

**Attachment A: ADU Provisions in Peer NC Communities**

	<b>Process</b>	<b>Principal Use</b>	<b>Zoning District</b>	<b>Number of ADUs</b>	<b>Parking</b>	<b>Size</b>	<b>Setbacks</b>	<b>Height</b>
<b>Asheville</b>	Permitted w/ conditions	Single-Family Detached	Single Family Residential; Multifamily Residential; Office, Office/Business, Commercial Business, Commercial Industrial, Residential Expansion	1 per SF detached dwelling	1 space per ADU if off-street parking required of principal dwelling located to side or rear of principal structure. Parking for principal dwelling must be maintained or replaced on site.	<ul style="list-style-type: none"> <li>• Detached: lesser of 70% of GFA of principal or 800sf</li> <li>• Attached: lesser of 70% of GFA of principal or 1,000sf</li> </ul>	General standard for accessory uses - shall not be located within a required front setback area. May encroach into a required side or rear setback area but may not be located closer than 6 ft. to the side or rear property line.	<ul style="list-style-type: none"> <li>• Detached: 25 ft.</li> <li>• Attached: height requirements of principal structure</li> </ul>
<b>Charlotte</b>	Permitted w/ conditions	Single-Family Detached	Single Family Residential; Multifamily Residential; Urban Residential; Mixed Use; Office, Business	1 per lot	No parking requirement	<ul style="list-style-type: none"> <li>• Detached: GFA no greater than 50% of principal and cover no more than 30% of rear yard. Not to exceed 800 heated sf.</li> <li>• Attached: 35% of total floor area of principal not to exceed 800 sf.</li> </ul>	Detached: not any closer than 15 ft. to a rear property line or along any side property line within the required side yard dimension. Garage conversions may be located 5 ft. from rear property line if accessed by alley	Detached: no taller than principal
<b>Durham</b>	Permitted w/ conditions	Residential lot with 1 or 2 primary dwelling units or community service use	<ul style="list-style-type: none"> <li>• Single Family and Two-Family Residential, Neighborhood Commercial, and Design Districts</li> <li>• Community Service (Generally) permitted by right in residential, nonresidential, and design districts. Shelters allowed either by right or with limitations in all districts.</li> </ul>	<ul style="list-style-type: none"> <li>• 1 per lot for residential</li> <li>• up to 3 for certain civic uses</li> </ul>	No parking requirement	<ul style="list-style-type: none"> <li>• Most Residential Uses: heated floor area not to exceed 800 sf</li> <li>• RR District: heated floor area maximum of 50% of the dwelling heated floor area not to equal or exceed floor area of primary structure.</li> <li>• Community Service Civic Uses: 800 sf</li> </ul>	In addition to accessory structure location requirements - ADU can be located to the side of primary structure if does not extend forward from rear 25% of the primary structure and min. side yard of zoning district applies.	<ul style="list-style-type: none"> <li>• Detached: max height of accessory structures</li> <li>• Attached: applicable height limits of primary structure</li> <li>• height shall not be considered for conversion of existing space within primary structure</li> </ul>

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<b>Greensboro</b>	Permitted w/ conditions	Single-family residential use	Single Family Residential, Multifamily Residential, Mixed-Use, TND	1 ADU allowed	1 additional off-street parking space	min - 400sf, may not exceed 30% of floor area of primary dwelling	<ul style="list-style-type: none"> <li>• Must meet requirements that apply to principal uses in subject district. Lot must meet minimum area requirements of zoning district.</li> <li>• Detached: must meet the location and dimensional requirements of principal</li> </ul>	Meet requirements of the principal use.
<b>Raleigh</b>	Permitted w/ conditions	Detached house used for single-unit living or an attached house used for two-unit living	Residential Districts, Residential Mixed Use, Office Mixed Use, Neighborhood Mixed Use, Commercial Mixed Use, and Downtown Mixed Use	1 ADU allowed per lot	No mention of parking beyond not being subject to Sec. 7.1.2.C Parking Requirements by Use	GFA of ADU shall be less than the GFA of the total principal dwelling; max: 800sf for lots less the 40,000sf; max. 1,000sf for lots over 40,000sf	<ul style="list-style-type: none"> <li>• Detached only: varies based on lot size. 9,999 sf or less: 10' from side street, 5' from side and rear lot line. 10,000sf or greater: 15' from side street, 5' from side and rear lot line. Greater than 40,000sf, 15' from side street, 10' from side and rear lot line.</li> <li>• From alley - 2' without parking, 20' with parking for all lot sizes.</li> </ul>	26' max
<b>Wilmington</b> *adopted August 17, 2021; effective December 1, 2021	Permitted w/ conditions	Principal single dwelling	Single-family, mixed residential, Multifamily, Man. Home, Urban Mixed Use, Residential Office, Historic Districts	1 ADU per lot	No mention of parking in provision and ADUs not listed in required parking table	<ul style="list-style-type: none"> <li>• Internal: max. 30% of GFA of principal</li> <li>• Detached garage/accessory building conversions: heated square footage max. of 900 sf.</li> <li>• Attached/Detached: 900 sf max.</li> </ul>	<ul style="list-style-type: none"> <li>• Internal must meet setbacks of principal</li> <li>• Attached shall comply with setbacks for principal.</li> <li>• Detached garages/accessory building conversions/additions: ADU must meet accessory structure setback minimums after construction</li> </ul>	<ul style="list-style-type: none"> <li>• Internal must meet height regulations of principal.</li> <li>• No other mention of height. Accessory structure limits to the height of principal building.</li> </ul>