



Community  
Development  
Long Island



# PLUS ONE ADU DESIGN GUIDELINES

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TOWN OF BABYLON

# 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 Babylon.

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?

- Babylon **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: Babylon

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"><li>• Per Section 153-13 of the Town of Babylon Town Code: An additional self-contained dwelling unit which is incorporated within a one-family dwelling</li></ul>	<ul style="list-style-type: none"><li>• Detached or stand-alone units</li><li>• Basement apartments</li><li>• Used for short-term or vacation rentals</li><li>• Outside of the Town of Babylon</li></ul>
<p><b>Additional ADU Requirements:</b></p> <ul style="list-style-type: none"><li>• Public hearing required for application</li><li>• Either the original dwelling or ADU must be occupied by the owner</li><li>• Must apply within 3 years of certificate of occupancy issuance for the dwelling</li><li>• An owner-occupant may only be granted an ADU permit for 1 property within the Town of Babylon</li><li>• Minimum of 4 paved parking spaces must be available</li><li>• Minimum square footage of 350 sq. ft. per ADU</li><li>• Maximum of 2 bedrooms per ADU</li><li>• Maximum of 1 front entrance; all others must be side or rear entrances</li><li>• Must comply with all New York State Building Code and Town of Babylon requirements</li><li>• For unsewered areas:<ul style="list-style-type: none"><li>◦ Allowable sanitary design flow of 300 GPD/acre*</li><li>◦ I/A OWT installation required for new developments**</li></ul></li></ul>	

## 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.

\*Per Suffolk County Sanitation Code

\*\*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 Babylon 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 Babylon, 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:
  - 2,000 sq. ft.
  - 2 stories
  - 3 bedrooms
  - 2.5 bathrooms
- 2-Car Garage:
  - 500 sq. ft.
  - 1 story
- Meets all of Town of Babylon and New York State codes\*
- Fully sewered



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

# 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 Babylon, the owner would have to find a way to create two new parking spots; this design expanded the driveway to do so.

## Proposed Solution

Garage Conversion:

- Changes garage use
- Adds 500 ft.<sup>2</sup> 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



Attached unit



1 front entrance



350 sq. ft. or more



2 bedrooms or less



4 parking spots or more



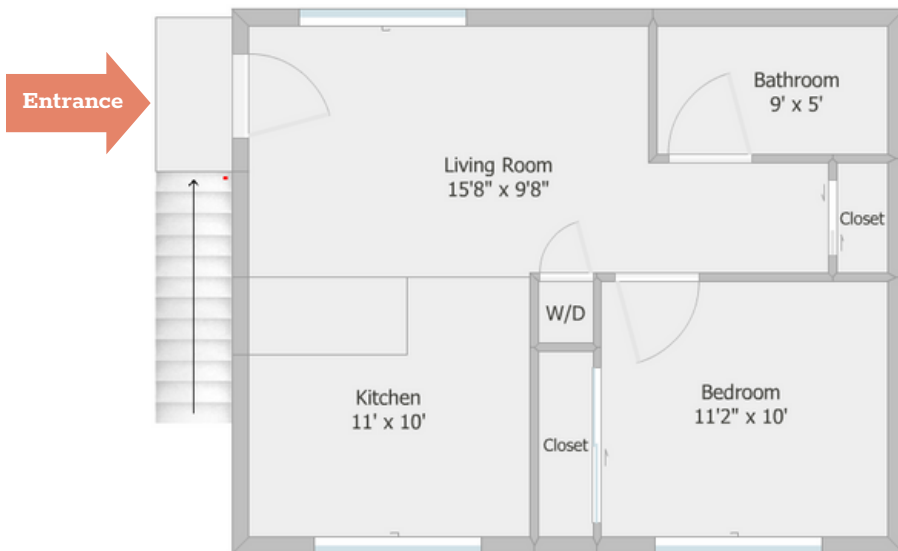
## Option 2: Above Garage ADU

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.<sup>2</sup> 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

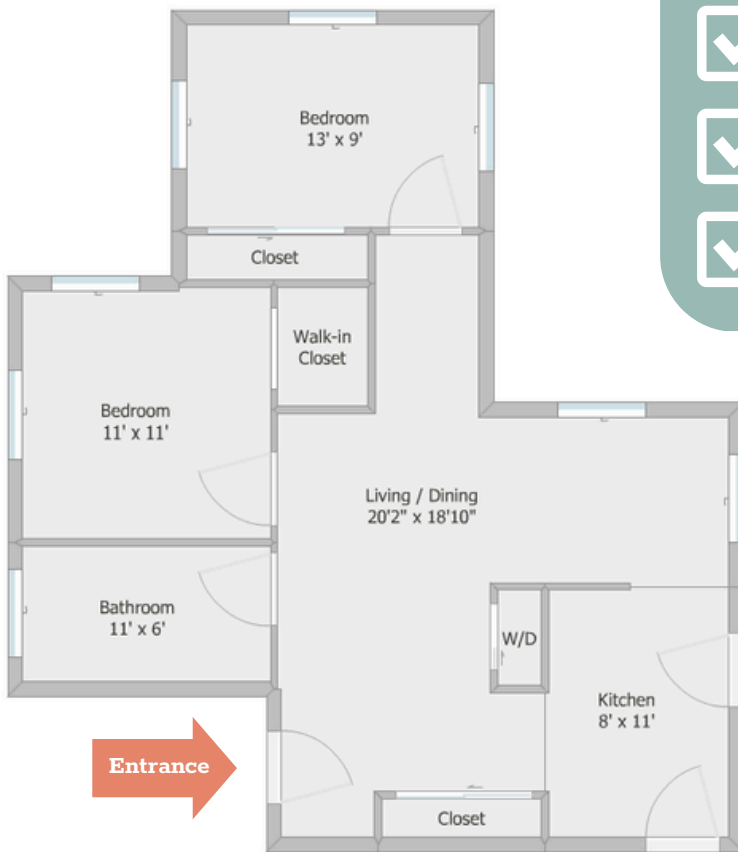
- ☒ Attached unit
- ☒ 1 front entrance
- ☒ 350 sq. ft. or more
- ☒ 2 bedrooms or less
- ☒ 4 parking spots or more





## 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.



### Design Checklist



Attached unit



1 front entrance



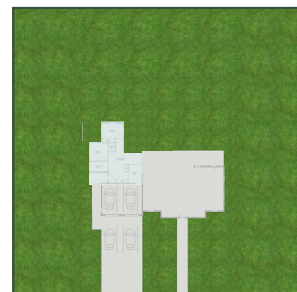
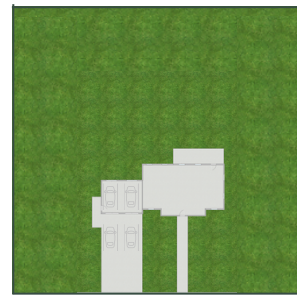
350 sq. ft. or more



2 bedrooms or less



4 parking spots or more



### Proposed Solution

Attached ADU:

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





Home. Health. Opportunity.



## Links & Resources



[Babylon Planning & Development](#)



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



[Babylon Zoning Code](#)