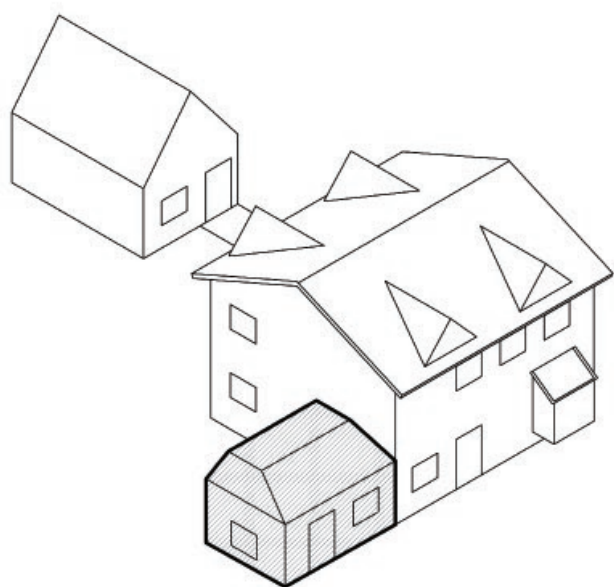
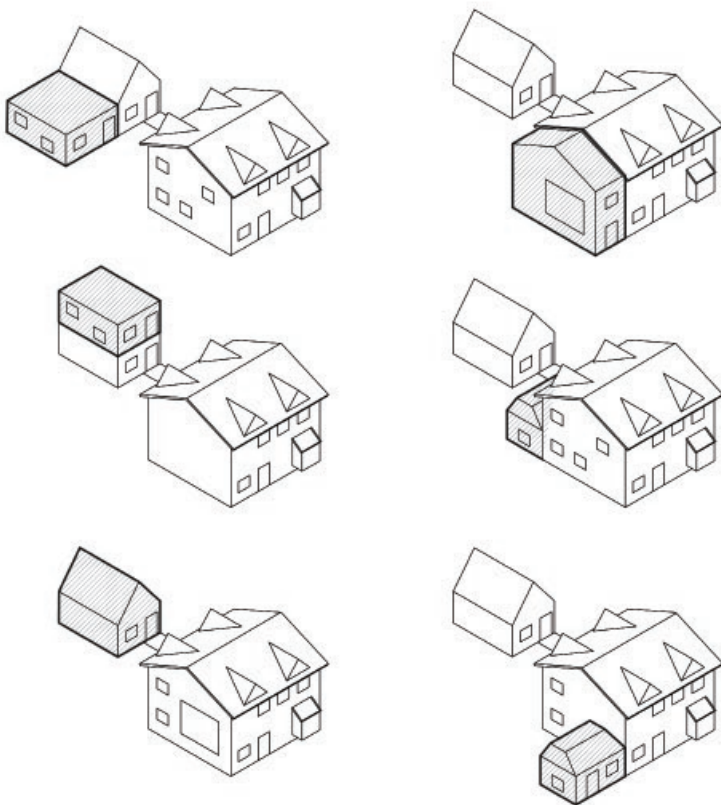


Accessory Dwelling Unit (ADU)

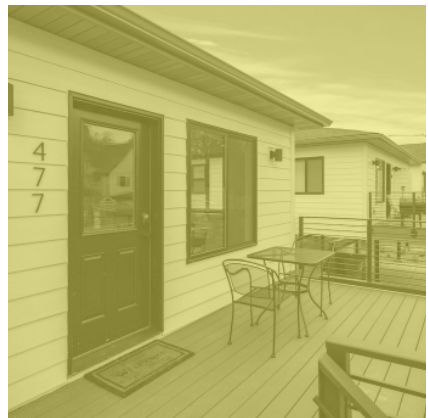
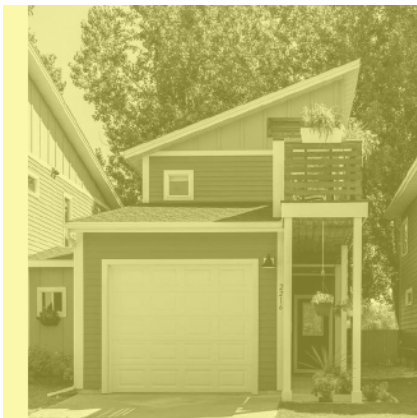
Building Our Future Together Initiative



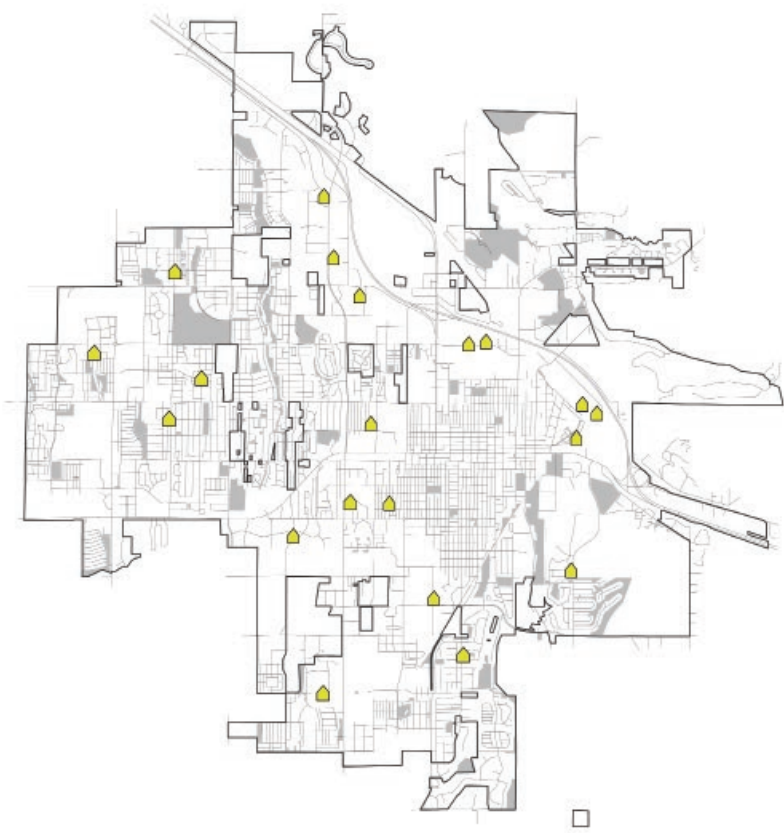
An Accessory Dwelling Unit (or ADU for short) is an additional housing unit placed on an existing residential lot. An ADU can either be attached to the existing residence or it can be detached as its own separate structure.



Here are some examples of ADUs from around Bozeman:



And here is a map of ADUs in Bozeman:



The Bozeman Community Plan encourages the development of secondary housing structures as a means to increase neighborhood density (N-1.4).

Why did the Bozeman Community Plan make this recommendation?

A Bozeman Community Plan principle is that variety in housing and employment opportunities are essential. People who participated in the Plan consistently said that housing affordability was a concern; residents of all ages, abilities, and income levels require a diversity of housing types to meet their specific needs. Promoting housing diversity will help achieve these goals. The ADU is an innovative housing typology that can play an important role in diversifying Bozeman's housing stock.

Cities regulate ADUs in different ways.

In Portland Oregon, ADUs:

Must be set back 40 feet from the lot front lot line, or be behind the rear line of the primary building structure

Can not be larger than 75% the living area of the primary building structure

Must be less than 20 feet tall

If taller than 15 feet, the exterior details must match those of the primary building structure or be made of similar specific materials

In Boulder Colorado, a detached ADU:

Must be on a lot bigger than 5,000 square feet

Must be owner occupied

Must have its own off street parking space

Must be less than 550 square feet

Must be less than 20 feet tall, unless it is a pitched roof

Must have 60 square feet of private open space

Must have architectural consistency with existing residence and neighboring buildings

In Bozeman ADUs:

Are permitted in all residential areas

Can only be occupied by two people

Must be less than 600 square feet

May not have more than one bedroom

Must be less than 22 feet tall

Can not be taller than the primary structure

Design must be compatible and consistent with the existing character and fabric of the neighborhood

Must abide by relevant setback requirements

There may only be one ADU per lot

Question:

Have you considered adding an ADU?
If not, why? Is there something the city
could do to make it easier for you?

Question:

Which regulations do you think are important for ADUs in Bozeman? Is there anything else you want to tell us about ADUs in Bozeman?