

## STRATEGY 101: ACCESSORY DWELLING UNITS

*June 29, 2022*

The City of Centennial has launched a Housing Study to explore housing costs and availability in Centennial and to understand the entire spectrum of housing issues, define various needs for housing and identify priorities to potentially inform policy. This study is a major undertaking that prioritizes community input and collaboration among a wide range of community stakeholders. For more details about the study, visit [centennialco.gov/housing](https://centennialco.gov/housing).

### STRATEGY 101: ACCESSORY DWELLING UNITS

One strategy included in Centennial NEXT to provide more housing opportunities is to explore the allowance for accessory dwelling units (ADUs) within residential areas, subject to operation and design guidelines that respect the context of the City's various neighborhoods.

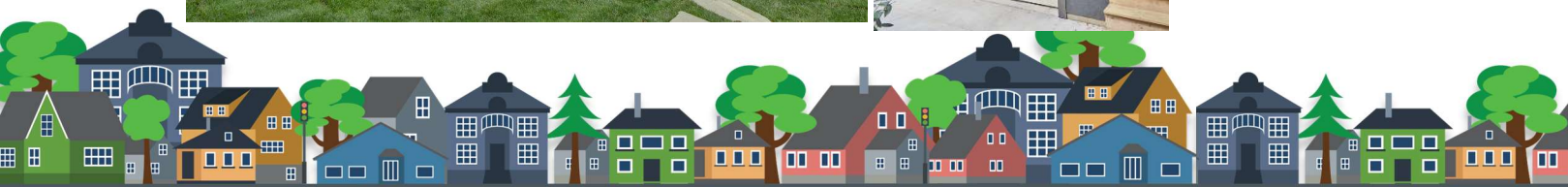
*What is an accessory dwelling unit (ADU)?* Accessory Dwelling Units (ADUs) are small secondary residential structures located behind the primary house or within an existing house. They are commonly known as "granny flats," "mother-in-law apartments," "alley houses," "secondary dwellings," or "carriage houses."

The Housing Study Working Group has identified ADUs as one of the first strategies that they would like to evaluate further as part of this process. As the City begins a discussion about how to implement this strategy, we want your feedback on the various types of ADUs including where they would fit in Centennial and design considerations.

*Aren't there different types of ADUs?*

Yes! While many people think of ADUs as a unit above a detached garage, there are several other possible configurations:

**Detached ADU: Accessory Building or Above Detached Garage**



### Attached ADU: Interior Conversions



### Attached ADU: Addition to Primary Home



***What types of tools could Centennial use to ensure ADUs “fit” the surrounding neighborhood?***

**Regulations for ADUs typically address these and other site and building design considerations and use**

- **Minimum lot size requirements**
- **Maximum height limitations**
- **Maximum size limitations**
- **Minimum private open space**
- **Minimum off-street parking requirements**
- **Separate entrance requirements**
- **Maximum occupancy limitations**

