



# LIVINGSTON

MONTANA

let's explore



### WASHINGTON

**ADU SIZE REQUIREMENTS:**  
220 SF min - 1,000 SF max.

**ADU AVERAGE COST:**  
\$200,000 to \$350,000+

**TIME OF CONSTRUCTION:**  
12 - 18 Months



### TEXAS

**ADU SIZE REQUIREMENTS:**  
1,100 SF max. No minimum size.

**ADU AVERAGE COST:**  
\$150,000 to \$350,000+

**TIME OF CONSTRUCTION:**  
12 - 18 Months



### COLORADO

**ADU SIZE REQUIREMENTS:**  
Up to 1000 SF max.

**ADU AVERAGE COST:**  
\$200,000 to \$360,000+

**TIME OF CONSTRUCTION:**  
12 - 18 Months



### MONTANA

**ADU SIZE REQUIREMENTS:**  
Range is 600 - 1,000 SF max.

**ADU AVERAGE COST:**  
\$150,000 to \$300,000+

**TIME OF CONSTRUCTION:**  
12 - 18 Months



### OREGON

**ADU SIZE REQUIREMENTS:**  
Range is 800 - 1200 SF max.

**ADU AVERAGE COST:**  
\$225,000 to \$350,000+

**TIME OF CONSTRUCTION:**  
12 - 18 Months



### INDIANA

**ADU SIZE REQUIREMENTS:**  
220 SF min - 800 SF max.

**ADU AVERAGE COST:**  
\$150,000-\$300,000+

**TIME OF CONSTRUCTION:**  
9 - 16 Months



### IDAHO

**ADU SIZE REQUIREMENTS:**  
Range is 700 - 800 SF max.

**ADU AVERAGE COST:**  
\$150,000 to \$250,000+

**TIME OF CONSTRUCTION:**  
10 - 18 Months



### FLORIDA

**ADU SIZE REQUIREMENTS:**  
500 SF min - 1,200 SF max.

**ADU AVERAGE COST:**  
\$150,000 to \$300,000+

**TIME OF CONSTRUCTION:**  
9 - 18 Months



### CALIFORNIA

**ADU SIZE REQUIREMENTS:**  
150 SF min - 1200 SF max.

**ADU AVERAGE COST:**  
\$200,000 to \$360,000+

**TIME OF CONSTRUCTION:**  
12 - 24 Months

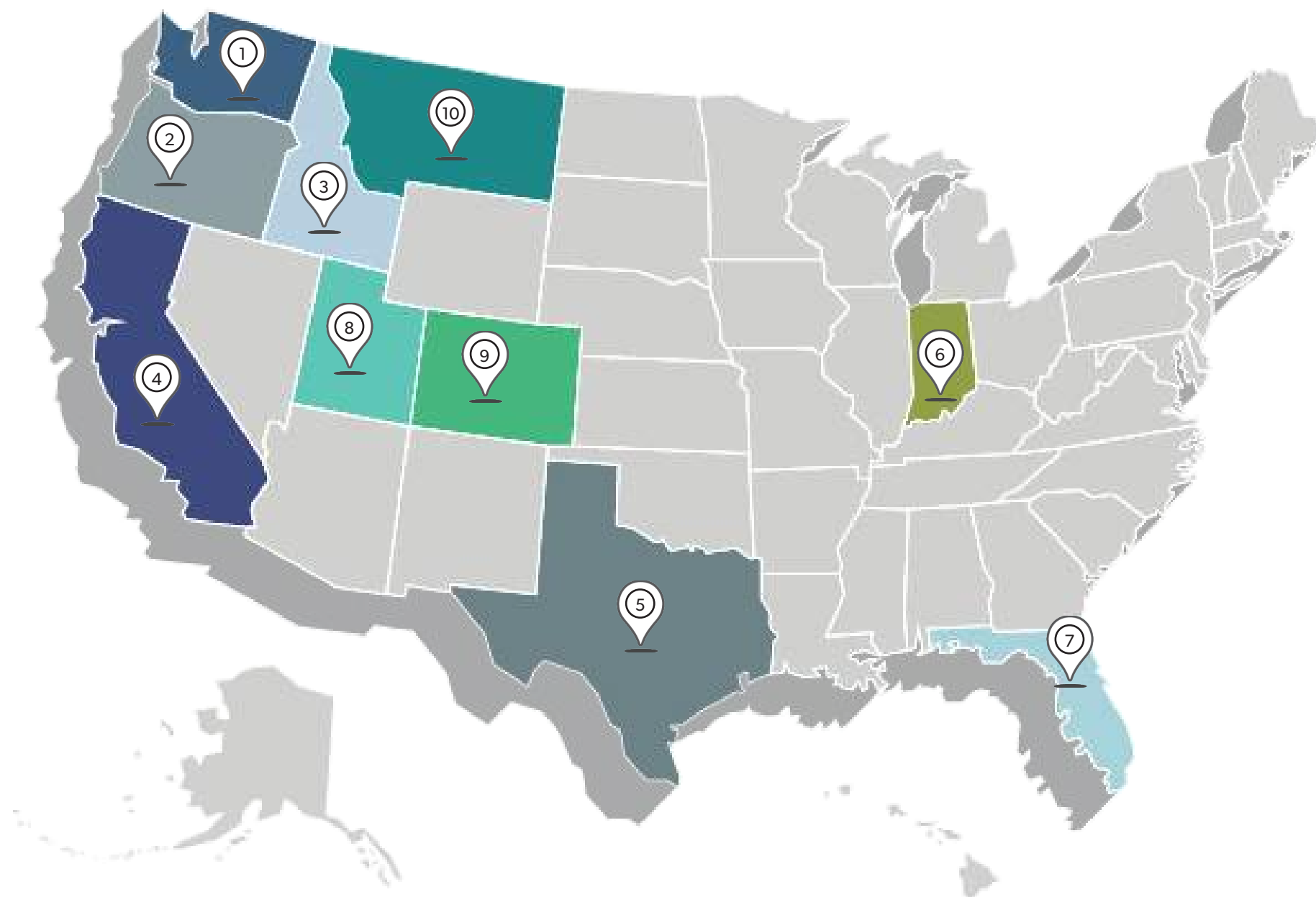


### UTAH

**ADU SIZE REQUIREMENTS:**  
Up to 1000 SF max.

**ADU AVERAGE COST:**  
\$150,000 to 200,000+

**TIME OF CONSTRUCTION:**  
12 - 18 Months







# SEATTLE WASHINGTON

To simplify and streamline permitting, the City of Seattle developed a [Pre-Approved DADU](#) construction plans program that offers a faster, easier, and more predictable design and permitting process. Here's how it works:

- BROWSE THE GALLERY

Explore catalog of pre-approved DADU plans that vary in size, type, and style. Images and details for each design provided to find one suitable for every need and site.

- SELECT A DESIGN

Once a plan is chosen, contact the designer to proceed. The designer can guide through the permitting process, describe other services they offer, and share the fee to use their design.

- PREPARE A SITE PLAN

To complete permitting, a site plan is required showing the pre-approved structure on the specific site. This allows the City to review zoning, drainage, and other site-specific factors.

- GET YOUR PERMIT

Submit a building permit application to Seattle Department of Construction and Inspections (SDCI). By using a pre-approved plan, a permit will be obtain cheaper and faster — as quickly as 2-6 weeks for most sites.



FRONT FACADE

## PRE-APPROVED PLANS DADU

1 Bed DADU + Garage

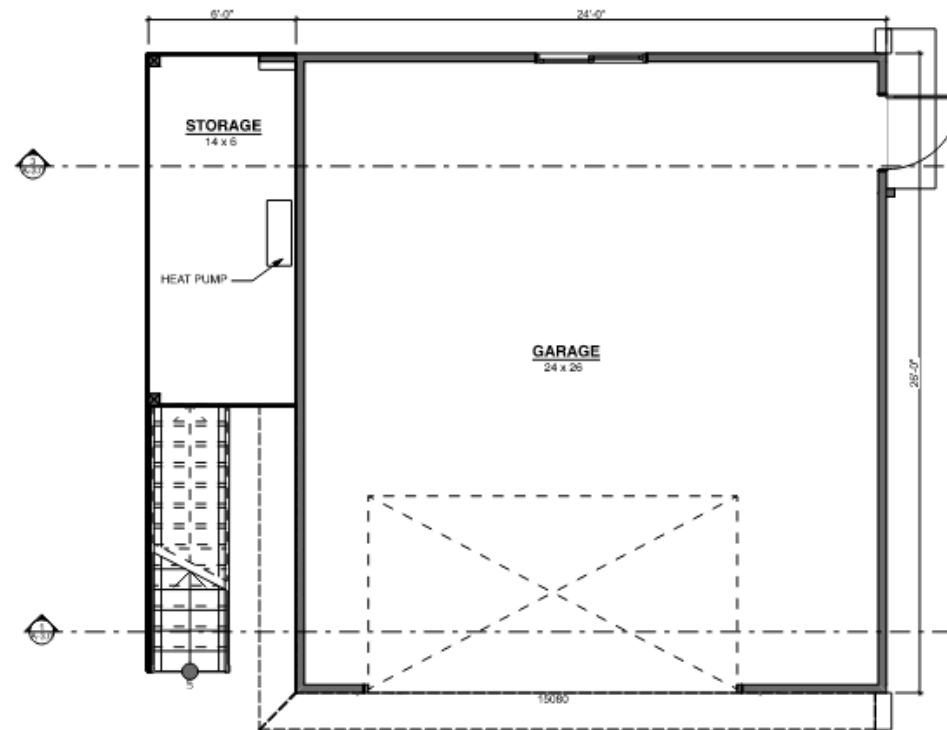
Morgan Law, Architect

### AREA CALCULATIONS

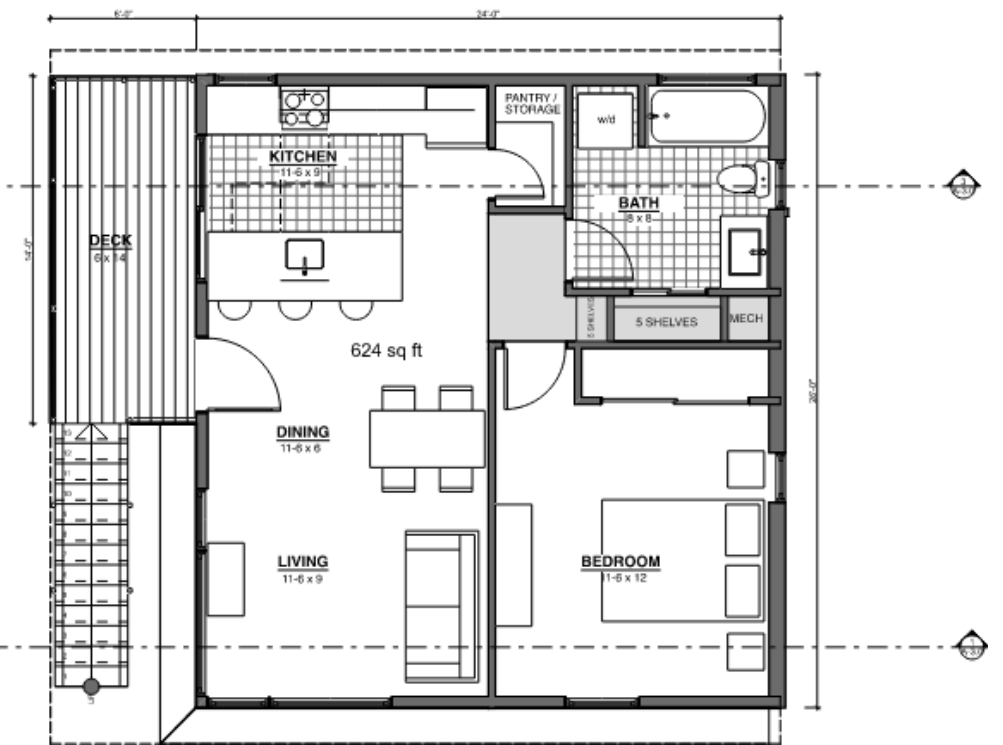
1 BED DADU	624 SF
2 CAR GARAGE	708 SF



INTERIOR VIEW



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# SEATTLE WASHINGTON



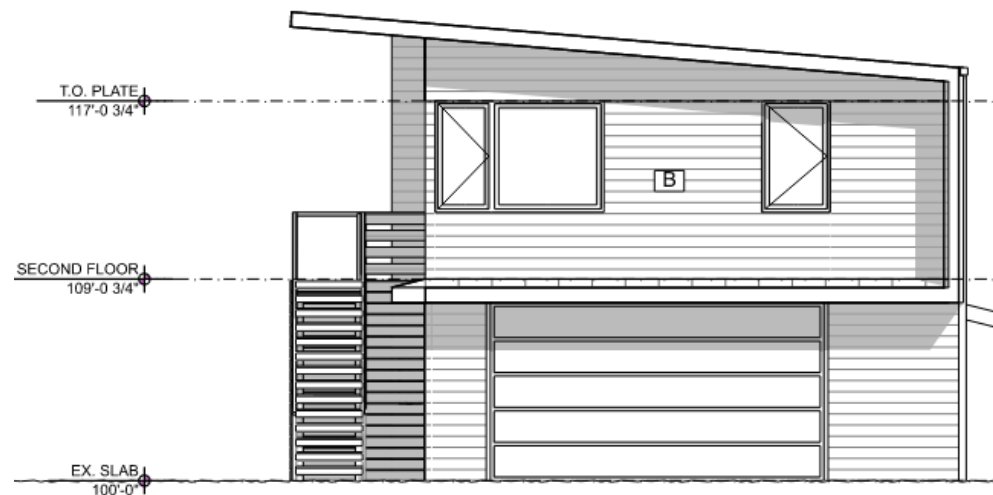
## ADU PRODUCTION

- After legalizing DADUs citywide in 2010, Seattle saw relatively consistent permit activity for several years .
- From 2010 to 2015, total ADU permitting averaged 136 units annually . This rose to about 264 ADUs per year from 2016 to 2019, but the trend had leveled, with nearly the same number of ADUs permitted in 2016 and 2019 .
- Activity jumped substantially in 2020, the first full year after the City’s ADU reforms took effect, and increased further in 2021 to a total of 771 permits issued, an average of more than two per day .
- Exhibit 1 shows this upward trend since 2019 continuing last year with the most ADU permits issued in Seattle’s history .
- SDCI issued permits for 437 ADUs and 551 DADUs across all zones, together a 28 percent increase from 2021 and more than four times the number of units permitted in 2018, the last full year before ADU reforms took effect . This dataset includes both ADUs with issued permits, where construction may not have begun or may be underway, and ADUs with completed or “finalized” permits where the unit is fully built .

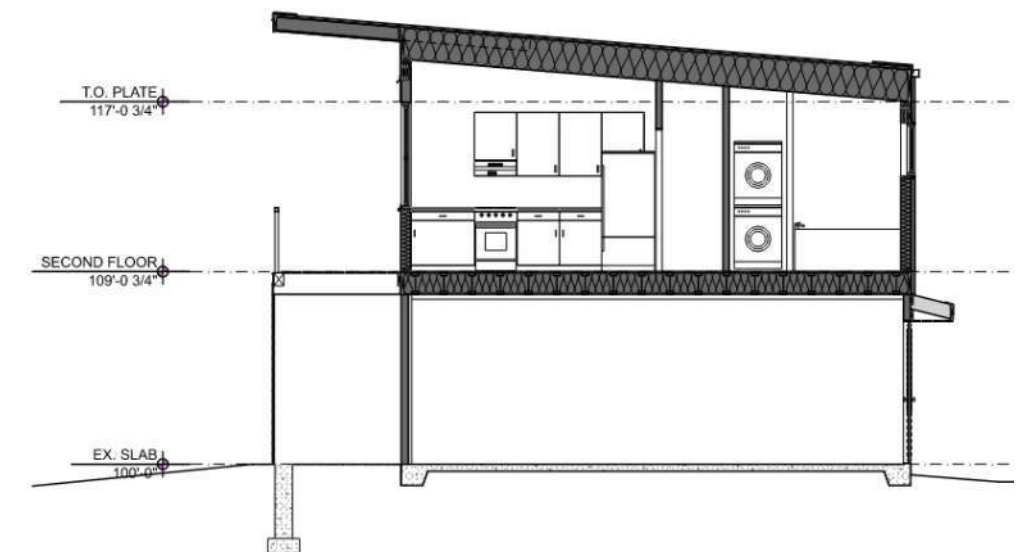


FRONT FACADE

- MATERIALS
- A. METAL ROOF
  - B. FIBER CEMENT CLAPBOARDS
  - C. STAINED CEDAR



SOUTH-EAST ELEVATION



SECTION: N-S

## PRE-APPROVED PLANS DADU 1 Bed DADU + Garage Morgan Law, Architect

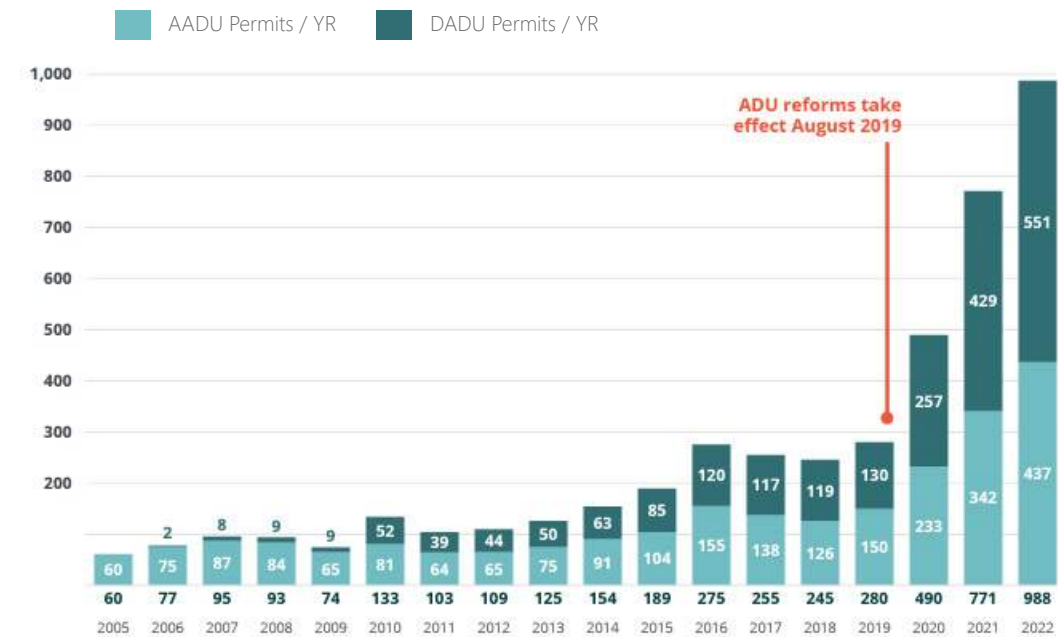
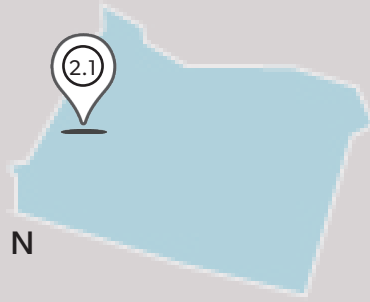


EXHIBIT 1: [OPCD-ADU Annual Report 2022](#)



# EUGENE OREGON



- Like many other communities throughout the country, Eugene is in a housing crisis. Years of underproduction, high construction costs and low wages have created an environment where many community members struggle to find housing they can afford. The City is classified as a severely rent-burdened city meaning that a majority of community members spend more than 30% of their income on housing costs.

- To address this, the Eugene City Council asked staff to recommend strategies and tools to address the barriers to housing affordability, availability, and diversity. The [Pre-Approved ADU Program](#) is one tool to work towards that goal.

- The program offers multiple architectural plans for detached ADUs that have already gone through the building permit review and lowers the pre-development costs for ADUs.

- The [ADU Pre-Approved Plans Library](#) offers a variety of styles, sizes and special features such as energy-efficient, accessible and low-cost units. The City of Eugene’s ADU design includes customizable options to allow for variations in exterior materials and roof style.

## Facts about ADUs in Eugene:

- ADUs are currently allowed in all neighborhoods.
- ADUs can be a maximum of 800 sq. ft. or 10% of the lot area in most zones (whichever is smaller).
- ADUs in most zones only need to meet the design standards required for ADUs and are not subject to other residential design standards.
- ADUs do not require additional off-street parking.
- Owner occupancy of either unit is not required.
- ADUs are not restricted by minimum lot size, lot dimension or maximum density.
- ADUs are allowed on alley access lots and flag lots.
- System Development Charges (SDCs) can be financed through the City for up to 10 years.

## PRE-APPROVED ADU PLAN

The original “Maheeshp” Loft ADU  
*Cedar Stone, Design*

### AREA CALCULATIONS

BUILDING FOOTPRINT	800 SF
LIVABLE AREA (2 BED/ 1 BATH)	675 SF



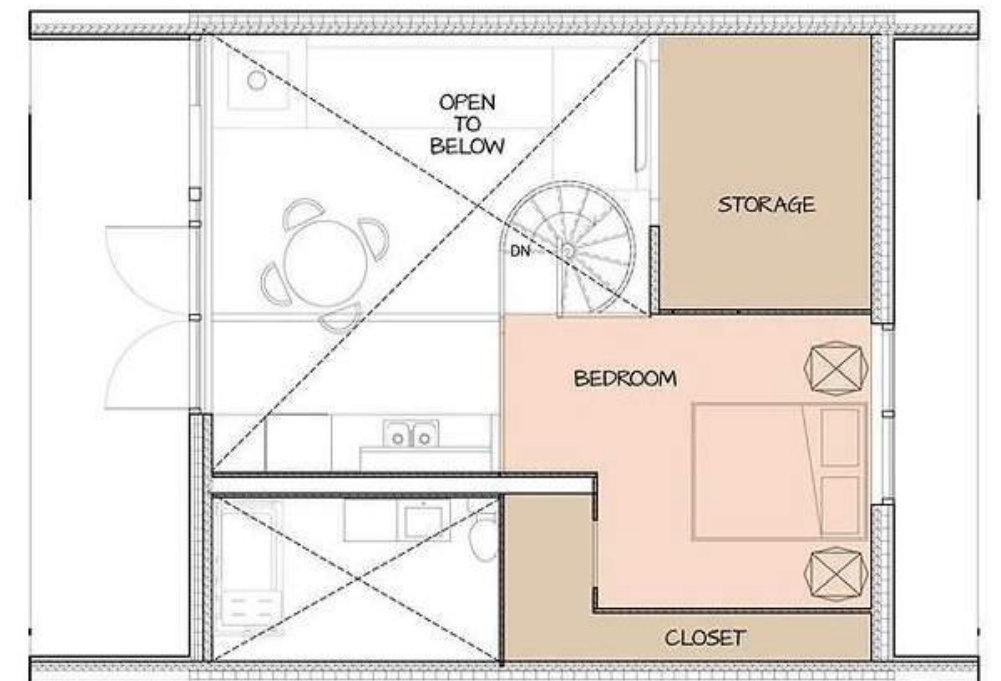
FRONT FACADE



INTERIOR VIEWS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# NAPA SONOMA CALIFORNIA



• The Napa Sonoma ADU Standard Plans Program is a multi-jurisdictional effort administered by the nonprofit Napa Sonoma ADU Center in collaboration with local cities and unincorporated counties across Napa and Sonoma.

### Program highlights:

- Marketplace-style list of 28 vendors with 51 plans,
- ADU sizes from 150 sf to 1200 sf, studio to 3 bedrooms
- Multi-jurisdiction program includes 14 cities and 2 counties
- Includes ADU features, such as all-electric, universal design, solar,
- Sort listings by jurisdiction pre-reviewed status, size, builder,
- Construction cost estimates, license fees, professional fees,
- Includes stock plans outside of pre-reviewed program
- Many plans have \$0 license fees (included with cost of construction)
- New Napa County forgivable loan program and \$2500 incentive

The Napa Sonoma ADU Standard Plans Program provides property owners with easy access to dozens of “off the shelf” ADU plans that can be purchased at low cost, saving thousands of dollars and months of time over a custom design. Plan options include site-built and off-site construction designs of various sizes, including plans that have been pre-reviewed by specific jurisdictions.

This program is one of the first comprehensive, multi-jurisdiction programs of its type in the country. Each jurisdiction decides which plans they will accept as “pre-reviewed, with a third-party reviewer conducting code reviews for the selected site-built plans.”

Homeowners in Napa can also take advantage of a partnership with Napa County’s new Affordable ADU Loan Program, which provides loans up to \$105,000 that are forgivable in exchange for the ADU being rented to tenant or family member affordable (under 80% AMI) for 5 years. This program includes up to \$2,500 incentive for use of a pre-reviewed plan from the program, and applies to all cities in Napa plus unincorporated county.



# NAPA SONOMA ADU

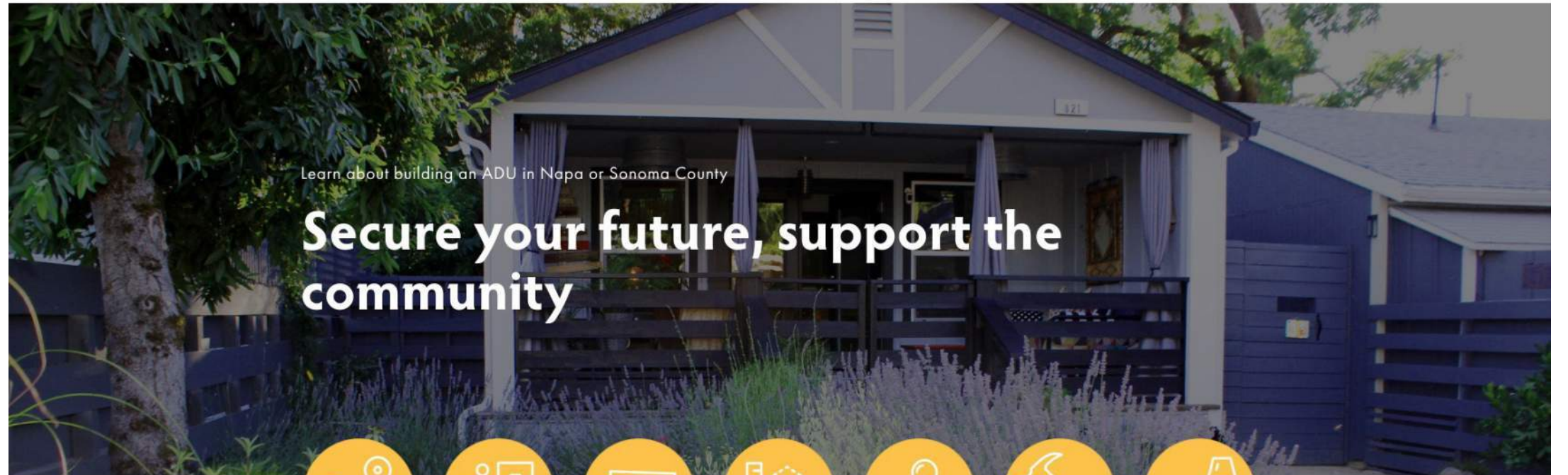
On-line Website

<https://napasonomaadu.org/>



ADU101 STORIES & FLOORPLANS NEWS & EVENTS TOOLS & RESOURCES ABOUT DONATE CONTACT

GET STARTED > LEARN THE RULES > BUDGET > DESIGN > PERMIT > BUILD > RENT



Learn about building an ADU in Napa or Sonoma County

## Secure your future, support the community



GET STARTED LEARN RULES BUDGET DESIGN PERMIT BUILD RENT

Whether you're new to learning about ADUs or ready to begin the process, we have the information you need.

Select Language ▼



# NAPA SONOMA CALIFORNIA



How the On-line plan gallery works:

1. Determine what's possible, getting help from the Napa Sonoma ADU Center with:

- ADU feasibility consult
- Help understanding costs, financing options, and return on investment,
- Information on local ADU rules & permit process.

2. Picking an ADU plan between:

- Site-built plans, are for ADUs constructed on property. In this gallery site-built plans that have been "pre-reviewed" for compliance with applicable building codes as well as site-built plans that will need to be reviewed through a standard process are included. The jurisdiction will determine the level of additional code review required, including the fees for the review. Even if using a pre-reviewed plan, the designer/architect will need to submit the plan along with additional details about your site (such as a site plan, utility connection plan, etc.) to get a building permit.

- Prefabricated plans, are ADUs that are largely built off-site in a factory and then transported and installed on your property on a permanent foundation. All prefabricated ADUs are pre-reviewed for building code compliance at the state or federal level. Just like site-built plans, additional site-specific information will need to be submitted to the building department to get full permit approval.

3. Contacting the Designer, with the contact information on the chosen plan to get in touch with the designer, license the plan, and learn next steps.

4. From Plan to Permit, contact the jurisdiction's building department and develop a full ADU permit application.



## NAPA SONOMA ADU

Plans Gallery

<https://plans.napasonomaadu.org/>

SEE FAVORITES

SORT

### FIND YOUR PLAN

#### OPTION A

#### "PRE-REVIEWED" PLANS

What does "pre-reviewed" mean?

If you're looking for "pre-reviewed" plans, start by choosing a jurisdiction, then continue filtering below. Skip to the filters below to search all plans.

Search...

- Rohnert Park
- Santa Rosa
- Sebastopol
- Sonoma City
- Sonoma County
- St. Helena
- Windsor
- Yountville

#### OPTION B

#### ALL PLANS

Use the options below to filter for plans that fit your goals and preferences. Note: Not all plans in this gallery will necessarily work for your property or jurisdiction.

PLAN TYPE

?

SIZE CATEGORY

+



PREFABRICATED

#### Connect 2 CONNECT HOMES

640 SF (MEDIUM)

1 1

LICENSE FEE: \$0 See listing details

VIEW LISTING

ADD FAVORITE



SITE-BUILT

#### Modern Gable 800 SF ADU URBAN BUILDING WORKSHOP

800 SF (LARGE)

2 1

LICENSE FEE: \$850

VIEW LISTING

ADD FAVORITE



SITE-BUILT

#### Net Zero Cottage CLIFFORD VICKREY ARCHITECT

600 SF (MEDIUM)

1 1

LICENSE FEE: \$1,000

VIEW LISTING

ADD FAVORITE



SITE-BUILT

#### The Andy PREFABADU

600 SF (MEDIUM)

1 1

LICENSE FEE: \$0 See listing details

VIEW LISTING

ADD FAVORITE



SITE-BUILT

#### Sue's Retirement Palace CARI DESIGNS ARCHITECTURE

750 SF (LARGE)

STUDIO 1

LICENSE FEE: \$900

VIEW LISTING

ADD FAVORITE



PREFABRICATED

#### Abodu Two ABODU

610 SF (MEDIUM)

2 1

LICENSE FEE: \$0 See listing details

VIEW LISTING

ADD FAVORITE



# PLACER COUNTY CALIFORNIA



• A new round of pre-reviewed ADU master plans are available at [Placer County website](#):

• Each ADU has been designed to be adaptable to various locations, styles, and budgets, providing homeowners with a customizable living space that suits their unique needs and preferences. All plans can be utilized as either a slab or raised floor, providing versatility to accommodate different foundation options. The designs were created to enable owners to modify the facade and elements, so they can reflect the surrounding environment, aesthetic preferences, and existing structures.

• Additionally, the designs are created to be as cost-effective as possible, utilizing space efficiently without sacrificing comfort and functionality. The open-concept living areas provide a welcoming atmosphere, while the separate bedroom zones offer privacy. The inclusion of features such as covered outdoor spaces and optional garages further enhance the flexibility of the designs.

• These Accessory Home master plans have been pre-reviewed by the Placer County Building Team and are provided by Placer County at a low cost to homeowners – saving thousands in expenses.

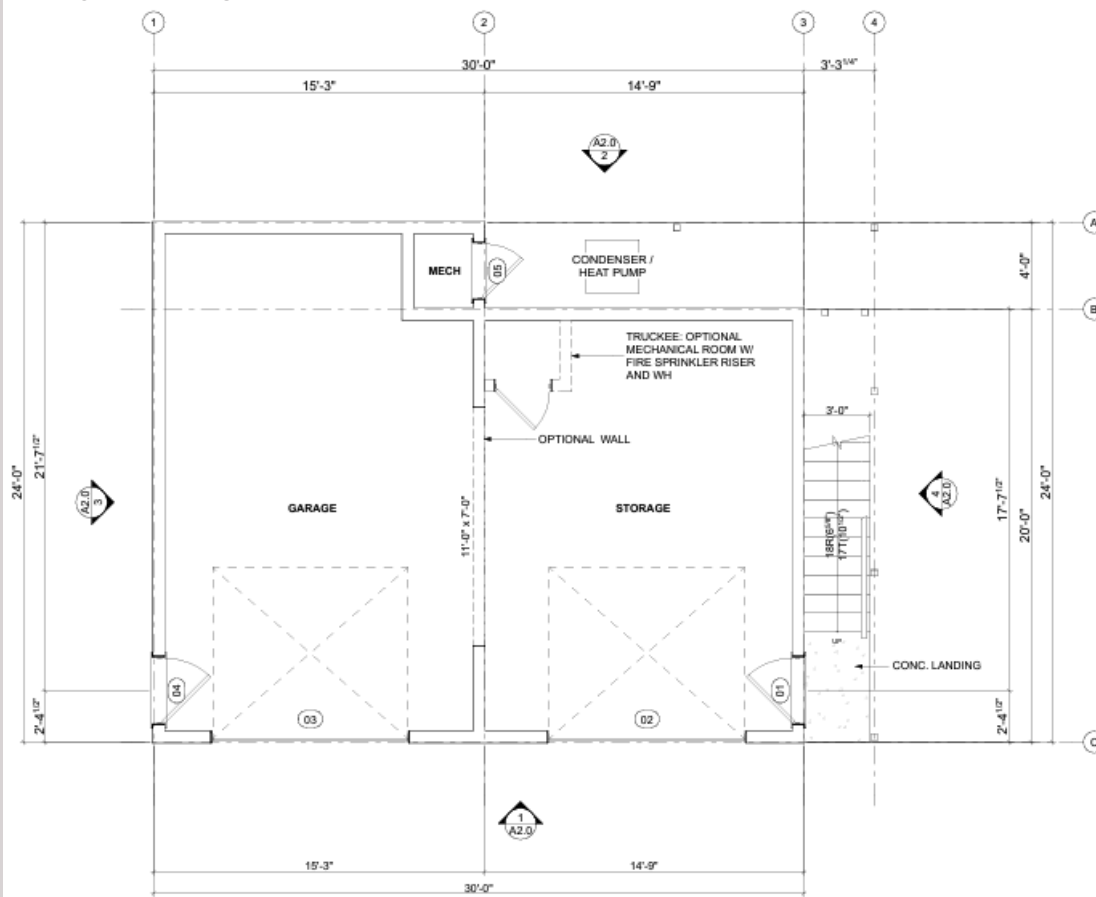


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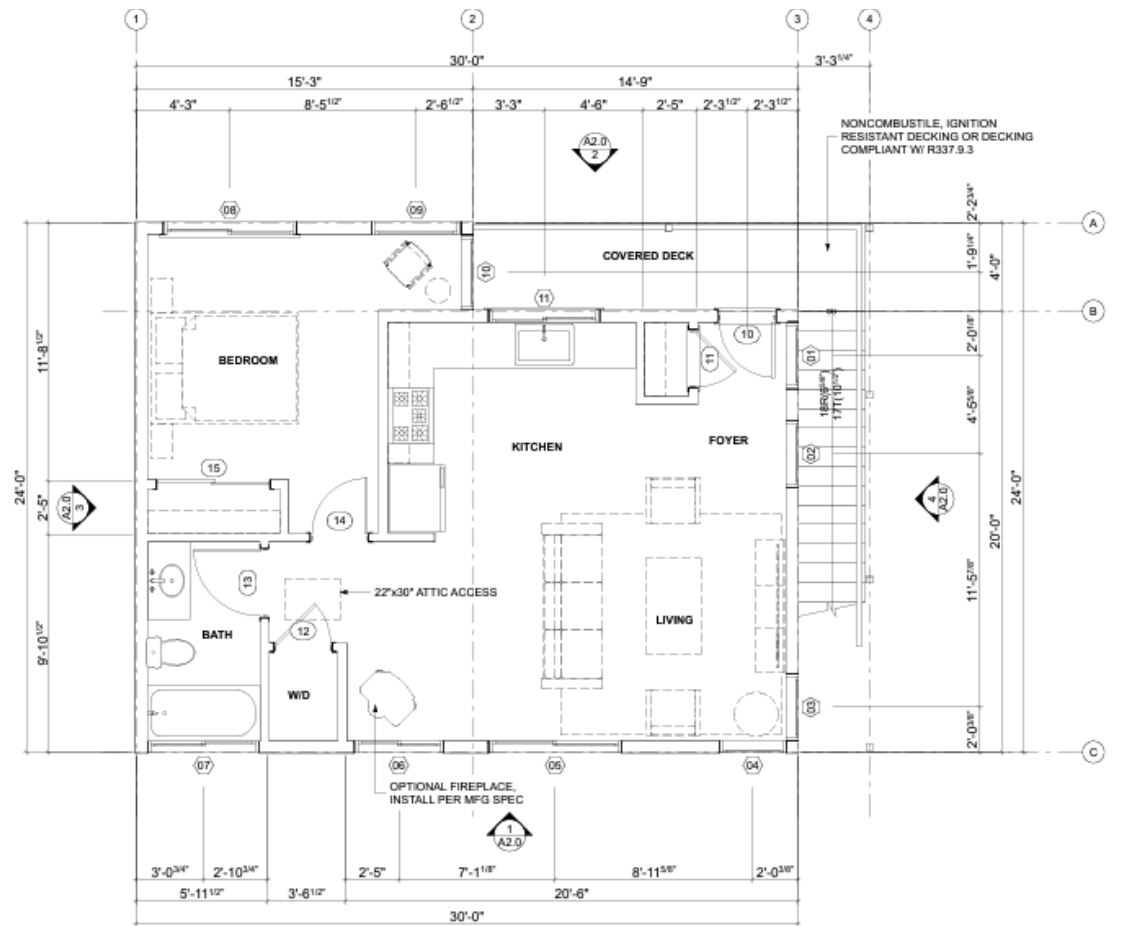
## PRE-APPROVED PLANS ADU One Bedroom With Two Car Garage *Russell Davidson, Architecture + Design*

### AREA CALCULATIONS

STUDIO APARTMENT A/C LIVING 661 SF  
2-CAR GARAGE



FIRST FLOOR PLAN



SECOND FLOOR PLAN



6



# SOUTH BEND INDIANA

• The city of South Bend released the New Neighborhood Homes Initiative, an ambitious plan to lower development costs and build more infill housing.

• Included in the initiative is a set of pre-approved plans for multi-family infill housing developments. A statement announcing the launch of the "Build South Bend" program calls the pre-approved plans a "Sears Catalog" of housing options.

• "Each plan has been vetted specifically for South Bend with careful consideration given to current zoning regulations, typical lot configurations, common construction techniques, and market conditions,"

## PRE-APPROVED PLANS ADU

### The Carriage House

Build South Bend, Sears Catalog



OPTION A



OPTION B



OPTION C

#### Building Type Overview

##### Building Dimensions

Building Height	2 story
Building Width	24'
Building Depth	24'

##### Program

Unit Configuration	1 bed / 1 bath
Unit Size (gross building)	1,152 sq. ft.
Basement (unfinished)	None
Garage (unconditioned)	576 sq. ft.
2nd Floor	576 sq. ft.

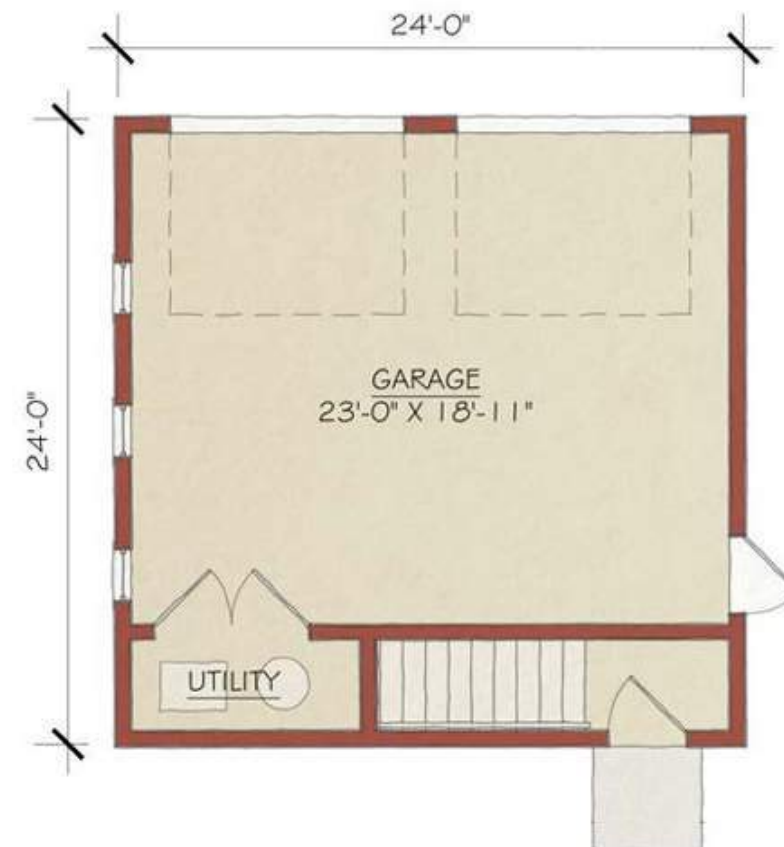
##### Lot Standards

Lot Width (min.)	34'
Lot Width (max.)	None

##### Cost Assumptions

Preliminary Construction Estimates *	\$130,000 - \$180,000
Financing Options	Personal Financing

\* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# GROVELAND FLORIDA



- The city is one of the fastest growing in Florida, almost tripling in population since 2010.

- Groveland’s new Community Development Code is encouraging Building Partners to build traditional style homes and buildings that capture the Florida Vernacular Architectural style. In order to facilitate this, the Building Division is enlisting the aid of local architects to provide a variety of plans.

- Once confirmed the construction plans are code compliant they will be offered to local builders as pre-approved, ready to build homes. Builders wishing to take advantage of the ‘ready to build, pre-approved plans’ will contact the architect of the desired plans to arrange for their use.

- Geoffrey Mouen, a Florida-based architect who has championed traditional town planning and design, contributed his work to the portfolio of available plans. His drawings being offered are on the [city’s website](#).

- This process will help our builders with the learning curve as they adjust to the new architectural style. It will save permitting time of approximately one to two weeks due to the plans already being approved.

- Groveland officials hope this program of pre-approved plans will enable more infill construction, allowing smaller developers to participate more in a region dominated by big builders.

- Groveland has updated its codes to allow ADUs, duplexes, and multiplexes. It eliminated minimum-size requirements, allowing smaller homes for smaller households. It created a village and hamlet plan for small, walkable communities.

- Groveland is reducing impact fees for missing-middle housing types, and delaying fees for anyone using the pre-approved plans to allow smaller developers to secure financing.



FRONT FACADE

## PRE-APPROVED PLANS ADU

Garage With Studio Apartment & Loft

*Geoffrey Mouen, Architects*

### AREA CALCULATIONS

STUDIO APARTMENT A/C LIVING	539 SF
LOFT A/C LIVING	115 SF
<b>TOTAL A/C LIVING</b>	<b>654 SF</b>
<b>GARAGE STORAGE</b>	<b>576 SF</b>



FIRST FLOOR PLAN

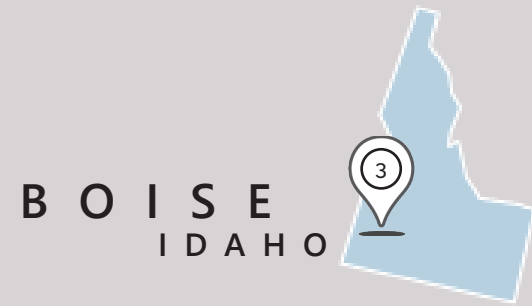


SECOND FLOOR PLAN



THIRD FLOOR PLAN





**BOISE**  
IDAHO

- The City of Boise participated in the Harvard-Bloomberg City Leadership Initiative Innovation Track with a focus on identifying creative new solutions to housing affordability in Boise. Based on its extensive, people-centered research and testing, the team recommended that the city fund and evaluate two innovative [Housing Pilot Programs](#).
- The City of Boise is teaming up with Idaho-based nonprofit LEAP to select 16-18 households to participate in a one-of-a-kind pilot program that hopes to help Boise homeowners create world-class housing solutions right in their own backyards.
- The City of Boise is looking to determine:
  1. Whether an ADU program is a feasible, scalable, cost-effective approach to increasing affordable housing stock.
  2. Whether or not to allow the permanent legal status of movable tiny homes in Boise city limits.
- The objective is to create housing stock in the way of ADUs which are rented out at or below at least 80% of area median income (AMI), but ideally at or below 60% of AMI. 60% AMI is equivalent to \$31,680 for a household of 1, or \$36,180 for a household of 2.
- The city will provide resources to participating homeowners, including help with permitting, an exemption for city impact fees, and technical assistance and support from LEAP Housing on managing the property. Grants are also available to ease the costs of a utility connection.
- The intake screening form for both pilots closed on midnight, May 31, 2022.

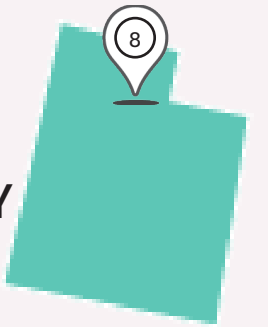


**HOUSTON**  
TEXAS

- The Planning and Development Department's recent [ADU|HOU Design Competition](#) received 30 submissions of Accessory Dwelling Unit schematic designs and concepts.
- Funded by a 2021 AARP Community Challenge grant, the design competition will ultimately provide a set of plans that homeowners can use to build an ADU on a single-family residential lot where deed restrictions allow. The plans will go through preliminary plan review and will comply with the City's current building code and development standards. This design competition, is related to ongoing discussions of the Livable Places Action Committee (LPAC). The LPAC is creating opportunities within our development standards that encourage housing variety and affordability.
  - The contest submissions and on-line vote were subdivided into design categories: Resilient, Sustainable, Affordable, Garage and Student submissions. "[Double House](#)," submitted by two Rice Architecture students - Adam Berman and Siobhan Finlay - was the top design selected in a public on-line vote.
  - The team will be awarded \$3,000, provided by the AARP grant, to produce construction documents. Schematic designs will be prominently featured and fully credited in a digital ADU design book. The book, available on-line by the end of the year, will also include all other qualified contest submissions.



"DOUBLE HOUSE" ADU FLOOR PLAN



**SALT LAKE CITY**  
UTAH

- Together with the American Institute of Architects Utah Chapter and the Community Development Corporation of Utah, Salt Lake City launched the [Empowered Living Design Competition](#), inviting designers, architects and others to submit their designs for small residences that could help address the City's affordable housing shortage.
- Participants were invited to submit a design for a standalone home or cluster of small cottages — also known as tiny homes — in a planned development, or an Accessory Dwelling Unit (ADU) on a lot with a primary residence. Entries were judged based on five criteria: affordability, accessibility, sustainability, durability, and livability. More than 80 entries were submitted.

**ADU Grand Award: " Birch 1 - Woofter Bolch Architecture"**

- [Birch](#) is an innovative, affordable Accessory Dwelling Unit that is adaptable to any site but is tailored to take advantage of the rear lot access of residential alley sites within Salt Lake City. It maximizes the potential for new types of urban living within these traditionally underutilized backyard spaces, creating density and an affordable housing option within existing neighborhoods while maintaining the existing housing stock and character of the street frontages. To address the potential of various sites, our proposed design is a limited "kit-of-parts" including a structure for living, an exterior storage shed, and a covered outdoor space in-between. This covered space, the "birch" (BI-directional porCH), forms the heart of the design by creating a flexible covered outdoor space that extends the living space and is both sheltered and connected.



"BIRCH" PERSPECTIVE SECTION

## DENVER COLORADO



### [Denver Adopts New Standards for Accessory Dwelling Units](#)

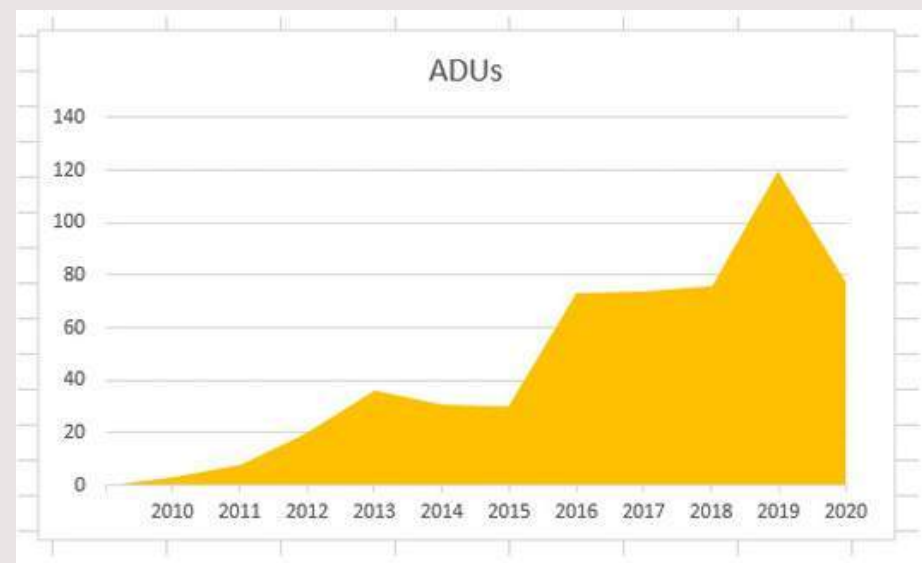
• After more than a year working with a community advisory committee, technical experts, neighborhood organizations, City Council members, and the general public to develop zoning code changes for accessory dwelling units (ADUs), Denver’s Department of Community Planning and Development announced the passage of these changes by Denver City Council. The zoning changes went into effect on Wednesday, July 5, 2023, and applied to ADU applications received after June 30, 2023.

• Prior to these zoning code changes, there was a one-size-fits-all approach to ADU design with little variation by neighborhood. The changes allow for nuance based on neighborhood context, and include some of the following updates:

- More flexibility to create two-story ADUs in Denver’s more urban areas, making construction more cost effective than the prior 1.5-story height limit.
- In suburban neighborhoods, ADUs will generally be one-story, with rear and side setbacks (the distance from the ADU to the rear and side lot lines) based on neighborhood design.
- The building lot coverage exemption in place for vehicle parking is extended to ADUs, making building one-story ADUs easier. One-story ADUs can better serve occupants who are elderly or disabled.
- In more urban neighborhoods, dormers (vertical windows that rise from a sloping roof) may be allowed to extend past the bulk plane, which is the space a building is allowed to occupy on the lot. Dormers can allow ADUs to better match the architectural features of a neighborhood.
- Zoning barriers that previously limited the conversion of existing structures like garages into ADUs have been removed.
- The maximum floor area of ADUs for smaller lots is increased, allowing these lots the option of building ADUs that can serve a family. This can keep multi-generational families on the same property.

• The foundation for this project is [Blueprint Denver](#), a citywide land use plan that was adopted by Denver City Council in 2019 after three years of public outreach. Thousands of residents helped create the policy recommendations in Blueprint Denver, which included these recommendations for ADUs:

- That barriers to ADU construction be removed,
- That zoning rules be reviewed and adjusted so ADUs fit into a variety of neighborhood contexts.



ADU's in Denver Graphic, "Project Strategy Report 2023"

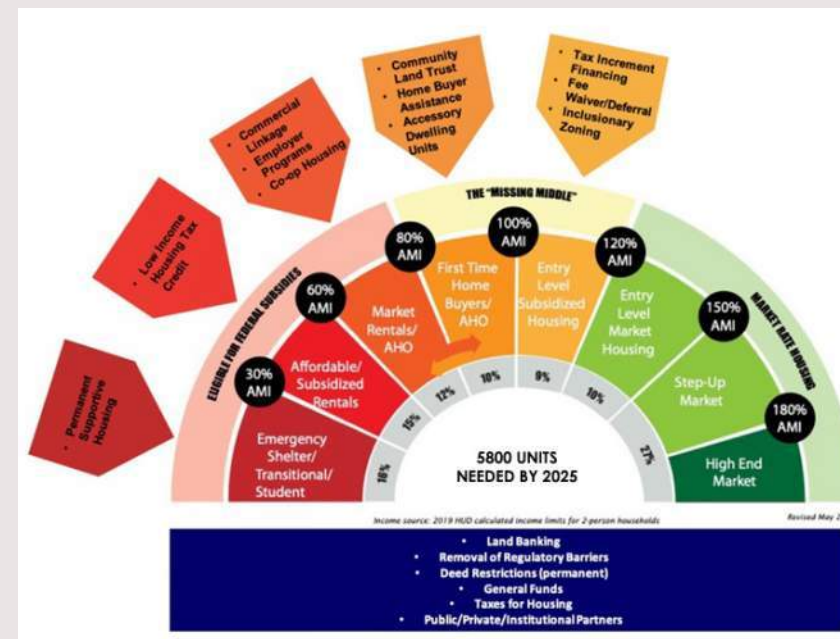
## BOZEMAN MONTANA



• [Removing Regulatory Barriers to Affordability – A Snapshot](#), over the past 20 years, the City of Bozeman has:

- Reduced maximum lot sizes by 60%.
- Reduced setbacks by over 50%.
- Reduced requirements on minimum home size.
- Increased maximum building heights.
- Allowed Accessory Dwelling Units (ADUs) in all residential zoning districts.

• Bozeman is currently rolling out its [Community Housing Action Plan](#) which has 75+ action items that address the entire scope of housing affordability:



Bozeman Community Housing Action Plan Bridge

- Proposed Actions for Accessory Dwelling Unit :
  - Explore removing special use permit requirement for a detached ADU, in R1 zone,
  - Decrease the cost of ADUs, educate the community about these cost reductions and explore opportunities for additional reductions (i.e. Permitting, impact fees, parking regulations,
  - Make pre-engineered ADU designs available for free – only a building permit needed to construct,
  - Deed-restrict units that receive an incentive/public break to build to ensure community benefit,
  - ADU and primary home cannot both be short term rental,
  - Use tax increment financing to incentivize long-term affordable housing within the districts including ADUs and 1-bedroom units in the Downtown area.

• Administrative Departures:

The City of Bozeman has authorized the Community Development Director the authority to grant several administrative departures in cases where the departures will result in additional residential dwelling units, missing middle housing or infill development. These departures include:

- 10% reduction from minimum setbacks.
- 5 feet additional building height.
- 10% additional maximum lot coverage
- Reduced parking requirements.
- 20% less open space.

• [Community Plan Action Items:](#)

Bozeman recently revised its Community Plan per state statute and adopted many policies that will encourage increased residential density and address issues that are fighting against affordability.



## B I L L I N G S M O N T A N A



### ADU's Task Work Group:

• A newly appointed special working group will focus on including Accessory Dwelling Units (ADUs) in the proposed new zoning regulations for Billings and Yellowstone County. The existing code does not currently recognize this classic design feature of many Mid-Century and First Neighborhood homes. An ADU was typically included as a bonus feature – a place where the young adult children or an aging parent or parents could live mostly independent of the main household. **The mission of the special working group is to help define where and how ADUs should be regulated in the city and county. The group will make recommendations back to the Urban Issues and County Issues working groups including proposed regulations for existing ADUs, as an expansion to residential homes or in new construction.** Some of the issues to be resolved include how large an ADU may be, interactions with private covenants, whether occupancy by the property owner will be required and any special permitting procedures.

• The group has released the "[ADU Task Group Primer Vol 1 Table of Contents April 30, 2019](#)", and the "[ADU Task Group Primer Vol 1 April 30, 2019](#)". These studies helped with the Project Re- Code.

### Project Re-Code for the City of Billings & Yellowstone County:

• First major overhaul of city and county zoning regulations in 45 years. City Council adopted new [Zoning Code](#) - January 25, 2021. Effective date February 25, 2021, and the Board of County Commissioners adopted new [Zoning Code](#) - November 10, 2020. Effective date December 15, 2020.

• Both of these codes incorporated ADU requirements for applicability, ownership and occupancy, dimensional standards and location, size, construction, design, parking, home occupations, and short-term rentals. These requirements are summarized in the "[ACCESSORY DWELLING UNITS](#)" presentation by Billings, Montana.

	Billings, MT	Bismarck, ND	Boise, ID
<b>Total Population</b>	109,642	72,865	226,570
<b>% Change in Pop., 2000-2017</b>	22.03%	31.21%	21.95%
<b>Median Household Income</b>	\$52,944	\$60,320	\$52,249
<b>Median Value OOH*</b>	\$198,300	\$205,500	\$191,000
<b>HV-I Ratio**</b>	3.75	3.41	3.66
<b>Homeownership Rate</b>	62.8%	63.1%	59.9%
<b>Median Monthly Housing Costs</b>	\$903	\$816	\$909
<b>Median Rent</b>	\$799	\$798	\$834
<b>% Rent-Burdened Households</b>	44.3%	37.9%	48.0%
<b>Poverty Rate</b>	8.1%	5.1%	8.4%
<b>Change in Poverty Rate, 2000-2016</b>	-1.1%	-0.6%	2.5%

\*OOH = Owner-Occupied Homes

\*\*HV-I Ratio = Ratio of a city's median value of owner-occupied homes to the city's median household income

*ADU's Peer Cities Table, "An analysis of Accessory Dwelling Units and their applicability in Billings, Montana 2018"*

## W H I T E F I S H M O N T A N A



• The Whitefish City Council held a special meeting in April 2023, to discuss what action to take on two senate bills that could potentially hinder workforce housing efforts in Whitefish. The first concerns short-term rental laws, allowing them to be operated with little to no regulation, and the second bill revises laws concerning accessory dwelling units (ADUs), more details on the "[City concerned over bills relaxing regs on short-term rentals, ADUs](#)" article from Whitefish Pilot.

• SB 268 REVISES short-term rental laws and establishes that a short-term rental is a residential use of property rather than a commercial use. Short-term rentals would be permissible unless expressly prohibited in zoning, however, zoning could not prohibit the short-term rental of a property owner's primary residence or a property adjacent to that residence. Property owners would be allowed to use both their primary residence and their ADU as short-term rentals, providing the owner resides in the primary residence for at least seven months a year

• SB 528, requires municipalities to adopt certain regulations regarding ADUs and prohibit others. It allows one ADU by right on a single-family lot and the ADU can have a maximum size of 1,000 square feet and a maximum height of 35 feet. The bill requires no parking for an ADU, no owner occupancy requirement, nor does it require the builder to pay impact fees for ADU construction.

• Currently in Whitefish, the maximum size of an ADU is 800 square feet if it is deed restricted as affordable for at least five years. Other ADUs in Whitefish have a 600-square-foot size limit and a height limit of 26 feet. Additionally, Whitefish requires one parking spot per ADU, unless deed restricted, and does charge impact fees for all residential construction.

### Past and Current Affordable [Housing Efforts from the City of Whitefish:](#)

1. [Housing Needs Assessment/Strategic Housing Plan , 2016](#) : Starting in 2015, business owners and the Whitefish Chamber of Commerce hosted a housing summit due to an increasing concern with employee shortages. The City partnered with the Chamber on a new Housing Needs Assessment in 2016 which projected that 980 new housing units would be needed by the year 2020 and 62% of those units should be below market rate to meet the needs of permanent residents and the local workforce. An updated needs assessment is currently underway, which shows 1,310 additional housing units are needed by 2030, and at least 980 of those units should be below market rate.

2. A Strategic Housing Plan was completed in late 2017, and the updated [Strategic Housing Plan 2022](#) The Plan recommended a three-tiered approach consisting of 40 separate housing strategies. Tier 1 strategies included a development partnership on the "Snow Lot", a property owned by the City of Whitefish, an inclusionary zoning (IZ) program, and a "Zoning for Affordability" zoning code audit and revisions. The updated plan refined the City's strategies for addressing the shortfall and loss of workforce housing city wide.

3. [Zoning for Affordability Legacy:](#)

- Homes Program
- Multi-family Housing in Commercial Zones - 2020
- [ADU Ordinance Overhaul - May 2022](#) revised regulations to make ADUs easier, quicker, and less costly to get permitted. Incentives made available to the owner for agreeing to rent for 12-month leases for five years to a local person.

“Three factors are key to the success of ADU implementation:

First, in cities that have reformed their zoning regulations (particularly minimum lot size and floor area) production has jumped. Also important are minimizing design review and easing owner occupancy requirements. In general, homeowners appear to greatly value the ability to use an ADU flexibly—an ADU could be rented to a stranger today, used to house an aging parent tomorrow, and rented nightly to out-of-town visitors sometime later. For this reason, local governments need to resist the inevitable pressures to unduly restrict not only how they are built, but how they are used after they are built. If homeowners lack the confidence that a new ADU can be used in the way they see fit at the time they need it, fewer of them will commit the considerable financial and logistical resources to build one.

Second, waiving fees such as permit or utility connection fees can spur homeowners to build—but aside from such waivers it will be difficult to reduce construction costs for ADUs. ADUs are already likely the cheapest way to add housing units to a built-up neighborhood. This is not only because they are small, but also because they use a cheap, efficient form of construction, they can be built quickly, and, of course, because their land costs are zero.

Finally, cities that take steps to educate homeowners (for instance, via ADU manuals and prototype plans), as well as providing technical assistance, will likely see a payoff for relatively minimal cost and effort. A big part of winning hearts and minds in the battle for more ADUs is simply raising awareness.

Local governments can play a catalytic role in publicizing the possibility for homeowners. Ideally, civil society groups will then pick up the mantle in promoting ADUs, advocating for better policies, and disseminating information that helps homeowners otherwise intimidated by the permitting, design, and construction processes. Along the way, the dominant narrative about ADUs can shift from their burdens and impacts to their benefits and even cultural cachet. We learned that this is exactly what has occurred in Portland over the past decade.

To date, no city has developed a comprehensive and fully effective approach to assisting homeowners with financing ADUs. As a result, aside from homebuilders, only the most affluent homeowners, who can tap into savings, are building ADUs.

The robust growth in ADU construction seen in Portland and Vancouver and, to a lesser extent, Seattle, can accelerate further, reach a wider constituency, and spread to other large cities once new lending practices emerge that allow homeowners to borrow against the future value of the asset they seek to build on their own properties. These innovative financing models stand the best chance of success if local governments collaborate with lending institutions, particularly locally-focused ones such as credit unions, to bring them into being. If and when this “Holy Grail” of lending is achieved, the ADU market will truly be jumpstarted.”

## JUMPSTARTING THE MARKET FOR ADUS

### [Lessons Learned From Portland, Seattle and Vancouver](#)

*Karen Chapple, Jake Wegmann, Farzad Mashhood,  
And Rebecca Coleman*

ADU Criteria across the Pacific Northwest

ADU Criteria	Portland	Seattle	Vancouver
Detached allowed?	Y	Y	Y
Attached allowed?	Y	Y	N/A
Both Allowed? (2 per lot?)	N	N	N
Minimum lot size (Sq. ft.) - Interior	N/A	Y	Y
Minimum lot size (Sq. ft.) - Corner	N/A	N/A	N/A
Setbacks	Y	Y	Y
Number parking spots required	N	1	N/A
Tandem parking allowed?	N/A	Y	N/A
Covered parking?	N/A	N/A	N/A
Parking waiver?	N/A	Y	N/A
Owner-occupancy requirement	N/A	Y	N/A
Maximum size Sq. ft. (detached)	Y	Y	Y
Maximum size Sq. ft. (attached)	Y	Y	N/A
Separate metering requirement?	N	N	N
Height limit	Y	Y	Y



## BAA TINY HOME COMPETITION

"Green Homes" - 1st Place

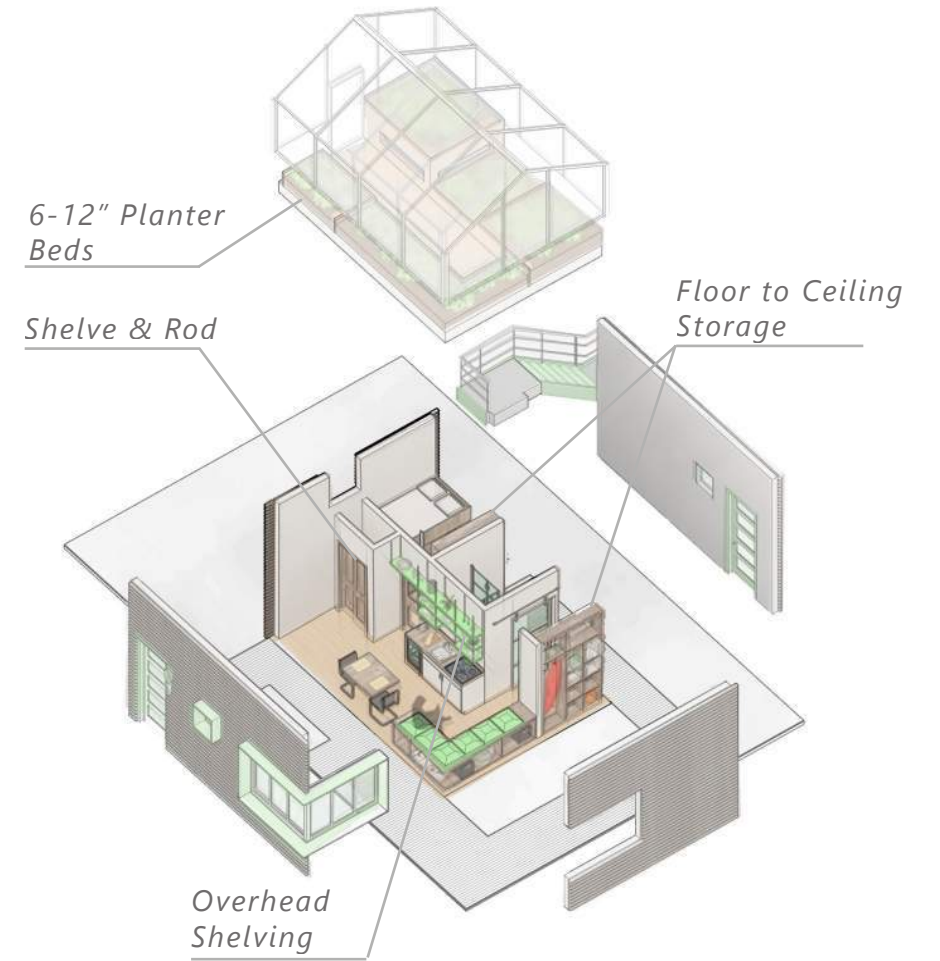
*Sam Rivey*

"Within a minimalist lifestyle, the tiny house is the key component. Having access to all the essential amenities such as a bathroom, kitchenette, and a bed, but also having adequate storage for one's belongings. Tiny houses are obviously confined to a small footprint, and most often come in a rectilinear form to maximize space.

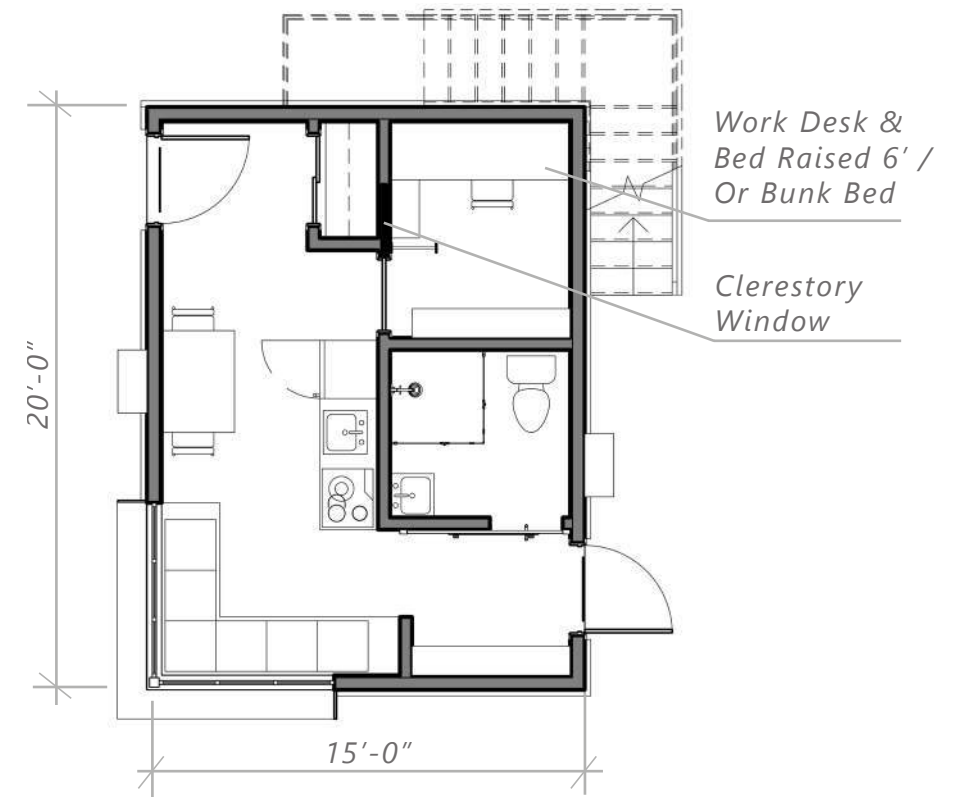
For the Green Home tiny house community, there was no reason to rewrite the rule book, but to add to the existing formula. Each Green Home provides the living essentials, maximizes storage space by making design components multi-functional, and uses the 300 square foot roof to allow each resident to grow their own produce. This design concept was to allow each resident to live a sustainable lifestyle, cut down on cost of living, and build a relationship within the Green Home community."







ISOMETRIC VIEW



FLOOR PLAN

**BAA TINY HOME COMPETITION**

"Green Homes" - 1st Place

Sam Rivey

Section 4 | CUSHING TERRELL'S CONCEPTUAL WORK

**Cushing  
Terrell.**



# TINY HOME

"The Jawa"

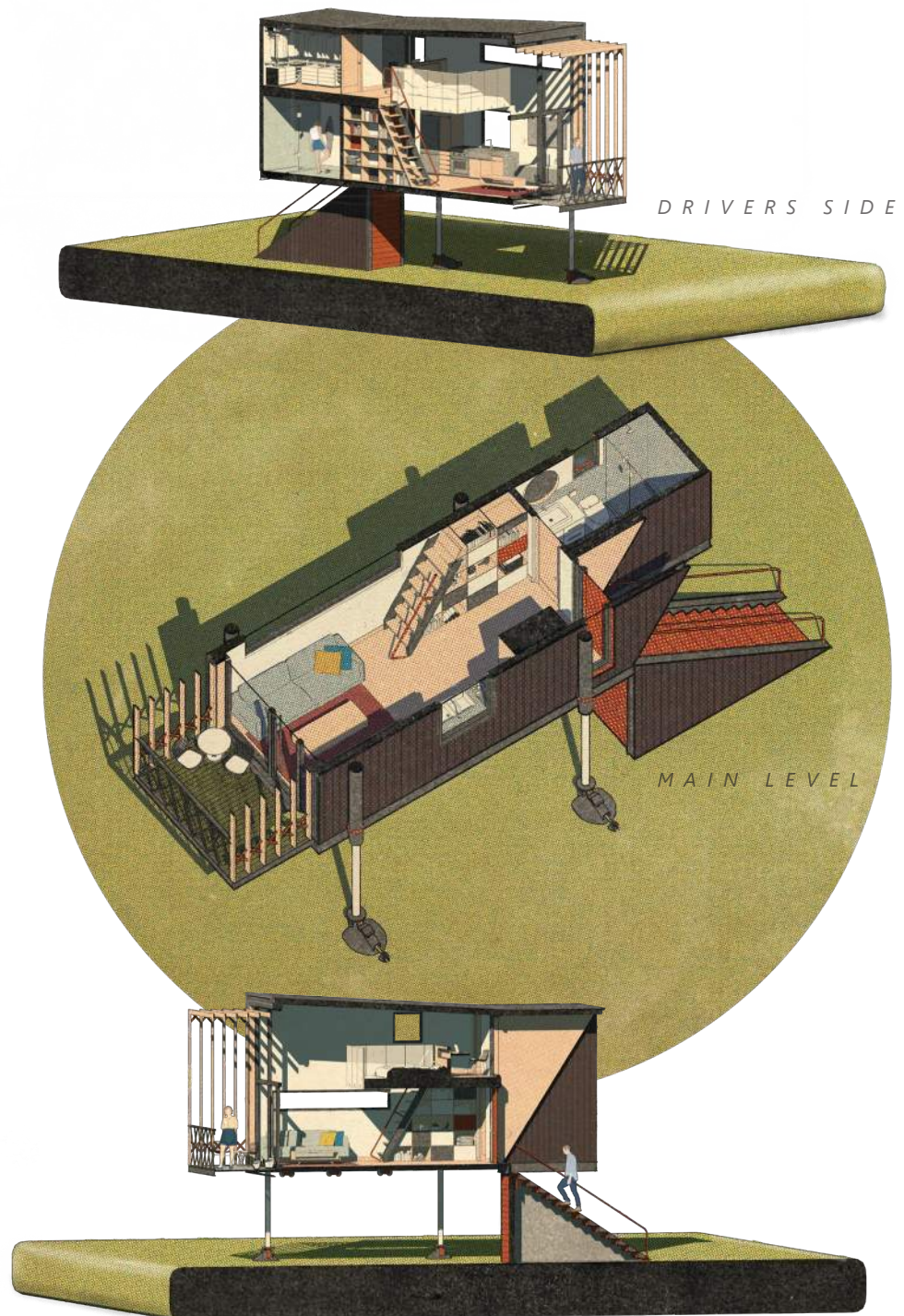
*Logan Hendricks*

<https://vimeo.com/manage/videos/402219249>

Mobile Tiny House complete with car port. "A little home... A lot of happiness!"







MAIN LEVEL PLAN

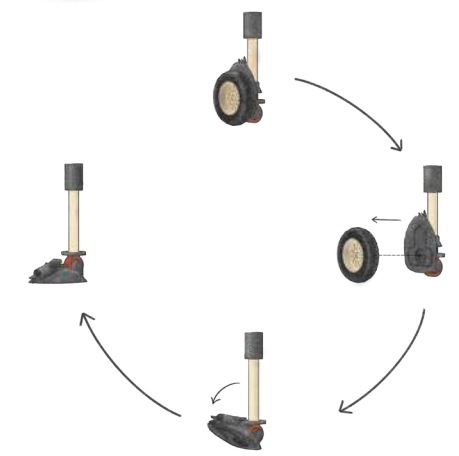
SECTION PERSPECTIVES - PASSENGER SIDE



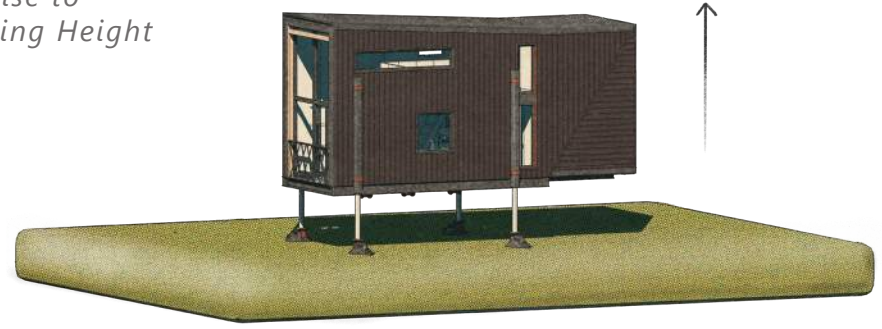
1. Tow to Site



2. Remove Wheel & Fold out Foot



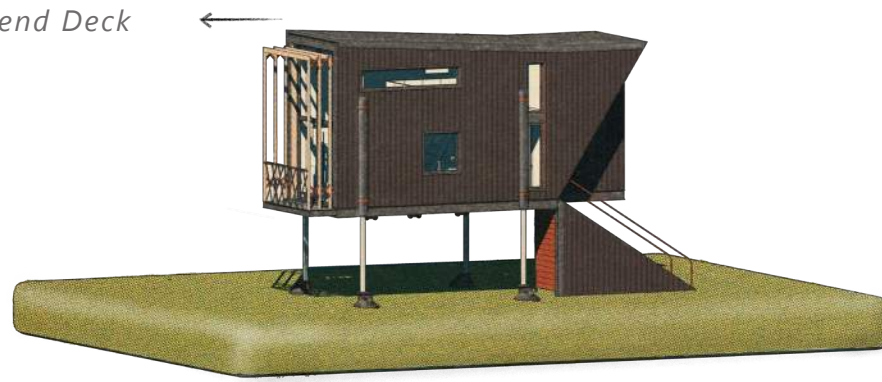
3. Raise to Living Height



4. Lower Staircase



5. Extend Deck



INSTALLATION PROCESS

**TINY HOME**

"The Jawa"

Logan Hendricks

<https://vimeo.com/manage/videos/402219249>

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## B A A T I N Y H O M E C O M P E T I T I O N

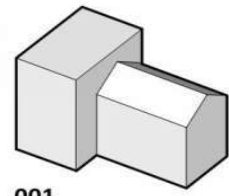
"Tinker Town"

*Corey Stremcha*

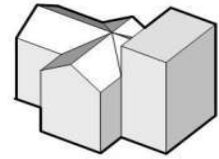
"With a focus on affordable and well-designed homes, Tinker Town allows tenants to experience proper urban living. The Tinker Town model gives the client-agency to design their own home. Much as the prototype set forth by the Sears Roebuck Company of the 1920 and 1930's Tinker Town allows the owner to kite-bash their homes, making them unique to the individual while providing a cohesive planned urban development. The home design is staged around four prototypical slab footprints, three types of moment frames, and a prefabricated wall panel system. The materials, in this case, are distilled to; vertical wood slats, horizontal wood ships lap siding, and a fiber cement board and batten panel that mounts to a rain-screen system. However, with this developed wall system, many standard materials can be utilized. As for the urban and master planing component, a study of New Urbanism was applied. Lending entry to the street edge, a front porch designed for coincidental neighbor interaction, parking in the back, and a relatively consolidated lot and building placement."



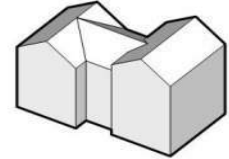




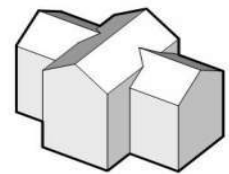
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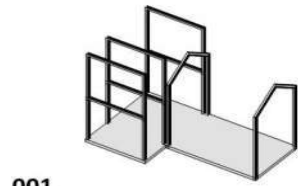


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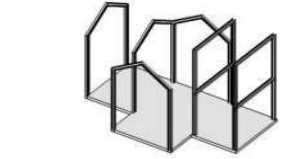


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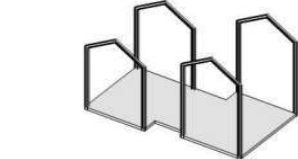
CONCEPTUAL MASSING



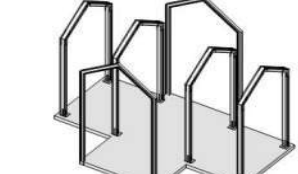
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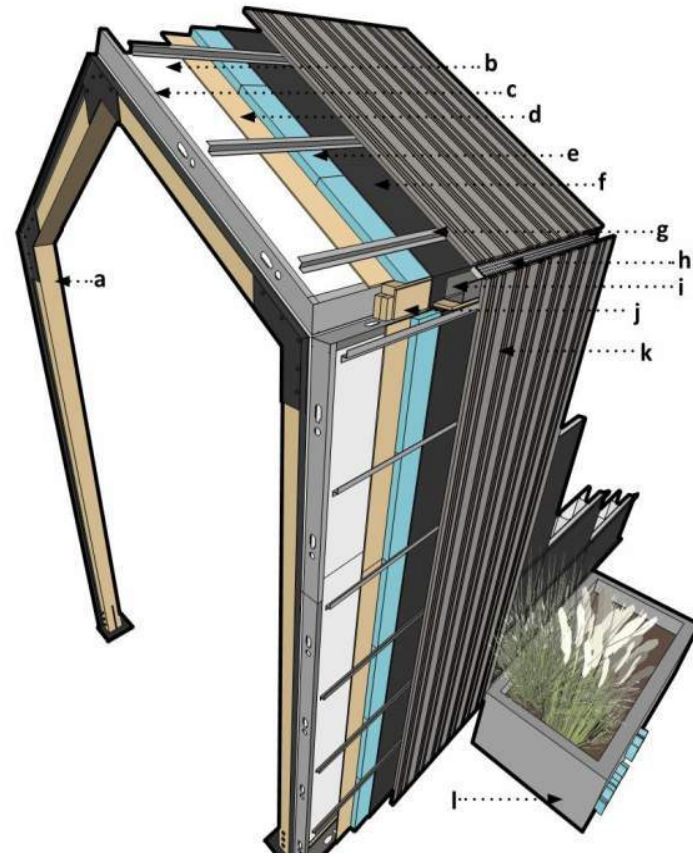


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004

CONCEPTUAL STRUCTURE



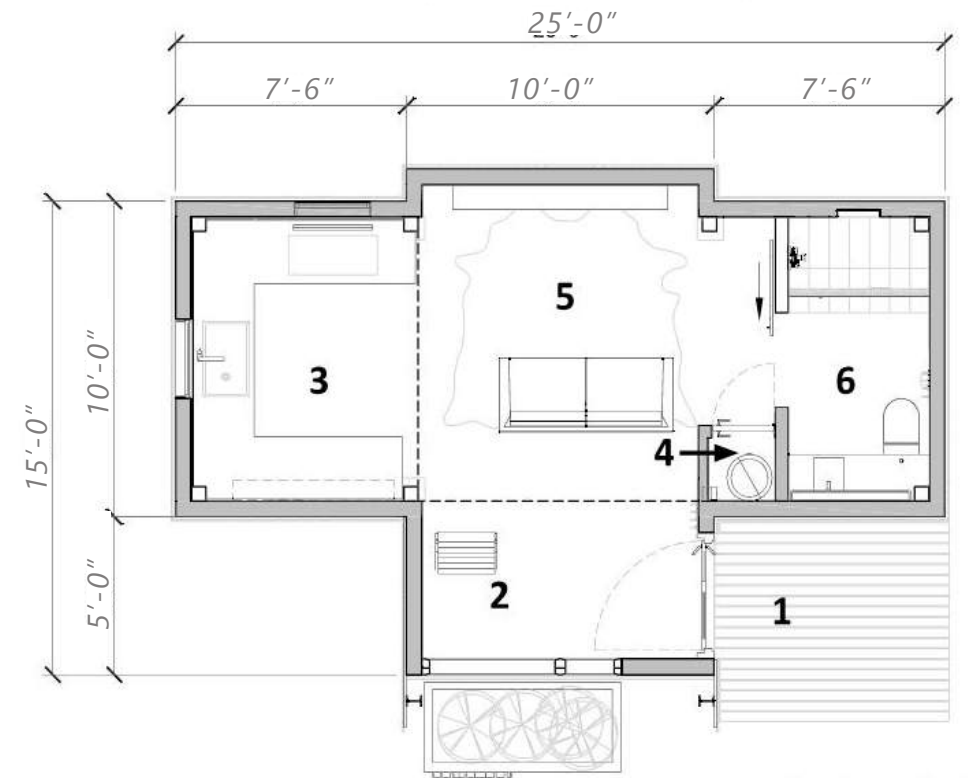
PERSPECTIVE WALL SECTION

FLOOR PLAN KEY

- 1. PORCH
- 2. SHIPS LADDER
- 3. KITCHEN
- 4. HOT WATER HEATER
- 5. LIVING ROOM
- 6. BATHROOM
- 7. BEDROOM

WALL SECTION KEY

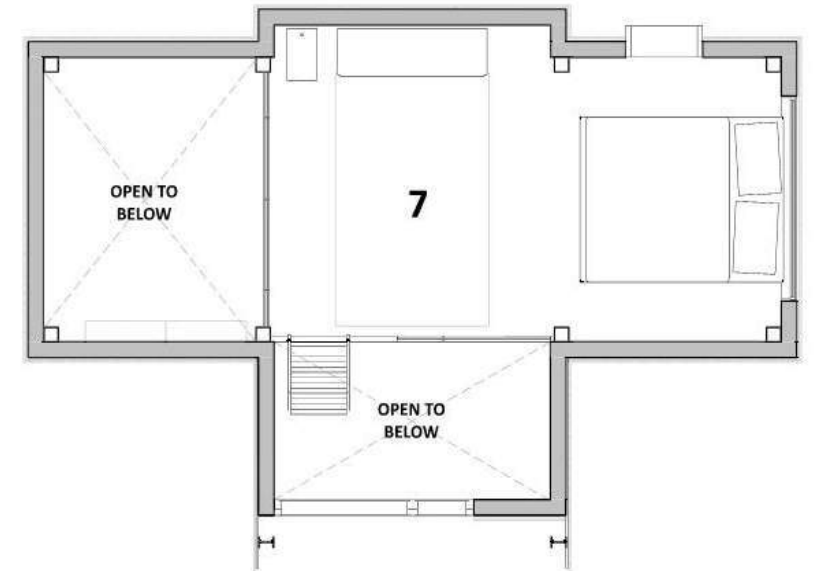
- a. MOMENT FRAME
- b. GYPSUM BOARD
- c. METAL STUD 6"
- d. PLYWOOD SHEATHING
- e. POLYISO INSULATION
- f. VAPOR BARRIER
- g. Z GIRTS
- h. GUTTER SCREEN
- i. INTERNAL GUTTER
- j. WOOD BLOCKING
- k. VERTICAL WOOD SLATS
- l. PLANTER



FIRST FLOOR PLAN



PERSPECTIVE LOOKING NORTHWEST



SECOND FLOOR PLAN

BAA TINY HOME COMPETITION

"Tinker Town"

Corey Stremcha

Section 4 | CUSHING TERRELL'S CONCEPTUAL WORK





## B A A T I N Y H O M E C O M P E T I T I O N

"Glide Tiny House"

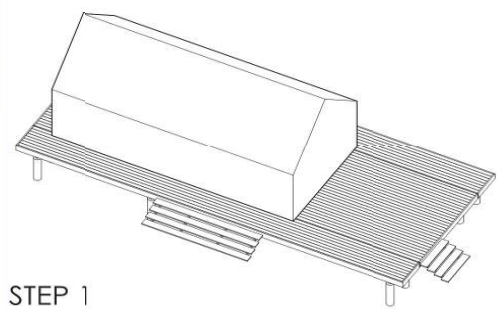
*Trae Schwenneker*

"Designed as a prototype, the Glide Tiny House is the first of its kind. It is conceptually developed to blend a sheltered living environment with the natural environment around it. The Tiny House is separated into two halves, the service space and the living spaces. Utilizing the mechanical hand wheel on the exterior, the user has the ability to open and close the tiny home to the elements.

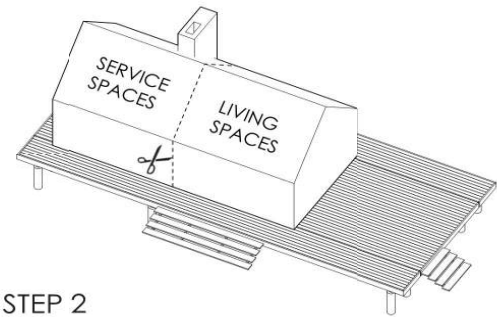
One half of the home is programed for the utilities and services of a typical house (E.g. Kitchen, bathroom, mechanical and the hearth). The movable half, is dedicated to the living spaces of the home (living room, and bedroom). When the house is opened, it provides a fourteen foot gap between the two halves of the house. This large gap in the center bridges the area between the service and living spaces and creates an integrated outdoor dining area in the center of the home. Turning the hand wheel the other way, slides the moving half of the home to its closed position. A weather tight expansion joint and flashing system around the perimeter of the two halves, allows the home to be sealed in its closed state."



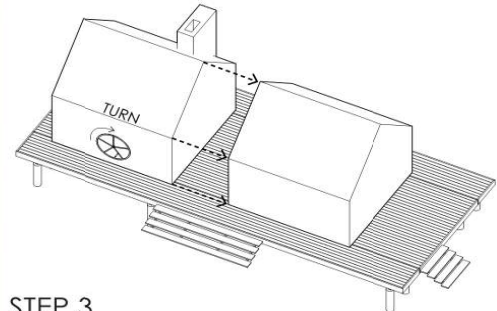




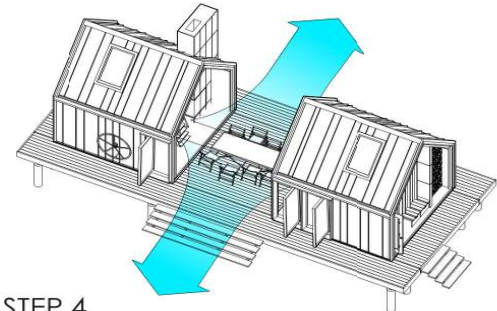
STEP 1  
CREATE TINY HOUSE GABLE FORM



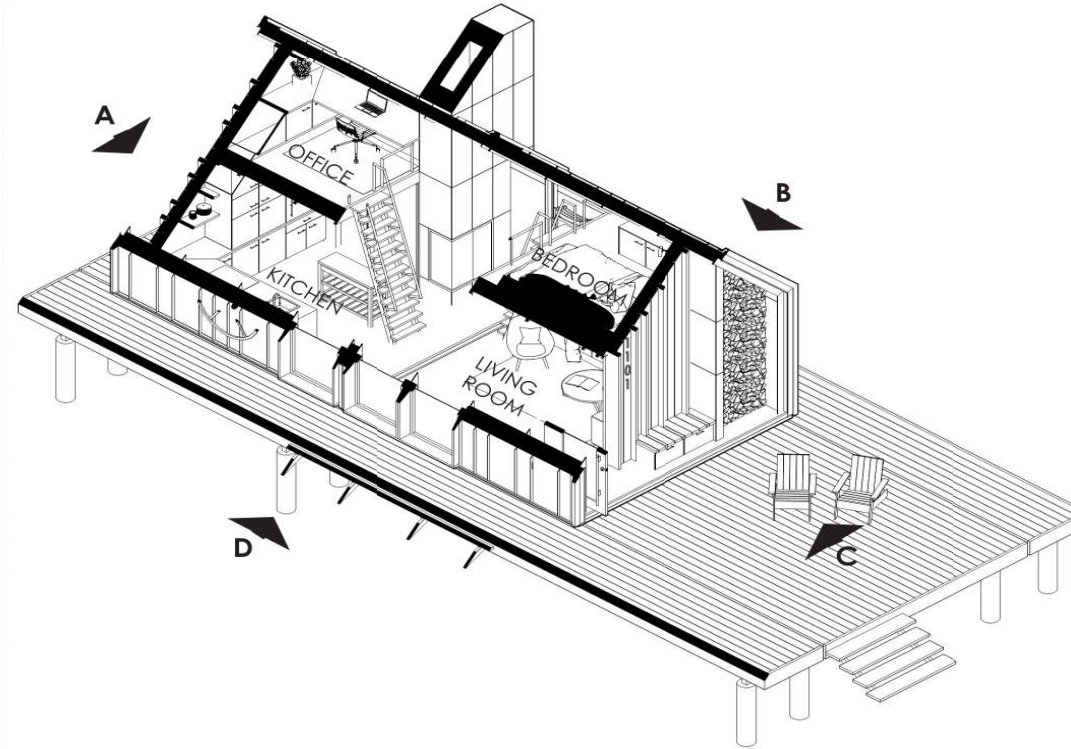
STEP 2  
DIVIDE INTO **SERVICE** (KITCHEN BATHROOM, MECH ETC.) AND **LIVING SPACES** (LIVING ROOM AND BEDROOM)



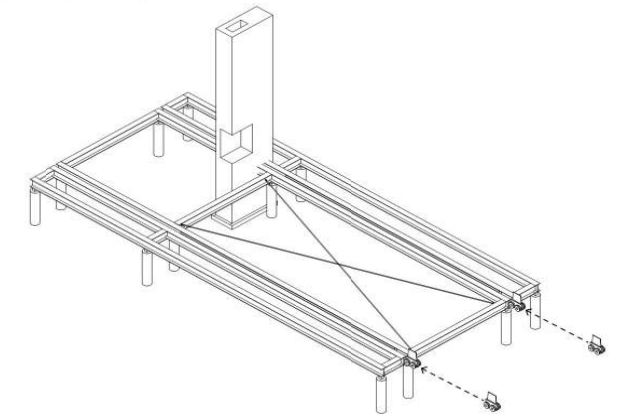
STEP 3  
TURN WHEEL MECHANISM TO MAKE HOUSE GLIDE



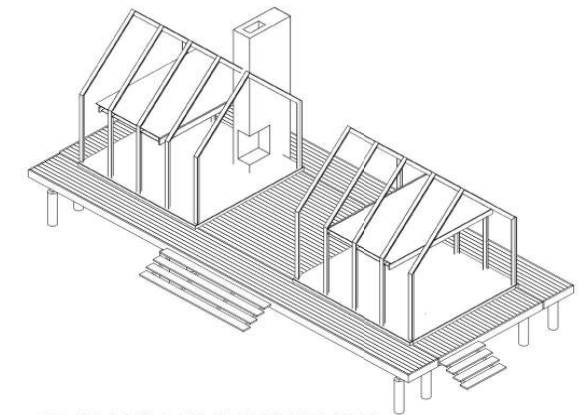
STEP 4  
BLEND YOUR HOME ENVIRONMENT WITH THE NATURAL ENVIRONMENT



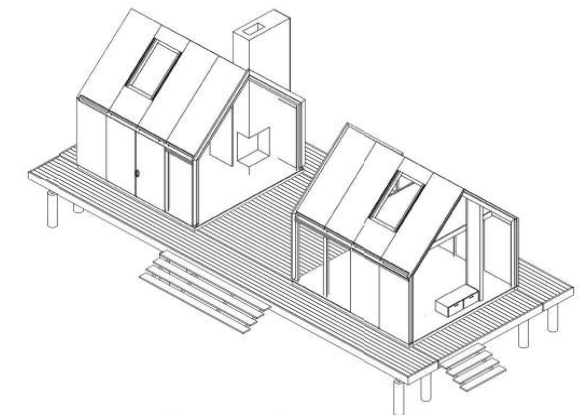
ANGLED ISOMETRIC SECTION



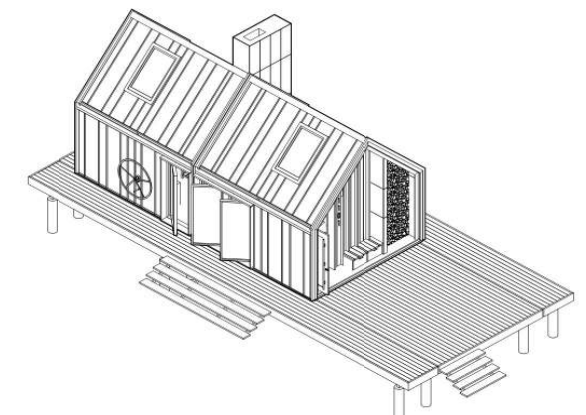
STEEL FOUNDATION AND PIERS



TINY HOME STRUCTURE



FRAMING AND SHEATHING



CLADDING AND FINISHES

STRUCTURAL DIAGRAM

CONCEPT DIAGRAM



## BAA TINY HOME COMPETITION

"Glide Tiny House"

*Trae Schwenker*

Section 4 | CUSHING TERRELL'S CONCEPTUAL WORK

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**thank you.**

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