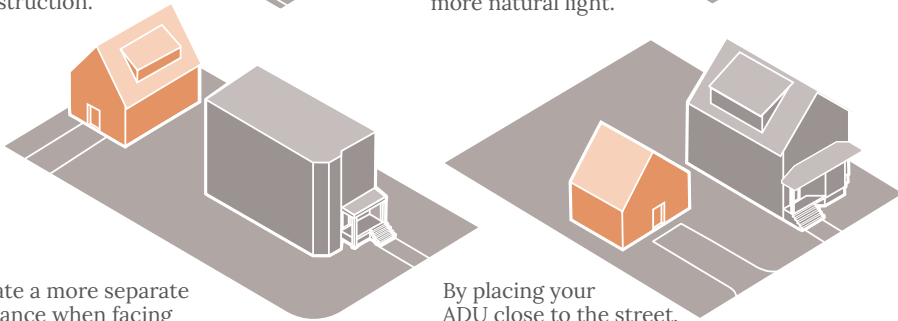


# MORE WAYS TO BUILD A LARGE ADU IN YOUR BACKYARD



Build a 1.5-story ADU with modular construction.

Include a hip roof with dormers for more natural light.



Create a more separate entrance when facing a different street from the main unit.

By placing your ADU close to the street, you can create an accessible, separate entrance.

The ADU shown on the last few pages features a very shallow pitched roof over a half-story for the second floor. A more typical half story is done with a simple gable roof that is the same size as the building's footprint. Alternatively, you could do a hip roof with dormers. The style of the roof can match the main building or be an opportunity to try something new.

Modular construction is also a viable option if you are building a detached ADU. You will want to make sure to budget for site work, connecting utilities and hiring design professionals to assist in specifying the modular house that will be code-compliant on your lot and meet your programmatic needs. This approach may streamline the construction process and reduce on-site building time.

This West Roxbury detached ADU manages to be large while clearly being accessory to the principal structure and smaller than other homes nearby.



This 1,350 square foot ADU in Cambridge is an example of the largest size ADU allowed in the existing ADU zoning for Mattapan. (Architect and photo: Hubert Murray)



Modular construction still has some challenges on Boston's tight sites, but in some cases it can be a more cost effective and efficient path for building an ADU.

