



# ACCESSORY DWELLING UNIT

How to Generate Income from Your Property through ADU Policies

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# WHAT IS ADU?

ADU全称Accessory Dwelling Units，ADU附属住宅是一个带有厨房洗手间的完整独立住宅单元，和主住宅位于同一地块内。通常，ADU从属于主体住宅，在销售时也是和房屋一起出售。

美国拥有ADU的房屋数量二十年来从 1% 上升到 7%，这表明对ADU的兴趣和需求正在迅速上升。考虑到未知的经济前景，越来越多的潜在房主正在转向租赁单元和拥有较小的房屋。2016年至2022年间，加州每年获准建造的ADU数量增加了15,3%。Freddie Mac在2020年估计，美国有140万个合法的ADU，其中一半位于CA、FL、TX和GA。2024年5月，马里兰州通过了参议院法案SB382，为简化和统一的ADU法规方法铺平道路。

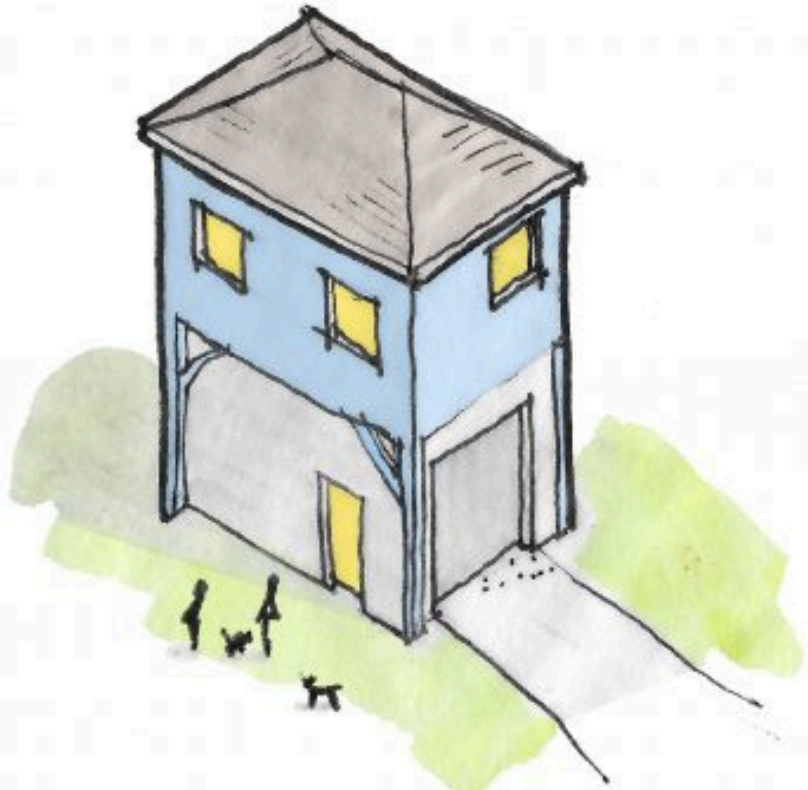


# Types of ADU

Attached VS Detached



STAND-ALONE DETACHED



ADU OVER A GARAGE



ATTACHED ADU



BASEMENT ADU

# The Advantages of ADU



## 增加被动收入

ADU租金价格的多少，根据所在城市和位置的租赁市场而有所不同。某些地区的ADU也可以作为AIRBNB经营。



## 为房屋增值

数据显示有ADU的房屋比没有的售价高出40%左右。某些County的ADU拥有自己的门牌号码，相当于1个Lot上建造2个Units（分地的低配版）



## 更大的家庭居住面积

接长辈同住方便照顾，同时保有自己的隐私空间。



## 有利于解决城市住房压力

ADU在住房紧张的城市地区率先推出和推广，帮助缓解大城市地区的住宅市场压力，增加城市住宅密度。

# FACTS ABOUT ADU

**Some local governments offer grants, rebates, or tax incentives.**

As the demand for affordable housing escalates in Maryland, accessory dwelling units (ADUs) have taken center stage in the state's solution strategy. With the passing of Senate Bill SB 382, Maryland is paving the way for a more streamlined and uniform approach to ADU regulations.

**The number of ADUs permitted each year in California increased by 15,334% between 2016 and 2022**

Homes in big cities with ADUs are on average priced 35% higher than units without one. Cities where the price differences are highest are Savannah, GA and Cleveland, OH, where among homes on sale, those that have an ADU cost three times more than a typical home.



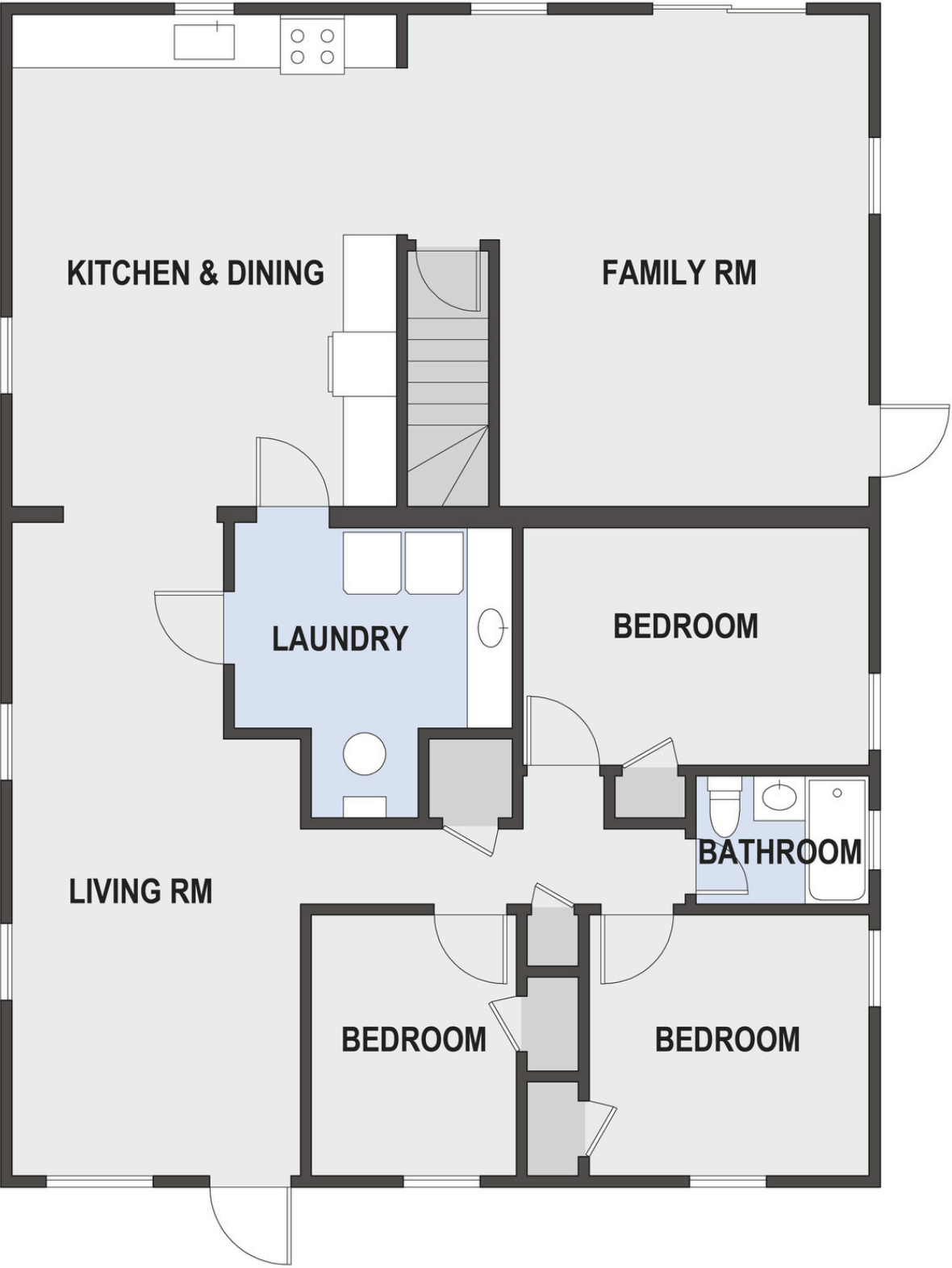
# DMV area ADU policies

| County                 | Detached ADU                 | Attached ADU | Area Limit  | People in ADU   | Notes  |
|------------------------|------------------------------|--------------|---|---|--|
| Arlington County, VA   | Yes                          | Yes          | 750 sf or 35% of whole area if the main dwelling is > 1000 sf; 500 sf or 45% if the main dwelling is < 1000 sf; no limitation on size of accessory dwellings wholly within a basement | 3 people  | May have a separate address  |
| Fairfax County, VA     | Yes (but lot size > 2 acres) | Yes          | 800 square feet or 40% of the principal dwelling, whichever is less   | 2 people  |  |
| City of Alexandria, VA | Yes                          | Yes          | 100 square feet for lots less than 2,500 square feet; 350 square feet for lots 2,500 square feet or greater or. 600 square feet for lots 8,000 square feet or greater.                |   |  |
| Montgomery, MD         | Yes                          | Yes          | <10% of the lot size, 50% of the footprint of the principal dwelling; or 1200 sq. ft.   |   | Removes the prohibition on detached ADUs in lots smaller than one acre.                        |
| City of Rockville, MD  | No                           | Yes          | Must be equal to or less than 50% of the total floor area of the primary dwelling, unless in the basement or cellar, in which case it may equal the square footage of the basement    |   | Public Input Sought on Proposed Revisions to Regulations for Detached Accessory Dwelling Units |
| Howard County, MD      | No                           | Yes          | No more than 1/3 of the net floor area of the dwelling, up to a maximum of 1,500 square feet  | Up to 2 bedrooms  |  |
| PG County, MD          | No                           | No           |   |   |  |
| Baltimore County, MD   | Yes but                      | Yes but      |   | Shall be family, related by blood, marriage or adoption |  |

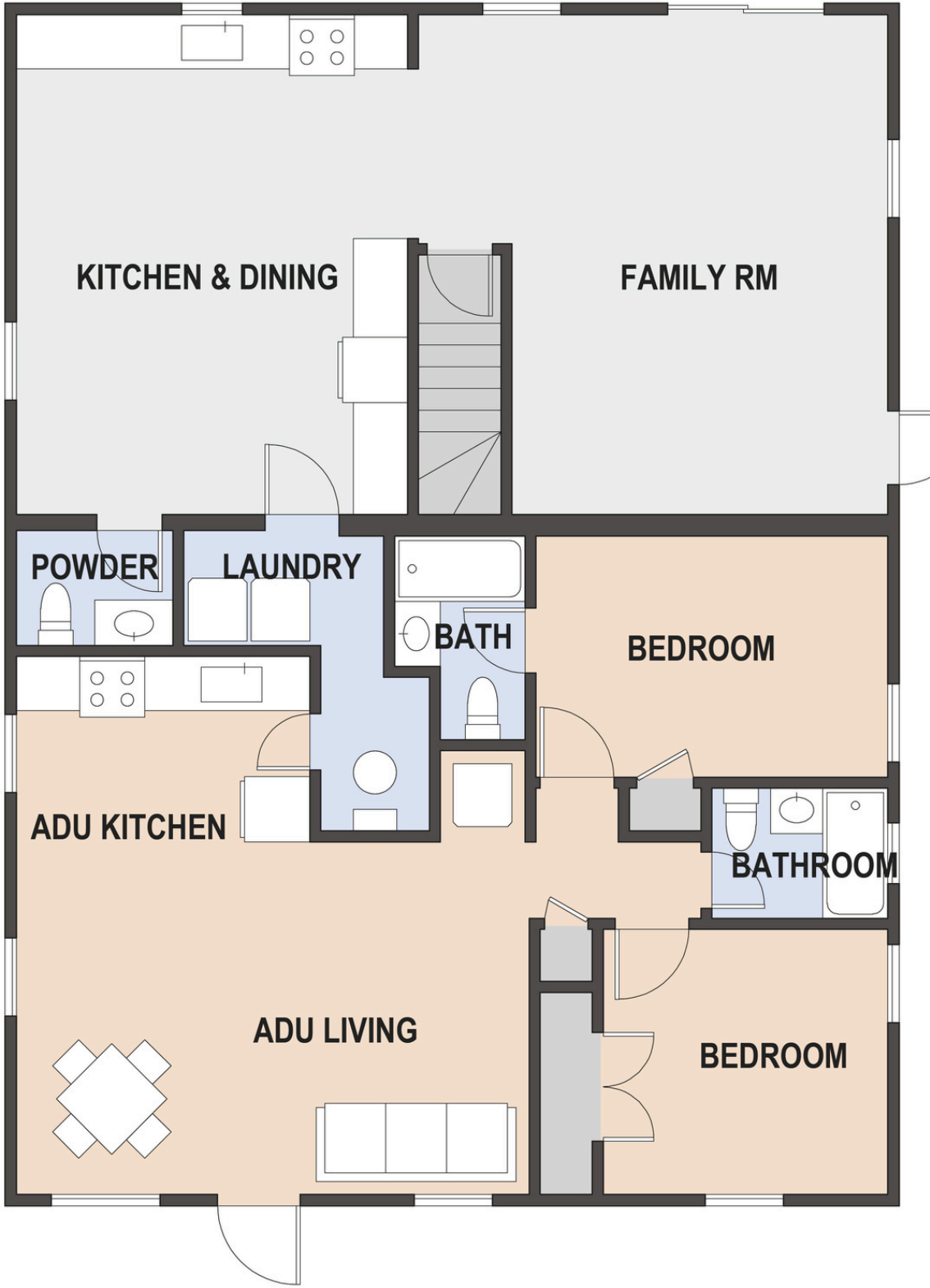
# Internal ADU example



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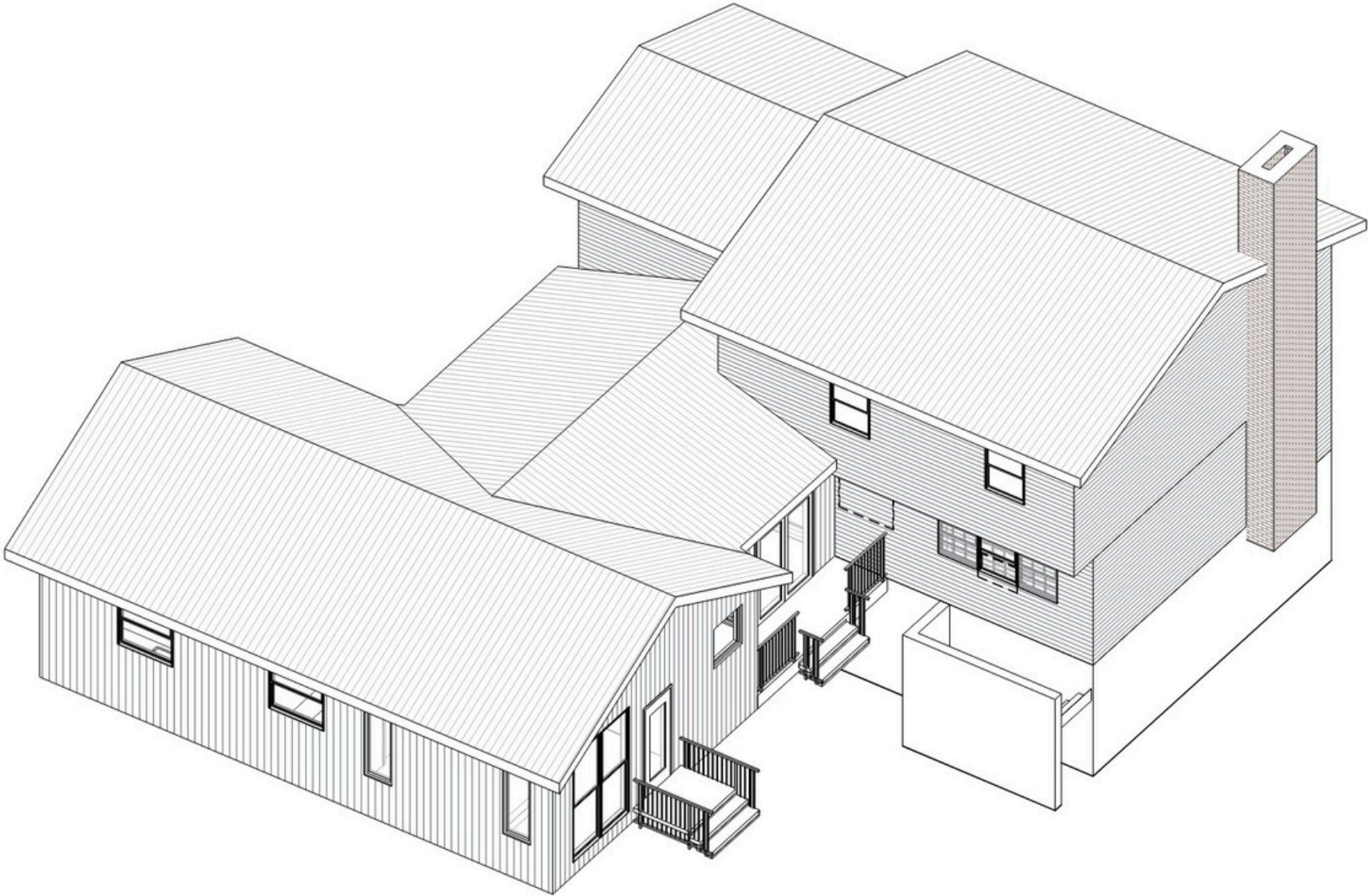
Existing



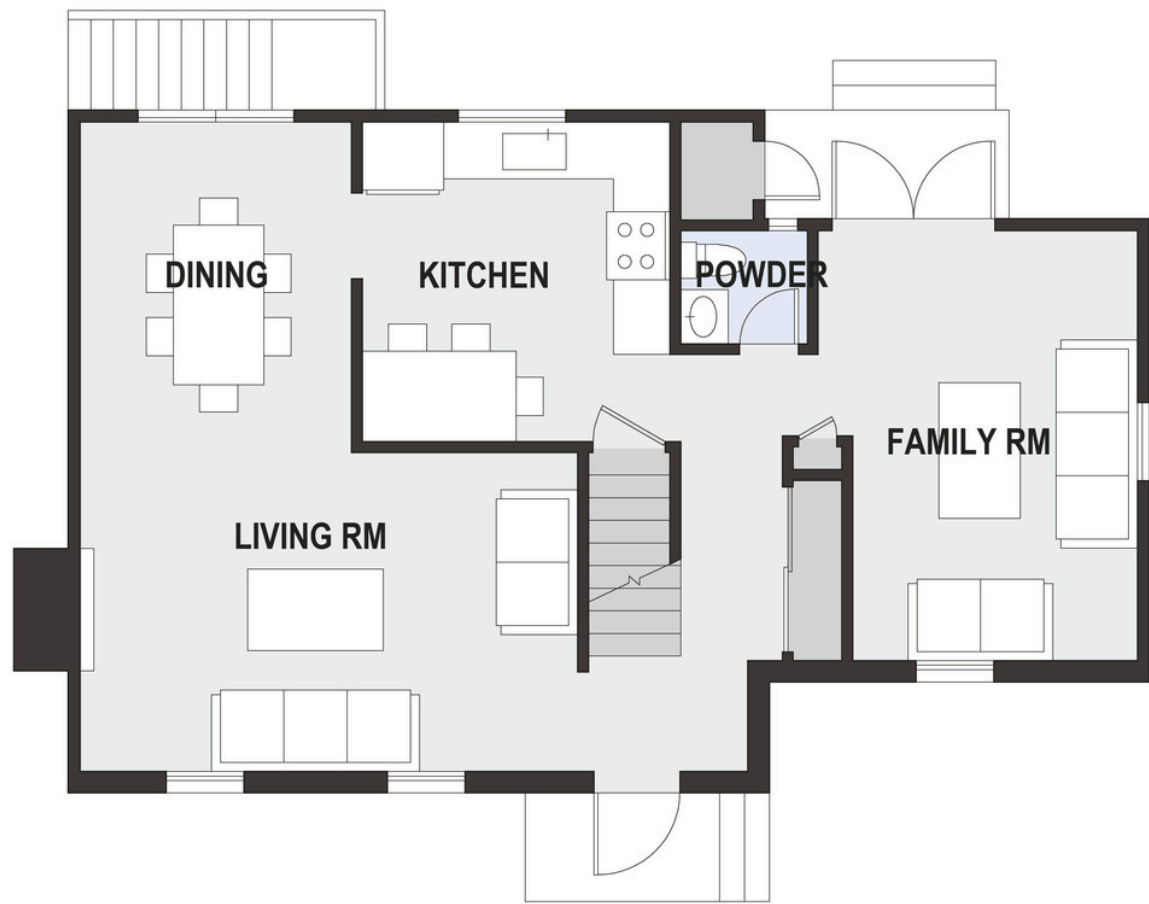
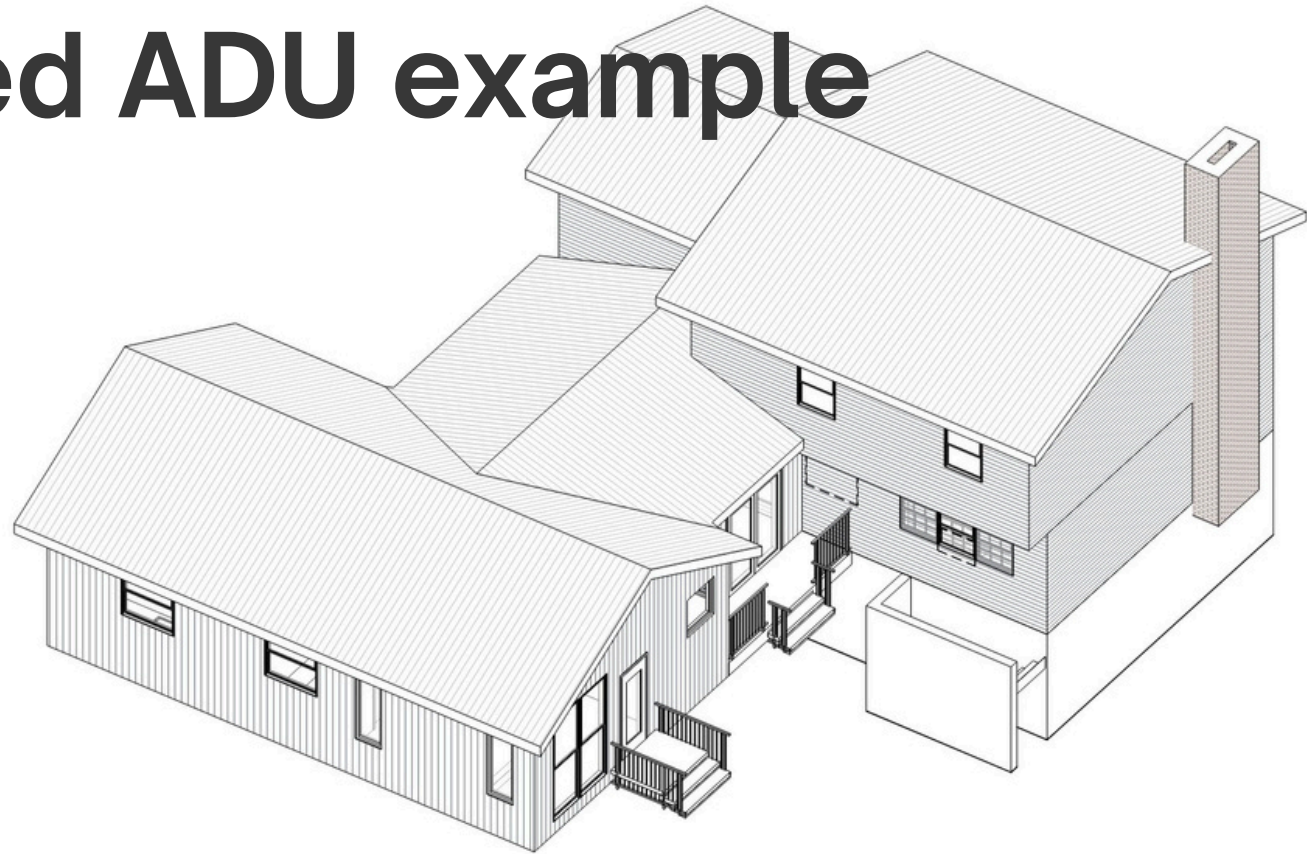
Proposed



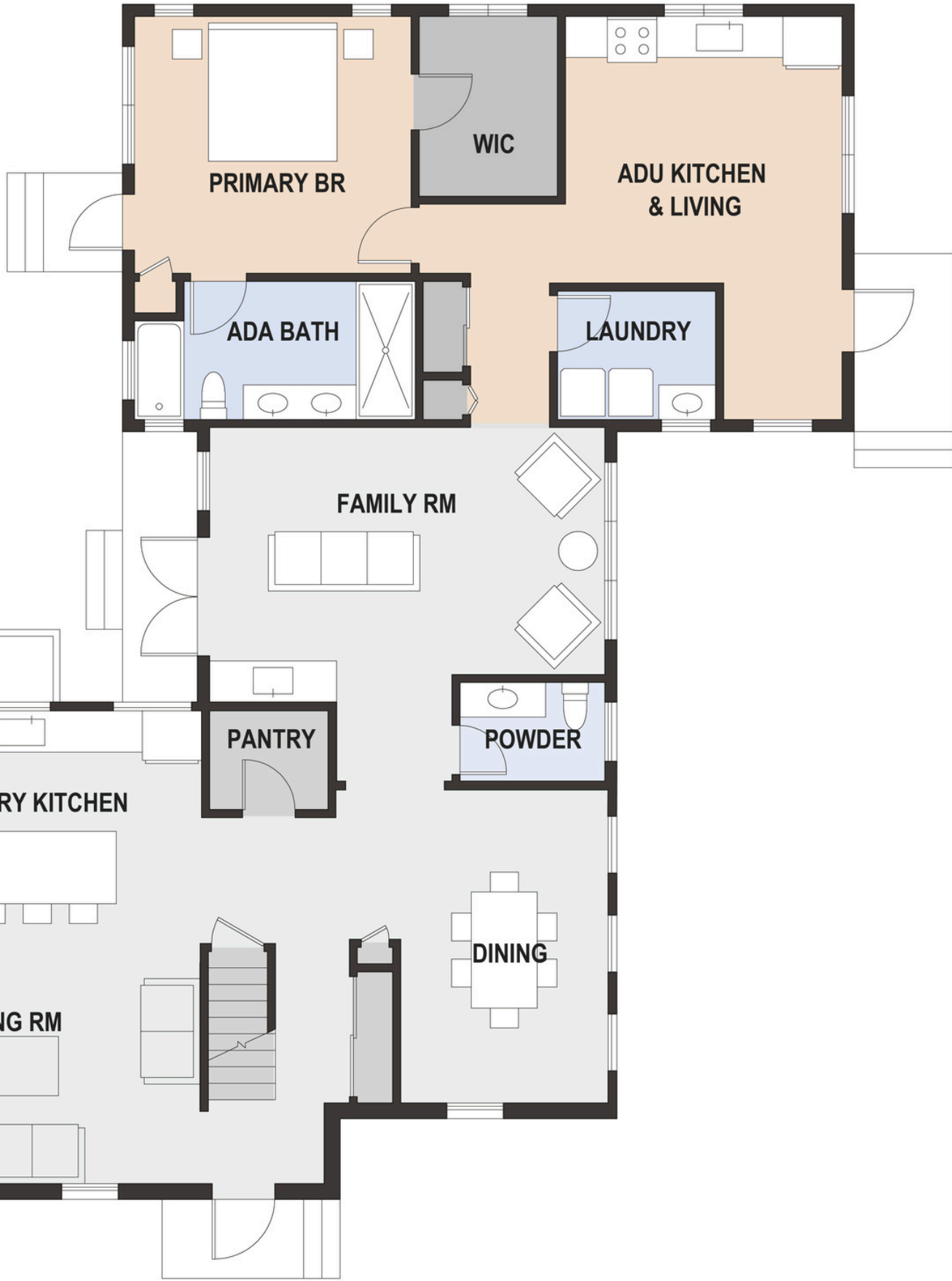
# Detached ADU example



# Detached ADU example



Existing



Proposed

# How to get ADU permit

## GET ZONING AND PROPERTY INFORMATION

前期准备，查 Zoning，做 Survey Plat

## DESIGN AND DRAW PLANS

不管是Attached还是 Detached ADU都需要规划空间和设计，满足使用的需求和 building codes

## SUBMIT PERMIT TO AHJ AND GET ISSUED

提交政府审批通过

## CONSTRUCTION AND INSPECTION

装修施工或者建造独立的ADU房屋

## CERTIFICATE OF OCCUPANCY ISSUED

需要安排检查并获得市政府的最终批准，然后才能入住 ADU。



## Contact Us

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