



PLUS ONE ADU DESIGN GUIDELINES

TOWN OF EAST HAMPTON



Homes and
Community Renewal



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
- Affordable 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 East Hampton.

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?

- **East Hampton Homeowners** who wish to build a new ADU (Accessory Dwelling Unit) on their property
- Homeowners who wish to Improve an existing ADU that needs to be brought into compliance with code requirement
- Households with incomes at or below **120% of the area median income (AMI)*** shown in the table below:

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.



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

ADU Guidelines: East Hampton

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

ADU's May Be:

- Converted space inside a residence
- An addition to an existing residence
- A detached/stand-alone unit on a single-family lot
- Basement apartments
- Garage conversions
- Rented to any tenant as their legal domicile
- Used to house a family member

ADU's May Not Be:

- Used for Short Term or Vacation Rentals
- Rented for more than 130% pf current Fair Market Rents (per HUD)
- Studio = \$2,402
- 1 BR = \$2,913
- 2 BR = \$3,362

Additional ADU Requirements:

- Detached Apt.: Min. = 300 sq. ft. I Max. = 600 sq. ft.
- Attached Apt.: Min. = 300 sq. ft. I Max. = 50% of the gross floor area of the principal dwelling unit (not to exceed 1,200 sq. ft.
- Max. # of Bedrooms = 2
- Min. Lot Area = 20,000 sq. ft.
- Min. Parking Spaces = 2 (off- street)
- Stamped Plans
- Owner Allowed in ADU
- Affordable Accessory Apartment Permit from EH Town Office of Housing & Community Development, renewed annually
- Property Outside of Harbor Protection & Affordable Housing Overlay District(s)
- Comply with Suffolk Co. Health Dept. Septic Requirements

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.

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 East Hampton ADU requirements. **All owner background, property specifications, floorplans, and designs are for informational purposes only.**

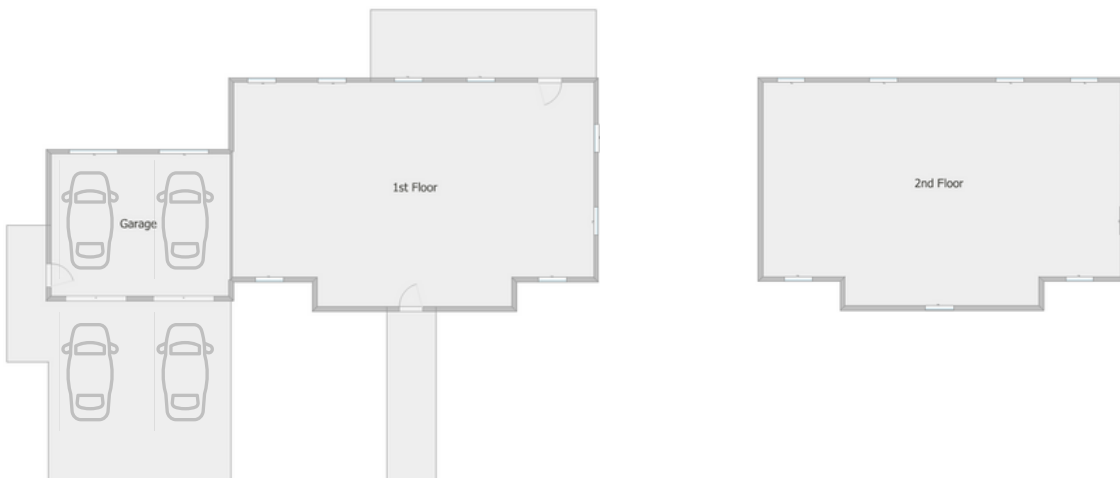
Owner Background

The owner of this property is a year-round resident of the Town of East Hampton, 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

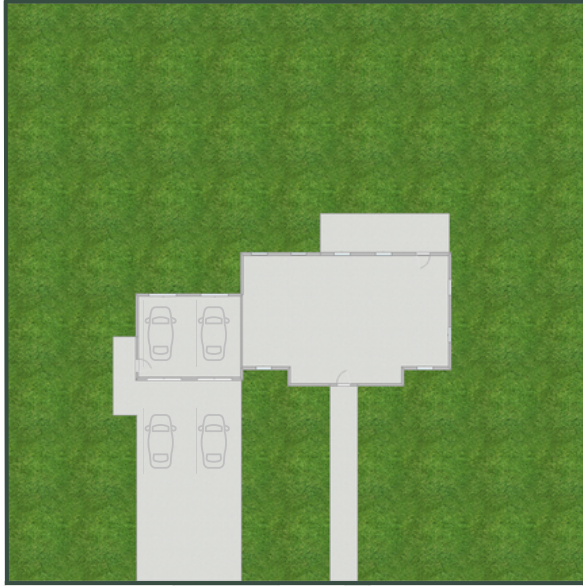
- Primary Dwelling:
 - 3,000 sq. ft.
 - 2 stories
 - 4 bedrooms
 - 2.5 bathrooms
- 2-Car Garage:
 - 500 sq. ft.
 - 1 story
- Meets all of Town of East Hampton and New York State codes*
- Meets all septic and sanitary design requirements



*NYS and Town of East Hampton 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. Examples of lot sizes are shown below. Please contact the **Town of East Hampton Building and Planning Department** with any questions regarding your specific lot area constraints.



20,000²ft. Lot

The example to the left shows a 20,000 square foot lot with the example property placed on it. This example would meet the zoning standards with the following dimensions:

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

Option 1: Attached 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 East Hampton, the owner would have to find a way to create at least one new parking spot, as one bedroom was added.

Proposed Solution

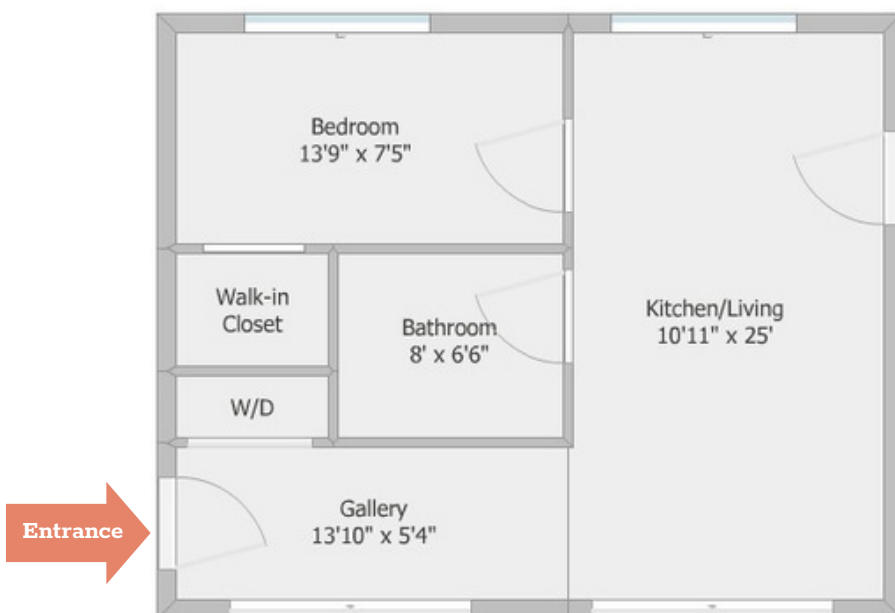
Garage Conversion:

- 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

- ☒ 50% of primary dwelling or less
- ☒ 300 to 1,200 sq. ft.
- ☒ 2 bedrooms or less
- ☒ Minimum 2 off-street parking spaces



Option 2: Attached 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



50% of primary dwelling or less



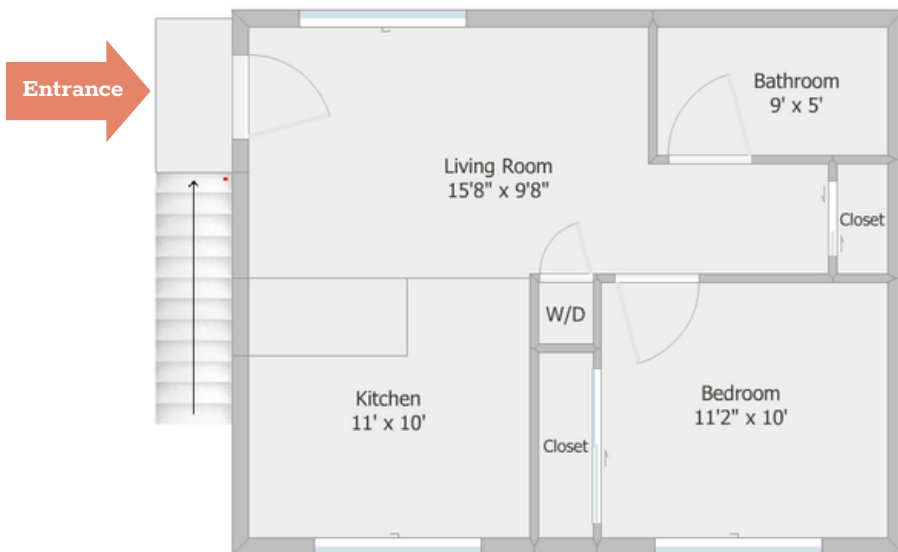
300 to 1,200 sq. ft.



2 bedrooms or less

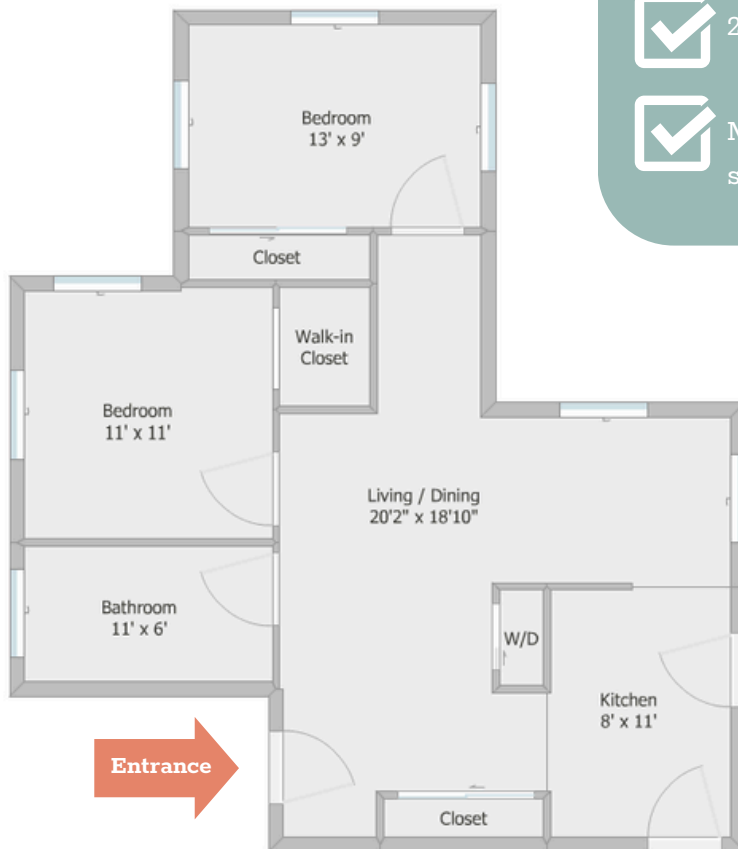


Minimum 2 off-street parking spaces



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



50% of primary dwelling or less



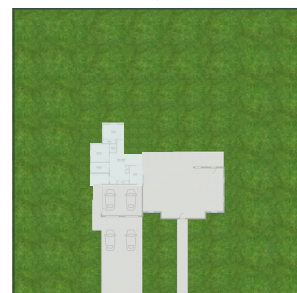
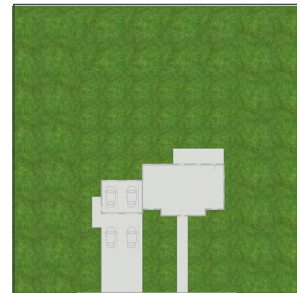
300 to 1,200 sq. ft.



2 bedrooms or less



Minimum 2 off-street parking spaces



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

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 East Hampton.

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



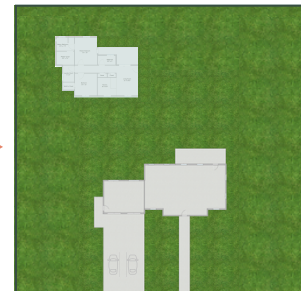
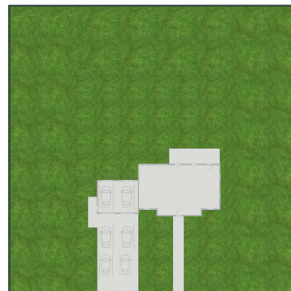
300 to 600 sq. ft.



2 bedrooms or less



Minimum 2 off-street parking spaces





Home. Health. Opportunity.



Links & Resources



[East Hampton Accessory
Apartment Zoning Code](#)



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



[East Hampton
Building Department](#)