





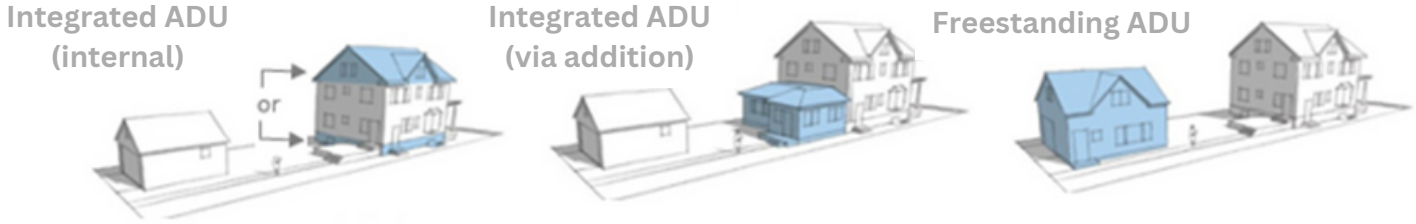
Accessory Dwelling Unit (ADU):

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



Accessory Dwelling Units in Allen County

INTEGRATED ADU	FREESTANDING 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	• Permitted in A1 (Agricultural), A3 (Estates), R1 (Single Family Residential), R2 (Two Family Residential), R3 (Multiple Family Residential), MHS (Manufactured Home Subdivision) 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 Allen County Zoning Ordinance for full details.
Private covenants and restrictions still apply