



Accessory Dwelling Units

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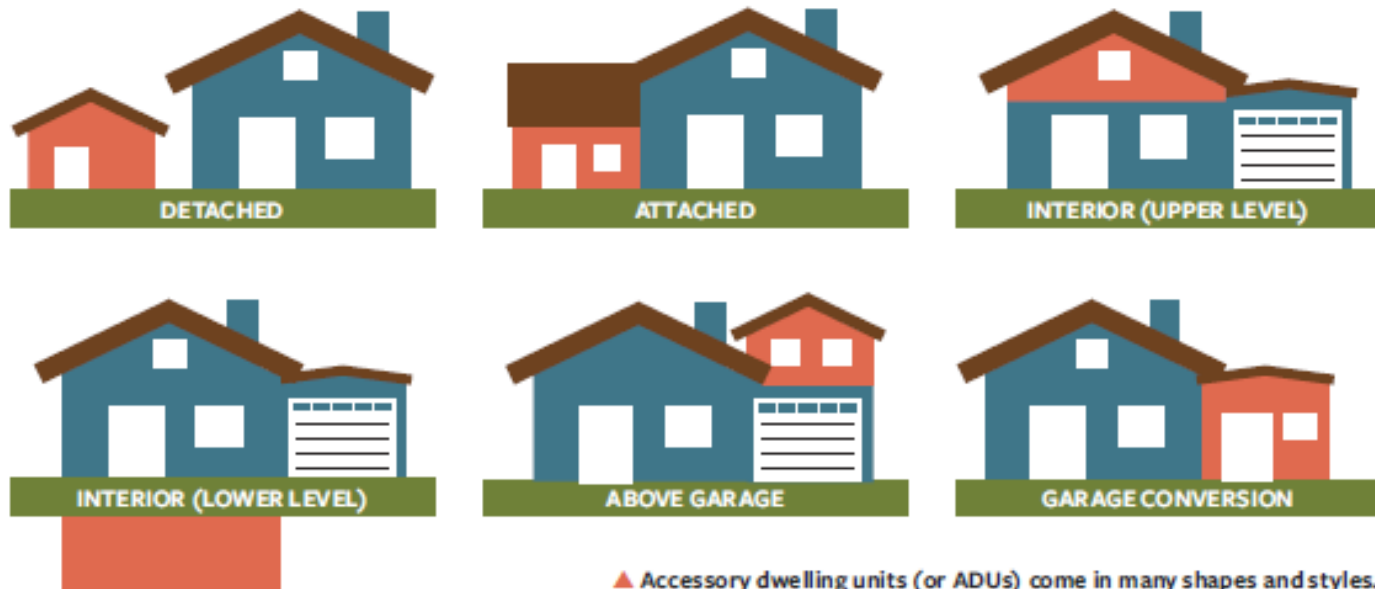
Accessory Dwelling Units (ADUs)

- According to AARP (2019),
 - “An ADU is a small residence that shares a single-family lot with a larger, primary dwelling.”
 - “As an independent living space, an ADU is self-contained, with its own kitchen or kitchenette, bathroom and sleeping area.”
 - “An ADU can be located within, attached to or detached from the main residence.”
 - “An ADU can be converted from an existing structure (such as a garage) or built anew.”



“A garage ADU makes use of an attached or detached garage by converting the space into a residence. Other options involves adding a second-story ADU above a garage or building a new structure for both people and cars” (AARP).

Accessory Dwelling Units (ADUs)



Source: *The ABCs of ADUs: A guide to Accessory Dwelling Units and how they expand housing options for people of all ages*, by AARP (2019).

ADUs for Aging in Place

- AARP (2019) states that “as small houses or apartments that exist on the same property lot as a single-family residence, ADUs play a major role in serving a national housing need.”
- AARP (2019) further states that ADUs are considered a “traditional home type reemerging as an affordable and flexible housing option that meets the needs of older adults and young families alike.”

ADUs for Aging in Place (cont.)

- In 2018, AARP conducted a Home and Community Preference Survey. It was determined that people 50 years old and older would consider creating an ADU to do the following:
 - Provide a home for a loved one in need of care (84%)
 - Provide housing for relative or friends (83%)
 - Feel safer by having someone living nearby (64%)
 - Have space for guests (69%)
 - Increase the value of their home (67%)
 - Create a place for a caregiver to stay (60%)
 - Earn extra income from renting to a tenant (53%) (AARP 2019).

ADUs in Canton

- Per 104.02.02.A. of Canton's Development Code,
 - Accessory dwelling include, but are not limited to, basement apartments, garage apartments, caretaker quarters, guesthouses, and other accessory dwellings.
 - Accessory dwellings shall not include tents, boats, manufactured storage buildings and mobile structures including RVs and travel trailers, with the exception that RVs and travel trailers may be allowed for occupancy in a campground or travel trailer park as permitted in this UDC.
 - Accessory dwellings are permissible within the principal dwelling or as a freestanding dwelling in residential zoning districts.

ADUs *within Principal Dwellings*

- Per 104.02.02.B. of Canton's Development Code, accessory dwellings contained within a principal dwelling shall comply with the following standards:
 - There shall be no more than one accessory dwelling in a principal dwelling unit;
 - The accessory dwelling shall be accessible from the interior of the principal dwelling;
 - The accessory dwelling shall have no more than one bedroom;
 - The accessory dwelling shall not exceed 50 percent of the habitable floor area of the principal dwelling or over 1,200 square feet, whichever is less;
 - One additional off-street parking space shall be provided to serve the accessory dwelling; and
 - The accessory dwelling shall comply with all building and health code standards.



SECOND-STORY ADU

ADUs as Freestanding Dwellings

- Per 104.02.02.C. of Canton's Development Code, freestanding accessory dwellings shall comply with the following standards:
 - There shall be no more than one accessory dwelling unit per lot;
 - The accessory dwelling unit may be located in a second floor over a detached garage or may be separate structure;
 - The accessory dwelling unit shall have no more than two bedrooms;
 - The accessory dwelling shall be located only within the rear yard;
 - The lot shall comply with the minimum lot area standards set forth in [Chapter 102](#) of this UDC;
 - The accessory dwelling shall meet the minimum setback requirement for the principal dwelling, as required by the underlying zoning district; and
 - One additional off-street parking space shall be provided to serve the accessory dwelling unit.



DETACHED ADU



GARAGE-CONVERSION ADU

Zoning Districts that Allow ADUs



BASEMENT ADU

R-40

R-20

R-15

R-10

R-4

PD, upon Master Plan Approval

O-RT

Approval Process for ADUs

- A building permit is required whether the proposed ADU is a conversion of an existing space, a detached structure, or a new construction.
- Applicants must submit via the City's LAMA portal at <https://canton.onlama.com/>.
- Once the permit has been issued, construction can begin and the applicant must pass all inspections to receive a Certificate of Occupancy or Certificate of Completion, whichever is appropriate.

References

- AARP. 2019. *The ABCs of ADUs: A Guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages*. Guide, Washington, D.C.: AARP.
- City of Canton, Georgia. 2012. "The Code of the City of Canton, Georgia." *Municode*. March 15. Accessed January 26, 2022.
https://library.municode.com/ga/canton/codes/code_of_ordinances?nodeId=THCOCAGE.

The logo features the word "CANTON" in a bold, white, sans-serif font. A white, stylized wave graphic underlines the letters, starting under the 'C' and ending under the 'N'. Below the word, the website address "cantonga.gov" is written in a smaller, white, lowercase sans-serif font.

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