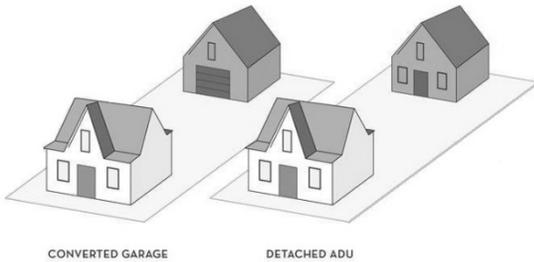


10.4 ACCESSORY DWELLINGS (ADUs)

Accessory dwellings shall only be permitted as set forth in Table 4.6-1 Permitted Use Matrix of this Ordinance.



10.4.1 STANDARDS FOR ACCESSORY DWELLINGS

- Only one (1) ADU shall be permitted per lot containing a single-family dwelling unit (the principal dwelling) in either a new or existing conforming accessory structure.
- The accessory structure housing the ADU must be located to the side or rear of the principal dwelling. On corner lots, the accessory structure housing the ADU must be behind the principal dwelling. The ADU can be oriented toward the front street (same orientation as principal dwelling) or toward the side street (90 degrees from orientation of principal dwelling). An ADU shall meet all setback requirements as established for principal uses within the zoning district within which it is located.
 - (1.) The ADU shall not be considered a separate unit for the purpose of determining density.
 - (2.) The maximum gross floor area for the ADU shall be 2000 sq. ft. or 50% of the gross floor area of the principal structure, whichever is less. The minimum gross floor area for the UDO shall be 400 sq. ft. and must meet the minimum requirements of the *North Carolina State Residential Building Code*.
 - (3.) The ADU must be located in a separate structure, which could include a detached garage.
 - (4.) Vehicular access to the ADU shall be via the same drive that provides access to the principal structure unless the ADU is located on a corner or through lot. If located on a corner or through lot, a secondary drive may provide access to the ADU, but the secondary drive shall not be on the same street as the drive providing access to the principal dwelling.
 - (5.) One (1) parking space may be provided for the ADU. The parking space shall be located in the same area as the parking provided for the principal dwelling unit unless the lot is a corner or through lot and a separate drive provides access to the ADU. Such parking areas shall not include grassed or turf areas
- (6.) The design and construction of the accessory structure housing the ADU shall be compatible with the design and construction of the principal dwelling unit. To ensure compatibility, the following standards shall be met:
 - (a.) The design of the accessory structure housing the ADU shall be of the same architectural style as that of the principal dwelling unit.
 - (b.) The roof style and pitch of the accessory structure housing the ADU shall be the same as that of the principal dwelling unit.
 - (c.) The exterior building materials used for the accessory structure housing the ADU shall be the same as those used for the principal dwelling unit. When the principal dwelling unit is predominantly brick or stone, the use of smooth wood or fibrous cement siding for the accessory structure housing the ADU is appropriate to reinforce the ancillary and secondary nature of the ADU.
 - (d.) Windows and doors used for the accessory structure housing the ADU shall be the same style and design as those used for the principal dwelling unit. Window and door placement (fenestration) on the accessory structure housing the ADU shall mimic that of the principal dwelling unit.
 - (e.) Exterior paint colors for the accessory structure housing the ADU shall be the same as (or complementary to) those for the principal dwelling unit.
- (7.) The use of manufactured (mobile) homes, travel trailers, campers, or similar units as an ADU is prohibited. In the RA zoning district, manufactured (mobile) homes would be allowed as ADUs; maximum gross floor area standards would not be applicable.
- (8.) The ADU shall not be deeded and/or conveyed to separate and/or distinct ownership separately from the principal dwelling unit.
- (9.) Home occupations may be located within the ADU.