

	<b>Duplex</b>	<b>ADU</b>
<b>Built Form</b>	Typically defined as a single structure with a shared wall or floor/ceiling	Can be part of a single structure or a free-standing structure. More flexible way to get to two units on a lot.
<b>Tenancy</b>	Can be 100% rental	One unit must be owner-occupied: the other can be rented
<b>Financing/Marketability</b>	Less constrained	More constrained b/c of owner-occupancy req't.
<b>Size</b>	Few limitations in most bylaws	30% of principal dwelling or 900 s.f. whichever is greater
<b>Condominiumization</b>	Possible to create condo or common interest ownership footprint lot	Cannot be made into a condo. and separately conveyed b/c of owner-occupancy.
<b>Lot</b>	May be subject to larger lot size requirements	Not subject to additional land area (except as needed for septic).
<b>Dwelling Unit Classification</b>	No difference	Distinct unit that is clearly subordinate to a single-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation
<b>Public Safety</b>	Clear Fire Safety jurisdiction	Depends on treatment as public building
<b>Water/Wastewater</b>	Needs a State Permit	Needs a State Permit