

Redlines-TA-24-7
To Permit & Regulate ADUs

Section 3.26-Defintitions

DWELLING UNIT, ACCESSORY (ADU). A dwelling unit that exists either as part of a principal dwelling, or as an accessory building, and is secondary and incidental to the use of the property as single family residential.

§ 6.1 RESIDENTIAL USES.

<i>Use Types</i>	<i>Note</i>	<i>R-A</i>	<i>R-20</i>	<i>R-12</i>	<i>R-10</i>	<i>R-8 SF</i>	<i>R-8MF</i>	<i>RD</i>	<i>MHMU</i>	<i>O&I</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>L-I</i>	<i>H-I</i>
Accessory Dwelling Unit	38	X	X	X	X	X		X							
Accessory use or building (non-commercial)		X	X	X	X	X	X	X	X	X					

CHAPTER 7: SPECIAL REQUIREMENT NOTES TO THE TABLE OF PERMITTED AND SPECIAL USES

Note # 38

Accessory Dwelling Units

(A) General Requirements

- (1) No more than one (1) accessory dwelling unit (ADU) is permitted on the same lot with a principal dwelling unit.
- (2) ADUs shall not be permitted on a lot with a two-family or multi-family dwelling unit.
- (3) ADUs shall be connected to water & sewer services. Attached ADUs can utilize water meters associated with the primary dwelling unit-while detached ADUs must apply, and be issued a separate meter(s) to service the additional residence. Attached ADUs can utilize the electric meter associated with the principal dwelling unit-while detached ADUs must have a separate electric meter(s) installed to service the additional residence.
- (4) Gaston County shall provide an address for all ADUs.
- (5) The placement of ADU on a property, located within the City limits, first requires the application and issuance of a zoning compliance permit through the City of Mount Holly Planning Department. All building and other trade permits required by the North Carolina Building Code and Gaston County shall also be required.
- (6) Accessory dwelling units (ADUs) shall not be larger than the principal dwelling. Further details on the sizing of ADUs is found in Section B of this note.
- (7) Accessory dwelling units should not be permitted between the front yard setback and the front line of the house facing the street.
- (8) Accessory dwelling units should not exceed the maximum height allowed for the zone and must meet the setback requirements for the zone.
- (9) Manufactured homes, mobile homes, campers, travel trailers, shipping containers, and recreational vehicles are not permitted for use as an ADU.
- (10) New ADUs must be constructed of like design and materials of the principal structure.

(B) Accessory Dwelling Standards

(1) Attached (Accessory Apartment Unit Within a Principal Single-Family Dwelling)

(a) The principal building shall not be altered in any way so as to appear from a public or private street to be multi-family housing. Examples of prohibited alterations include, but are not limited to, multiple entranceways, or multiple mailboxes. Access to the accessory dwelling unit shall be by means of an existing side or rear door, except where a new entrance is required by the NC Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street.

(b) An ADU unit shall not occupy more than twenty-five percent (25%) of the heated floor area of the principal building as calculated by Gaston County Tax records.

(c) The minimum size of an accessory dwelling unit shall be two hundred and fifty (250) square feet.

(d) The ADU shall have, water, sanitary sewer, and electrical utilities as part of the principal building.

(e) The addition of the accessory dwelling unit shall not exceed the maximum building coverage of the zoning district when the additional square footage is added.

(2) Detached (Freestanding Dwelling Unit Meeting the NC Building Code or an Accessory Dwelling, which is Part of an Accessory Detached Garage)

(a) A detached ADU may be: A dwelling unit which is part of an accessory detached garage, or a freestanding dwelling unit meeting the NC Building Code, and will have met the following standards outlined below.

(b) The detached ADU shall:

1. Have an approved sewage disposal connection or system,

2. Meet all setbacks applicable to the principal building,

3. Should not exceed 50% of the heated floor area of the principal building as calculated by Gaston County Tax records & shall be a minimum of 300 sq. ft.,

4. Be erected at least ten (10) feet from the principal building;

5. and, not exceed the maximum building coverage of the zoning district when added to the square footage of all accessory buildings on the lot.