



Accessory Dwelling Unit (ADU):

An ADU is a second dwelling unit with separate cooking, sleeping, and bathroom facilities apart from the primary building of the property. An ADU may be:

- **INTEGRATED:** a separate unit located within or attached to the primary building; or
- **FREESTANDING:** a separate unit in a new or existing structure that is physically detached from the primary building

Types of Accessory Dwelling Units

ADUs in blue; primary building in white

Integrated ADU
(internal)



Integrated ADU
(via addition)



Freestanding ADU



Accessory Dwelling Units in the City of Fort Wayne

INTEGRATED ADU

- Permitted in all zoning districts if there is no freestanding ADU on the lot
- Separate utility metering permitted
- No entrance on the front-facing façade of the building permitted

FREESTANDING ADU

- Special Use through the Board of Zoning Appeals in AR (Low Intensity Agricultural), R1 (Single Family Residential), R2 (Two Family Residential), R3 (Multiple Family Residential), RP (Planned Residential), MHS (Manufactured Home Subdivision), DE (Downtown Edge) and UC (Urban Corridor) districts if there is no integrated ADU on the lot
- Must meet same setbacks and locational standards as an accessory structure

Max of one ADU permitted per parcel or platted lot

Must be less than 700 square feet

No square foot minimum (Must still meet Building Department standards)



Learn more & ask questions at:

<https://engage.cityoffortwayne.org/housing-options-amendments>

Content is designed only to represent general information.

Please refer to the City of Fort Wayne Zoning Ordinance for full details.

Private covenants and restrictions still apply.

