



PLUS ONE ADU DESIGN GUIDELINES

What's an ADU?



An Accessory Dwelling Unit (ADU) is a secondary housing unit located on the same single-family lot as an owner-occupied unit.

Accessory dwellings come in a variety of configurations based on budget, desired use, and the applicable municipality's zoning code.



Other Names for an ADU:

- Accessory apartment
- Ancillary unit
- Basement apartment
- Backyard bungalow
- Carriage house
- Coach house
- Granny flat
- Guest cottage
- Guest house
- In-law suite
- Laneway house
- Multigenerational home
- Secondary dwelling unit
- Secondary suite

Purpose

To create and improve Accessory Dwelling Units (ADUs) in Southampton.

By working with units of local government and community development partners like CDLI, NYS Homes & Community Renewal (HCR) provides a full-service program to support low- & middle-income single-family homeowner occupants who wish to build a new ADU on their property or improve any existing ADUs that needs to be brought into compliance with local & state codes.

ADUs can help stabilize housing expenses or safely house a family member nearby.

Who's Eligible?

- **Southampton Homeowners** who wish to build a new ADU (Accessory Dwelling Unit) on their property
- Homeowners who need to renovate their existing ADU and/or bring it up to code
- Households with incomes at or below **120% of the area median income (AMI)*** shown in the table below:



Program Features

Homeowners who are deemed eligible may receive assistance with:



ADU Design & Permitting



Project Budgeting



Environmental Site Clearance



Contractor Selection & Scoping



Construction Oversight



Post Construction Monitoring

Household Size	1	2	3	4	5
Homeowner Maximum Annual Income	\$138,495	\$158,280	\$178,065	\$197,850	\$213,678

*Income includes all sources of income for all members of the household — overtime, bonuses, pensions, social security, 401 K distributions, tips, etc. Total household income minus allowable exclusions cannot exceed the maximum gross annual income listed below for the household size. CDLI will project the income that will be received for the upcoming 12-month period.

ADU Guidelines: Southampton

Each municipality has different requirements and guidelines for ADUs; it's important to understand what is legal in your area:

ADU's May Be:	ADU's May Not Be:
<ul style="list-style-type: none">• Small, attached, detached, or stand-alone units on a single family lot• Basement apartments• Garage conversions	<ul style="list-style-type: none">• Used for short-term or vacation rentals• Outside of the Town of Southampton
<div><div>Additional ADU Requirements:</div><ul style="list-style-type: none">• Either the original dwelling or ADU must be occupied by the owner• Rental Registry Permit• Stamped Plans• Minimum square footage of 400 sq. ft. per ADU• Maximum square footage of 1,000 sq. ft. per ADU• Maximum ADU size of 35% of primary dwelling• Maximum of 2 bedrooms per ADU• Minimum lot area of 30,000 sq. ft. or 20,000 sq. ft.*• Minimum parking requirement of 1 off street space per bedroom• <u>Septic density limit</u> of 12 units per gross acre of land• Allowable sanitary design flow of 300 GPD/acre• I/A OWT Installation for new developments**</div>	

What If I Already Have An ADU?

A homeowner will only be able to receive an accessory dwelling permit if their ADU conforms with all town, state, and federal building code requirements. To make sure your existing ADU is up to code, please contact the Town Building Department.

*20,000 allowed if within CDP with <500 people/square mile

**Innovative/Alternative Onsite Wastewater Treatment Systems (I/A OWTS)

What Can I Build?

The answer to this will vary based on a variety of factors, such as your budget, location, and lot size. The following will show an example property and three ADU options that meet the Town of Southampton ADU requirements. **All owner background, property specifications, floorplans, and designs are for informational purposes only.**

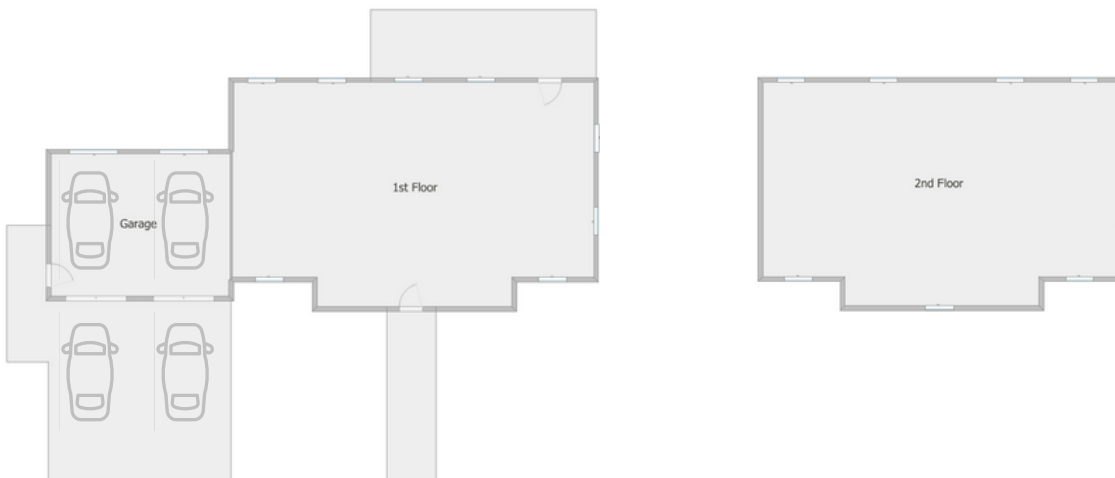
Owner Background

The owner of this property is a year-round resident of the Town of Southampton, and has a desire to build a new accessory dwelling after hearing about the Plus One ADU Program. After accomplishing the preliminary steps of filling out the **Plus One ADU Form** and being selected by CDLI, it's time to decide what kind of ADU to build.



Property Specs: Pre-ADU

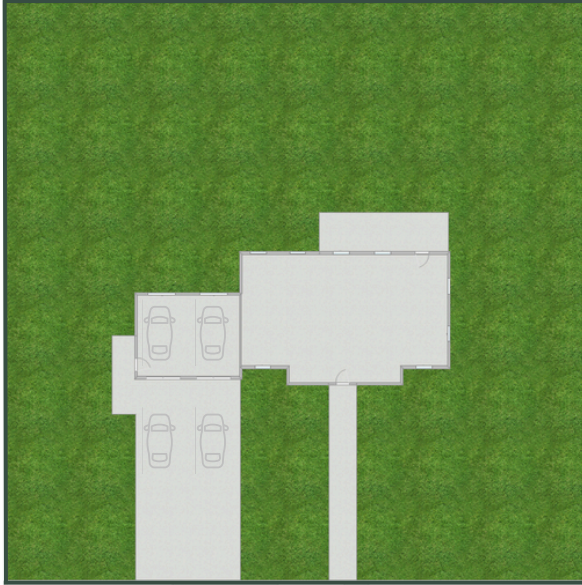
- Primary Dwelling:
 - 3,000 sq. ft.
 - 2 stories
 - 4 bedrooms
 - 2.5 bathrooms
- 2-Car Garage:
 - 500 sq. ft.
 - 1 story
- Meets all of Town of Southampton and New York State codes*
- Meets all septic and sanitary design requirements



*NYS and Town of Southampton codes may further constrain accessory dwelling construction based on location, lot size, and additional factors

Lot Area Comparison

As mentioned previously, minimum lot area is a factor that will deem your property ineligible for the Plus One ADU Program if the criteria is not met for your specific property. In the Town of Southampton, lot size requirements are based on the population density of your census designated place (CDP). Examples of lot sizes are shown below. Please contact the **Town of Southampton Building and Zoning Department** with any questions regarding your specific lot area constraints.



20,000 ft.² Lot

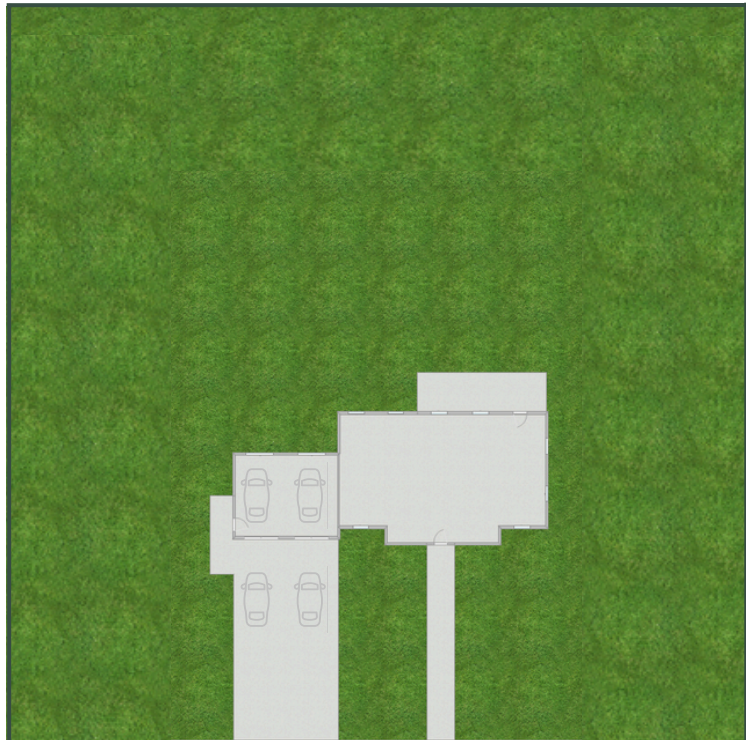
The example to the left shows a 20,000 square foot lot with the example property placed on it. **This is the minimum lot size to be eligible for the Plus One ADU Program in Southampton for a population density less than 500 people/square mile.** This example would meet the R-20, R-15, and R-10 zoning standards with the following dimensions:

- 141' x 142' = 20,022 square feet
- Front yard: 47'
- Side lots: 35'
- Total Side lot: 70'
- Rear lot: 65'

30,000 ft.² Lot

The example to the right shows a 30,000 square foot lot with the example property placed on it. **This is the minimum lot size to be eligible for the Plus One ADU Program in Southampton for a population density greater than 500 people/square mile.** This example would meet the R-20, R-15, and R-10 zoning standards with the following dimensions:

- 173' x 174' = 30,102 square feet
- Front yard: 47'
- Side lots: 58'
- Total Side lot: 92'
- Rear lot: 90'



Option 1: Garage Conversion

A garage conversion is usually the most cost-effective way to add an ADU to your house. However, a garage conversion takes away two existing parking spots. To be able to meet the design requirements for the Town of Southampton, the owner would have to find a way to create at least one new parking spot, as one bedroom was added.

Proposed Solution

Garage Conversion:

- Changes garage use
- Adds 500 ft² of livable space without expanding the building footprint
- 1 bedroom
- 1 bathroom
- Walk-in closet
- In-unit washer and dryer
- Full kitchen and living space
- Gallery-style entrance
- Separate and shared access



Design Checklist

- ☒ 35% of primary dwelling or less
- ☒ 400 to 1,000 sq. ft.
- ☒ 2 bedrooms or less
- ☒ 1 parking spot per bedroom



Option 2: Above Garage ADU

An above garage accessory dwelling is exactly what it sounds like; an accessory apartment located above a garage. Although this type of ADU isn't as cost-effective as a garage conversion, it allows the occupants to retain their current use of the garage with a small building footprint expansion to add an outdoor staircase and landing.

Proposed Solution

Above Garage ADU:

- Retains garage use
- Adds 500 ft.² of livable space with a small expansion for staircase and landing
- 1 bedroom
- 1 bathroom
- In-unit washer and dryer
- Full kitchen and living space
- Kitchen peninsula
- Private side entrance



Design Checklist



35% of primary dwelling or less



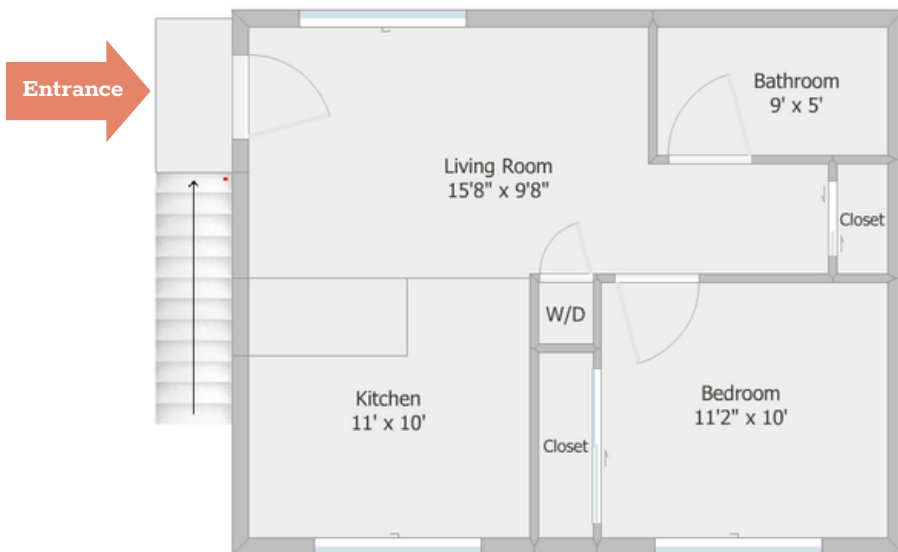
400 to 1,000 sq. ft.



2 bedrooms or less

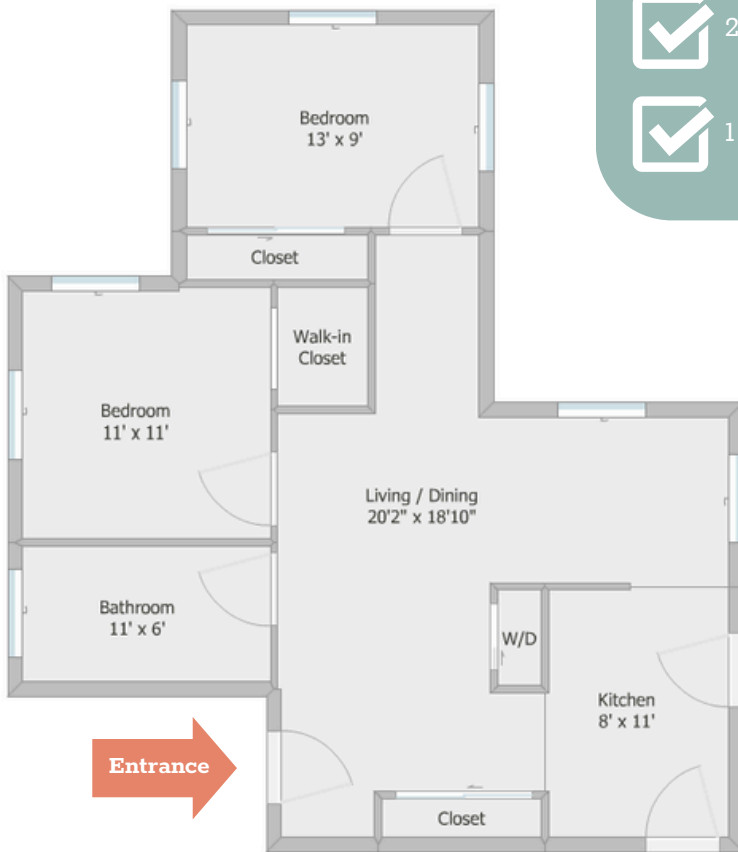


1 parking spot per bedroom



Option 3: Attached ADU

An attached ADU is an accessory dwelling that's usually attached to the back or along the side of the primary dwelling. An attached ADU gives the owner flexibility in their design, and often allows for larger dwellings, depending on budget and property size. This two-bedroom example includes direct garage and patio access.



Proposed Solution

Attached ADU:

- Retains garage use
- Expands the building footprint by 750 ft.²
- 2 bedrooms
- 1 bathroom
- Walk-in closet
- In-unit washer and dryer
- Full kitchen and living space
- Private side entrance



Design Checklist



35% of primary dwelling or less



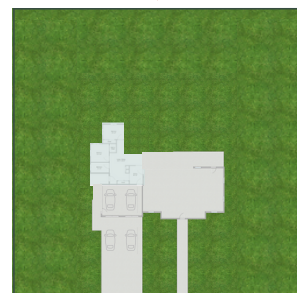
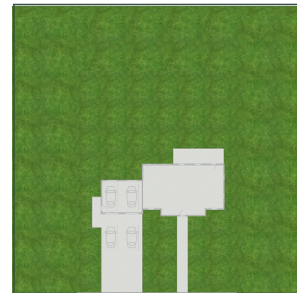
400 to 1,000 sq. ft.



2 bedrooms or less



1 parking spot per bedroom



Option 4: Detached ADU

A detached ADU is an accessory dwelling that's completely separate from the main dwelling while being located on the same property. This allows for greater flexibility in design, increased privacy, and larger floor plans. The following example shows the largest ADU allowed in the Town of Southampton.

Proposed Solution

Detached ADU:

- Separate dwelling
- Creates new building footprint of 1,000 ft.²
- 2 bedrooms
- 2 bathrooms
- Master suite
- Walk-in closets
- In-unit laundry room
- Full kitchen and living space
- Kitchen peninsula
- Dual access to back patio



Design Checklist



35% of primary dwelling or less



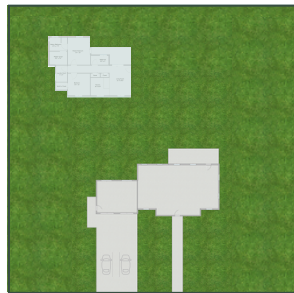
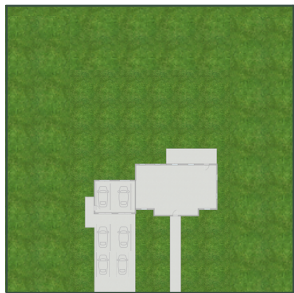
400 to 1,000 sq. ft.



2 bedrooms or less



1 parking spot per bedroom





Home. Health. Opportunity.



Links & Resources



[Southampton Building & Zoning](#)



[Plus One ADU Interest Form \(CDLI\)](#)



[Southampton Zoning Code](#)