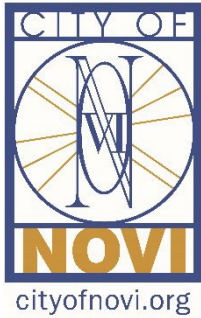


ACCESSORY DWELLING UNITS

MEMORANDUM



TO: MASTER PLAN STEERING COMMITTEE
FROM: JAMES HILL
SUBJECT: ACCESSORY DWELLING UNITS
DATE: APRIL 28, 2023

Staff and the consultant have considered the possibility of including Accessory Dwelling Units (ADUs) as a recommendation in the Master Plan. ADUs are small houses or apartments that exist on the same property as a single-family residence. There are many ways ADUs can be constructed, including detached, attached, above a garage, and within the existing structure. They are often used to provide a separate home for loved ones, have a space for guests, or create a place for a caregiver to stay. The image below is from the AARP's ["All About Accessory Dwelling Units,"](#) a free publication informing readers of the benefits and details of ADUs.



Other names for ADUs:

- Granny flats
- Accessory apartment
- Backyard bungalow
- Coach house
- Carriage house
- In-law suite
- Garage apartment

Including the option for homeowners to establish or construct an ADU offers flexibility in the way a homeowner can use his or her home, in addition to providing more housing options in the City. AARP has vetted ADUs as a great option for those wishing to transition to a smaller living space, live closer to family, or earn additional passive income to help cover other costs.

Communities in Michigan have taken differing approaches to permitting ADUs, such as limiting the number of allowable ADU building permits per year, or not allowing ADUs to be used for short-term rentals. Setback and lot coverage standards often remain the same as the underlying zoning district, so that any proposed ADU does not have too great an impact on the existing property and the surrounding properties.

A population such as Novi's that consists of people wishing to age in place – that is, remain in the City near family and friends while they age – could benefit from allowing the construction of ADUs, either by creating a fully-accessible living space for themselves, or by allowing a space for family members or other caregivers to live nearby. For young adults wishing to save money during a time where first time home-buying is becoming increasingly expensive, ADUs offer an opportunity for them to live with their parents yet establish some independence. Additionally, Novi's relatively high housing costs, coupled with its high number of service and retail employers, mean that ADUs could provide more affordable housing options for those working in the service and retail industries.

The Steering Committee will be presented with a Zoning Plan prepared by the consultant that includes a recommendation to include ADUs in the Single Family Future Land Use designation. As it currently stands, ADUs are not included in Novi's zoning ordinance as a permitted use anywhere in the City. The Committee is asked to consider if ADUs should be included in the Zoning Plan, and offer thoughts on what restrictions, if any, should be considered for ADUs if they should be included in the Master Plan for Land Use.