

CAN I BUILD AN ADU?



For more information, visit milwaukee.gov/ADUs

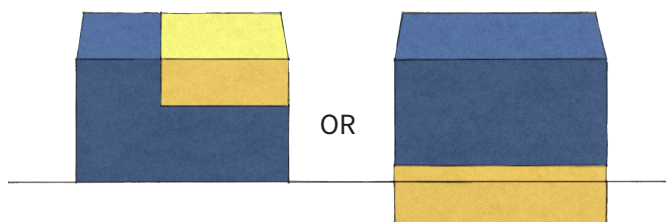
WHAT IS AN ADU?

Accessory Dwelling Units or ADUs are a housing option that can work for just about everyone! Upsizing, downsizing, just starting out, single, divorced, or widowed. Families, adult children, aging parents, and extended family. ADUs can also provide additional income from homeowners.

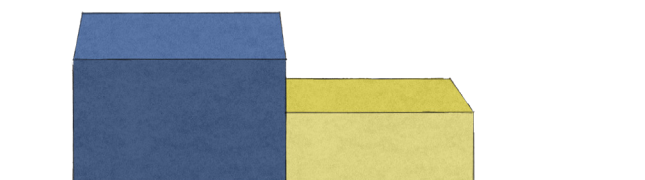
The City of Milwaukee defines an ADU as a room or set of rooms with its own cooking, sleeping, and sanitary facilities which is located on the same lot as a single-family or 2-family dwelling. An ADU is also smaller in area than the main dwelling to which it is accessory.

ADUs come in many different shapes and sizes. Your ADU will fall into one of the following categories:

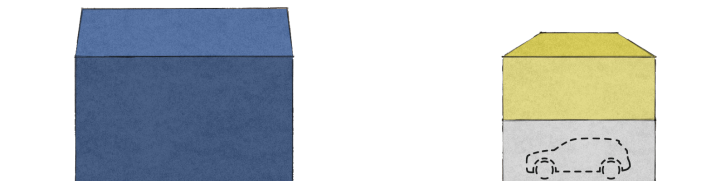
1 Internal ADU: An additional residential unit located within the walls of an existing or newly-constructed residence. This could be either an attic or basement conversion.



2 Attached ADU: An additional residential unit located in a separate addition to an existing residence.



3 Detached ADU: A freestanding residential unit located on the same property containing a separate principal residence. Detached ADUs are commonly known as in-law suites or garage apartments.



An accessory dwelling unit (ADU) is allowed in the following zoning districts as a *Limited Use*:

RS1 RS4
RS2 RS5
RS3 RS6

RT1
RT2
RT3
RT4

RM1 RM5
RM2 RM6
RM3 RM7
RM4

RO1
RO2

LB1
LB2
LB3

RB1
RB2

NS1
NS2
CS

IM



WHAT DO I NEED TO CONSIDER?

Water & Sewer

The current City plumbing code (Milwaukee Code of Ordinances 225-17) and Water Works Service Rules and Regulations (3.1.1) require that **each residential structure on a property have a direct connection to a sewer and water main**. Detached ADUs permitted by zoning would need a connection to a public or private main sewer separate from that of the principal residence on the property.

Lot Coverage & Lot Size

In RS1 to RS5 and RT1 to RT3 districts, properties with an ADU may increase their maximum lot coverage by up to 15%.

In RT4 and RS6 districts, the same 15% increase in lot coverage is allowed for properties with an ADU, if the lot coverage of accessory structures is reduced by an equal amount.

Additionally, ADUs do not count toward the required lot area per dwelling unit for the principal residence.

When are ADUs allowed?

There is no more than one ADU on each property.

The ADU is smaller in gross livable area than the principal residence.

Internal ADUs and Attached ADUs are only allowed if the ADU is located in or attached to a single-family residence.

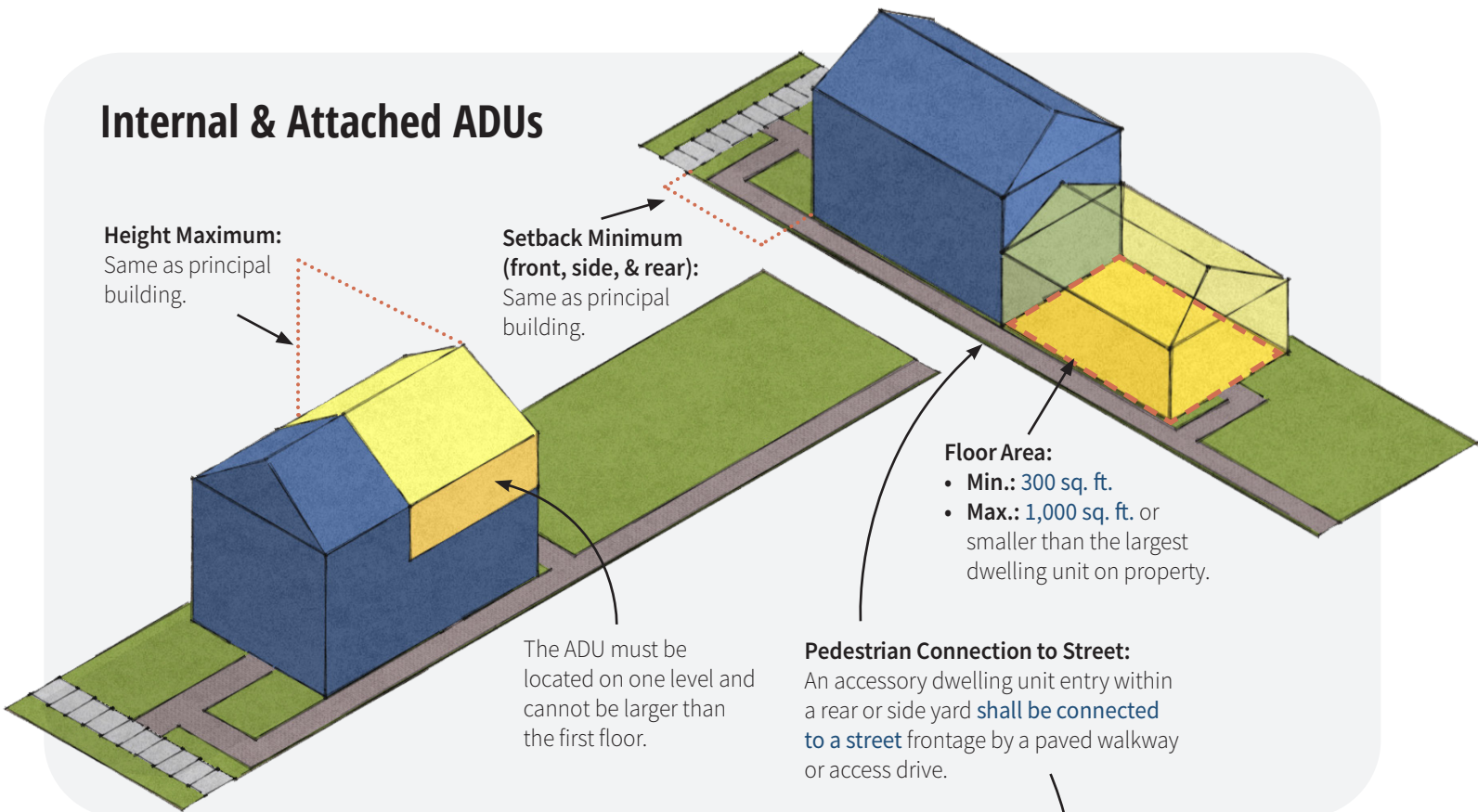
Detached ADUs are only allowed if the property has a single-family or 2-family residence.

The principal residence on a property is occupied by the owner at the time of submitting a permit.

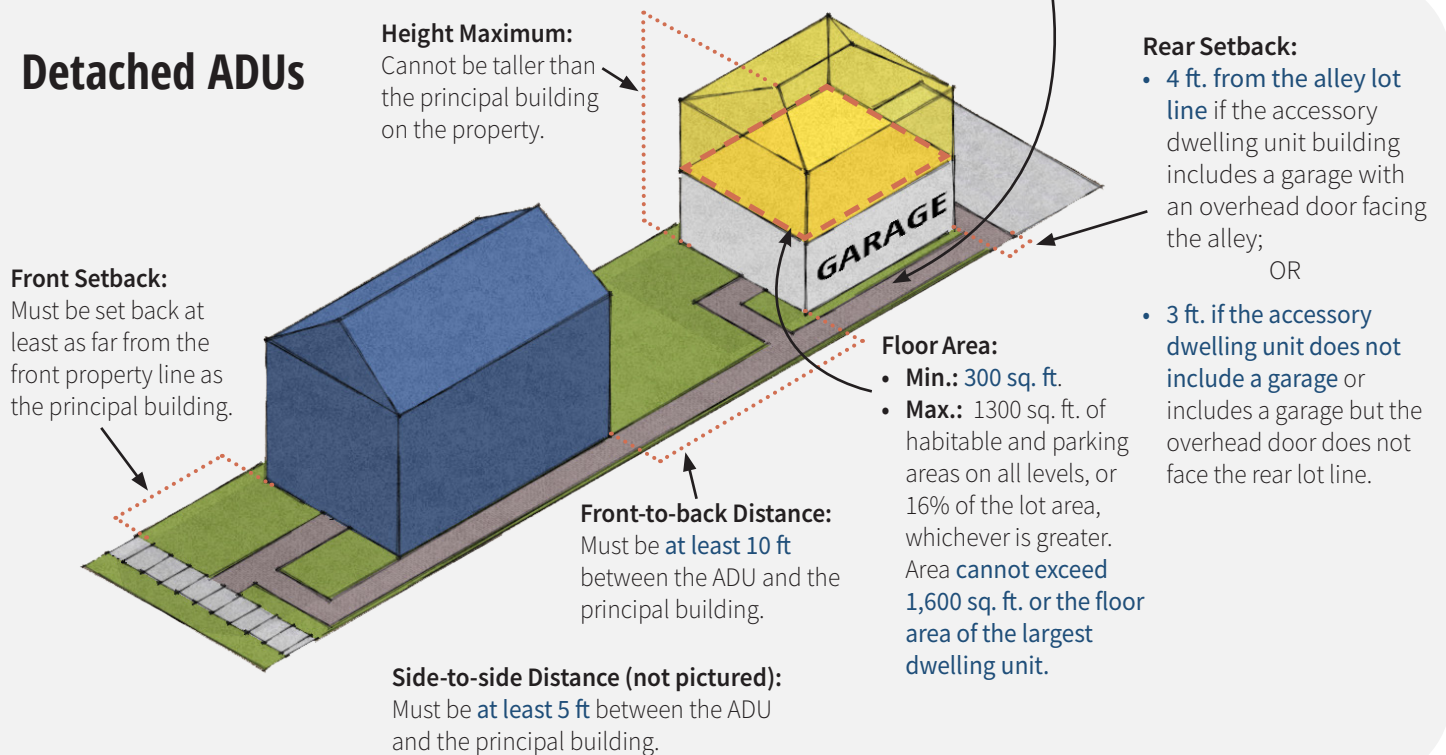
The ADU is not taller than the principal residence.

DESIGN SPECIFICATIONS

Internal & Attached ADUs



Detached ADUs



WHAT ARE MY NEXT STEPS?

Pre-Submittal

Determine if you can build an ADU.

1 Identify the zoning of your property by visiting milwaukee.gov/mymilwaukeehome. Go to the “Special Interest” section.

2 Determine if the desired ADU meets standards outlined in the Zoning Code (see pages 2-3).

Draft designs to determine the project’s feasibility.

3 Complete verification of existing principal dwelling unit as owner’s primary residence.

4 Prepare or have an architect/designer create construction drawings.

5 Obtain a quote for the construction of an ADU.

6 If building an attached or detached ADU that increases lot coverage, obtain a certified survey of your property.

7 Apply for Permit

Submit items for building permit at the Development Center.



Four (4) copies of a certified survey showing the proposed construction and yard grades. (Detached or Attached ADU only)



Truss drawings and calculations, if applicable.



Cost of construction (actual cost of materials and labor to build the home, excluding HVAC, electrical, plumbing, and finishes).



Four (4) sets of construction drawings. The drawings must be to scale (1/8” = 1’ scale or larger), and include the following elements:

- » Elevations
- » Floor plans
- » Wall sections/footings/framing
- » Wall bracing information

Licensed contractors must obtain necessary permits for all associated work. Detached Accessory Dwelling Units will require additional and separate Site Utility Plans.

8 Permit Review

9 Permit Issued and Fees Due

Permit & Development Center

Department of Neighborhood Services
 809 N Broadway, Milwaukee, WI 53202
 (414) 286-8210
DevelopmentCenterInfo@milwaukee.gov
milwaukee.gov/permits