

# Accessory Dwelling Units (ADUs) in Teaneck

*Section 33, Article IX of the Town Code*

Jaclyn Hashmat, Town Manager

Teaneck Deputy Mayor Denise Belcher

Michael Meyer, Health Officer

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## Ordinance Intent

- Address housing affordability and accessibility
- Support aging in place, multigenerational living, and disability accommodation
- Increase affordable housing options without new infrastructure



## What Are ADUs?

- Self-contained housing units on a single-family lot
- Can be part of the primary dwelling or a detached structure
- Must meet zoning and construction standards



## Zones Permitted (Sec. 33-54)

- ADUs allowed in R-S, R-M, and B-R zones as a permitted use
- <https://www.teanecknj.gov/media/wgvb1bvy/teaneck-zoning-map.pdf> - Teaneck Zoning Map



# Definitions (Sec. 33-55)

- **ADU** - A group of interrelated rooms that:
  - Constitutes an entirely self-contained portion of a principal, single-family dwelling, or is located in an accessory building on the same lot as a principal, single-family dwelling;
  - Is owned by the owner of the principal, single-family dwelling;
  - Contains complete housekeeping facilities for only one family;
  - Does not share cooking facilities, food preparation facilities, sanitary facilities, or enclosed space with any other part of the building and which is located, except vestibules, entrances, porches, garages, laundries, or heating or air-conditioning rooms or equipment; and
  - Complies with all building and fire codes.
- **Primary Dwelling Unit (PDU)** - The original living unit in the residence constituting the space on whose size the ADU was created.
- Residence
- Person
- Key traits: self-contained, owned by property owner, single-family use



## Requirements to Approve an ADU (Sec. 33-56)

- Only 1 ADU per lot
- Owner must reside in PDU or ADU
- **Size limits:** 40% of PDU or 800 sq ft (standard); 50% or 1,200 sq ft (affordable/accessible)
- **Parking:** 1 tandem space
- **Construction Requirements:** setbacks, height limits, design compliance



# Special Considerations

- Extra floor area for accessible units
- No balconies/decks or front-facing separate entrances
- Use same exterior materials as main house
- Must meet sanitary system code



# Application Process (Sec. 33-57)

- Submit zoning application with survey and floor plans
- Include setback and floor area calculations
- Decision rendered by Zoning Officer within 10 business days of submission of completed application





# Owner's Annual Affidavit of Continued Compliance (Sec. 33-58)

- Owner must submit affidavit on or before January 1 annually, starting with the first January following the issuance of the initial certificate of occupancy for an ADU
- Owner must file affidavit within 20 days or Certificate of Occupancy issued for the ADU will be revoked by the Construction Official; and a fine of \$500.
- continued occupancy of the ADU following notice of revocation of the certificate of occupancy shall subject the owner of the property lot to a fine of \$500 for the first 30 days in which the ADU continues to be occupied. Thereafter, the fine shall be \$500 per day for each day that the ADU continues to be occupied.



# Construction & Inspection

*(Sec. 33-59 & 33-61)*

- Applicant must follow building, health, and fire inspection procedures, as well as NJ Uniform Construction Code.
- Applicant must schedule a final inspection with the Construction Official and the Fire Official within 20 days of when construction of the ADU is complete
- Certificate of Occupancy issued upon approval and payment of \$100 fee
- Construction & Fire Officials have the right to conduct inspections within the ADU to assure compliance.
- The New Jersey Law Against Discrimination shall apply to all ADUs within the Township of Teaneck



## Property Transfers (Sec. 33-60)

- Must disclose ADU at sale
- New owner must reapply and pay fee of \$100
- ADUs cannot be sold separately



## Enforcement and Penalties (Sec. 33-62)

- The creation, maintenance, or occupancy of any ADU other than in accordance with the provisions of this article shall constitute a violation of this article and shall be punishable to the property owner with a fine of \$500 per day



## Summary & Compliance Tips

- Plan ahead and consult zoning office
- Maintain records and annual filings
- Ensure construction matches approvals



## Q&A and Resources

- Township Code Chapter 33, Article IX
- [Building@teanecknj.gov](mailto:Building@teanecknj.gov)
- [zoning@teanecknj.gov](mailto:zoning@teanecknj.gov)
- [health@teanecknj.gov](mailto:health@teanecknj.gov)
- Website: <https://teanecknj.gov>

