

NUMBER OF ADU'S ALLOWED PER LOT	OFF-STREET PARKING SPACES REQUIRED PER ADU	MUST PROPERTY OWNER LIVE ON SITE	TYPE OF STRUCTURE	MINIMUM LOT SIZE	WHERE ARE THEY ALLOWED - ZONING DISTRICT	WHAT SIZE CAN THEY BE?	SETBACKS	REGISTRATION
1 attached OR 1 detached	1 per unit - Existing property must have 2 off-street parking spaces	Property owner must be a Bluffton resident. -responsible person must live on site	All detached units must be of permanent construction, w/ permanent utility hookups -separate electrical service required for detached units	N/A	R-I R-II	250 – 1000 sq. ft. - Not to exceed 35% of available rear yard	Same setback requirements for Accessory Buildings	All units must be registered with Town Hall
<ul style="list-style-type: none"> Variance required for 2 units 		<ul style="list-style-type: none"> Orange & Richland Twp owners can apply for variance 						

ADU Definition: self-contained dwelling unit designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its own entrance, kitchen, bathroom, and sleeping area; that is located on the same parcel as a larger single-family dwelling that serves as the principal use of the parcel; and whose use is subordinate and incidental to the larger single-family structure. Shall not exceed 1,000 sq. ft. in area.

-Mobile tiny homes and recreational vehicles are not permitted as accessory dwelling units.

Difference between ADU and a Duplex in R-I District: ADU is capped at 1,000 sq. ft.; Duplex does not require “responsible person”/owner on site.

Entrance: Each accessory dwelling unit must provide a separate exterior entrance independent of the entrance to the single-family dwelling to which it is subordinate and incidental.

Responsible person: A person designated by the owner of a lot on which an accessory dwelling unit is established as having the independent duty, responsibility (including financial responsibility), and authority to operate, maintain, and manage the parcel and all dwelling units thereon.