ACCESSORY DWELLINGS

On Properties in the City of Columbus and Bartholomew County

Accessory Dwelling Unit (ADU): A single-family dwelling constructed and used as accessory to the primary dwelling on a property.

Process: Accessory Dwellings are a conditional use in agriculture and single-family residential zoning districts. A **conditional use** is generally appropriate but requires case-by-case review to verify that the proposed location and specifics will not impact neighbors or public safety; applications begin with a meeting with the Planning Department staff.

Location: The ADU may be part of the primary residence, included as part of another accessory structure (like a garage), or a separate structure on the property.
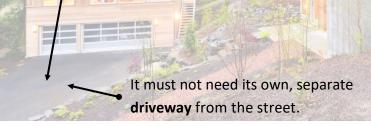

ATTACHED ADU   BASEMENT ADU   ADU OVER A GARAGE   STAND-ALONE DETACHED

Standards:

A **maximum of 1** ADU may be permitted on any property.

Building materials should be complimentary to the primary residence.

If on-street parking is available, no additional **parking** for the ADU is required. If on-street parking is not available, the ADU must have access to 1 off-street parking space.

It can be attached to public **sewer or a septic system**, shared with the primary residence or separate (where septic systems are allowed).

It must not need its own, separate **driveway** from the street.

Living Area (Minimum and Maximum Size):

- **In residential zoning districts**: A minimum of 400 sq.ft. and maximum of 1,000 sq.ft. or 65% of the primary residence, whichever is less.

- **In agricultural zoning districts**: A maximum area of 75% of the primary residence, unless the ADU is created by retaining a historic home (at least 50 years old), then no living area limit.