

City of Greensboro ADU Work Group



October 19, 2023

Introductions

Work Group and Staff



October 19, 2023

Greensboro City Council – Strategic Priorities

Accessory Dwelling Units (ADU) and Housing
Diversity

Why the discussion?

- Council Strategic Priority
 - “*Abundance of Attainable Housing*”
- Policy initiative direction from a February Council strategy session; priority on attainable housing
- Support adopted policy guidance
- Routine maintenance of Land Development Ordinance (LDO) – Variances at BOA



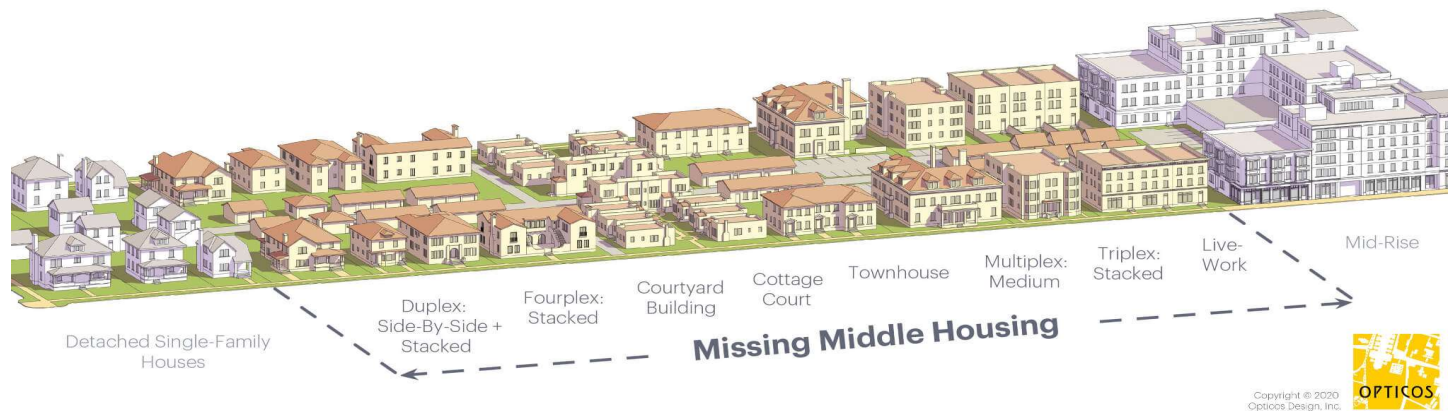
Abundance
of Attainable
Housing



Greensboro City Council – Work Session

Accessory Dwelling Units and Housing Diversity

These strategies can assist in helping the City of Greensboro provide more housing options to people who want to live here.



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Accessory Dwelling Units

- **Context: What are they?**

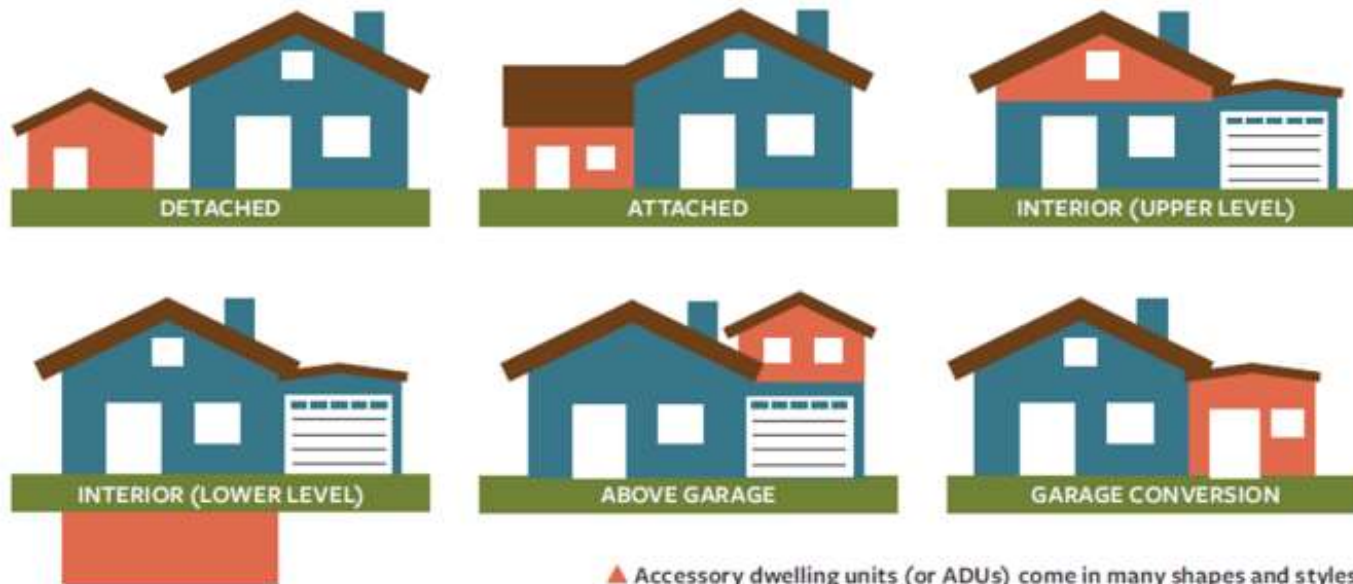
A dwelling unit that exists either as part of a principal dwelling or as an accessory building and is **secondary and incidental** to the use of the property as single-family residential. (30-15-2, *Greensboro Land Development Ordinance*)

- **Context: Benefits**

- Range of housing options
- Aging in place
- Generate income for property owners
- Gentle density (Imperceptible in most instances)
- Incremental infill development



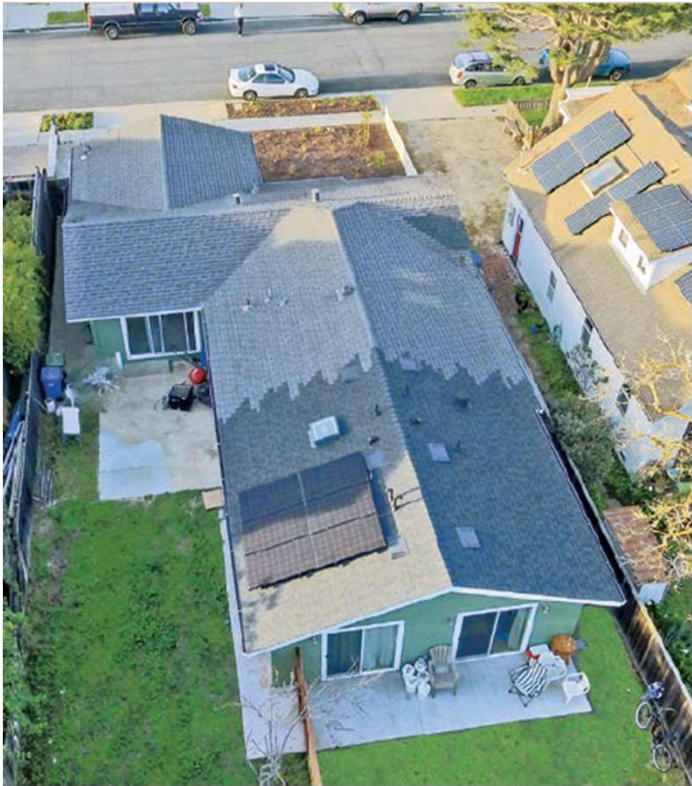
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▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

AARP





GREENSBORO



GREENSBORO



GREENSBORO



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Accessory Dwelling Units

- **What has been done?**
 - Staff research / work
 - UDO (Unified Development Ordinance) to LDO (Land Development Ordinance), past amendments
 - Other NC/Triad jurisdictions (*ordinances and permit data*)
 - Staff goals / recommendations
 - Identify other areas of ordinance amendment (*district or use setbacks, parking, etc.*)
 - Pre-approved plan sets



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Accessory Dwelling Units

- **Challenges / Barriers**
 - Existing ordinances
 - Design and permit process
 - Public perception



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Accessory Dwelling Units

- **Challenges / Barriers**
 - Existing ordinance
 - Occupancy requirement
 - Detached ADU dimensional requirements
 - Minimum square footage of dwelling unit
 - Appearance
 - Parking



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Accessory Dwelling Units

- **Challenges / Barriers**
 - Public perception
 - “Gentle Density”
 - Design and permit process
 - Pre-approved plan sets
 - Pre-fabricated dwellings



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Houston, TX

GRAND PRIZE WINNER



Double-House

DESIGNED BY
TEAM DOUBLE-HOUSE

Double-House is composed of two side-by-side sliding rectangular volumes, each with a unique material and spatial character. As the volumes slide past one another and adapt to the conditions of a given site, they produce a series of spaces with increasing levels of privacy, including two outdoor porches along the front and rear. The soaring nature of the curved roofline marks the moment of entry off the front porch. The facade embodies the ADU's repetitive duality through its use of inverted rooflines, which are optimized for solar energy and water collection. This duality is further emphasized through the material juxtaposition of vertical and horizontal elements on each volume. Inside, programmatic shifts divide the two rectangular volumes into three zones: (1) an entry threshold, (2) a shared living space, and (3) a private sleeping area. The ADU's rooflines create a layered experience that lends an intimate quality to the shared living, dining, and kitchen area.

Categories:

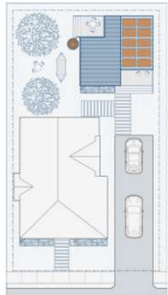
Sustainable
Detached
Affordable

Dimensions:

530 square feet
27 x 26 feet

Features/Amenities:

- 1 bedroom / 1 bath
- Shared Living & Kitchen Area
- 2 Porches
- Post & Beam Foundation
- Roofs Optimized for Solar Panels & Water Collection



DOUBLE-HOUSE by TEAM DOUBLE-HOUSE 5



0 4 8
2 6 10 FT



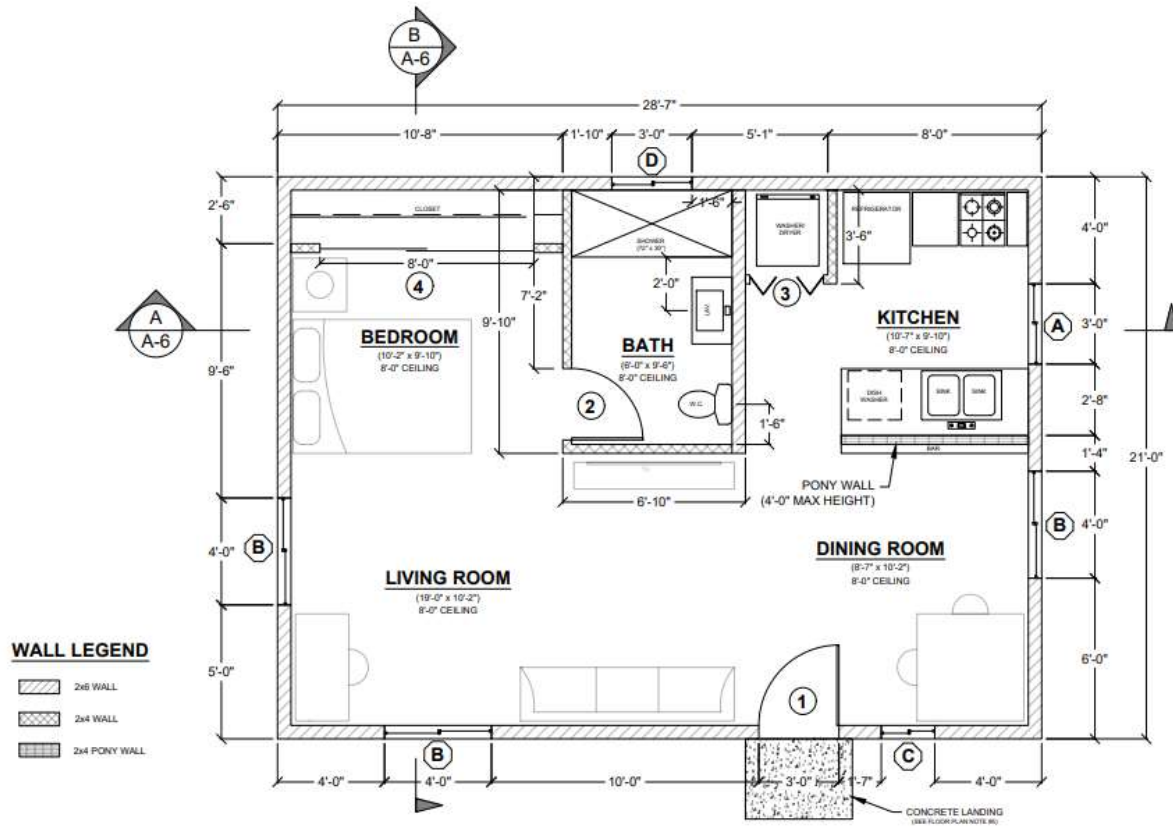
DOUBLE-HOUSE by TEAM DOUBLE-HOUSE 6



GREENSBORO

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San Diego
County, CA



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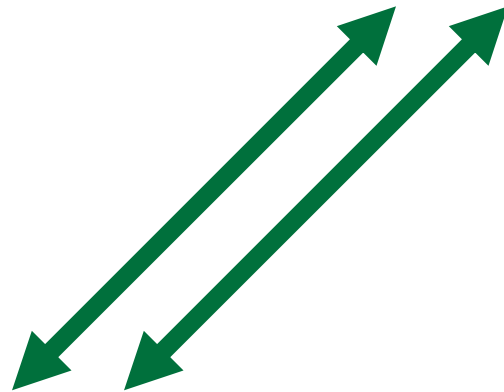
Accessory Dwelling Units

- **Next steps?**
 - Staff work session with Technical Review Committee (TRC) members (Fire, Development Services)
 - Convening of an ADU work group
 - Community Discussions
 - Timeline
 - Summer – Education and Work Group
 - Fall – Draft Ordinance to Work Session
 - Winter – Ordinance



ADU Work Groups

Technical
Group



Community
Focus Group



Community Focus Group

Staff Analysis

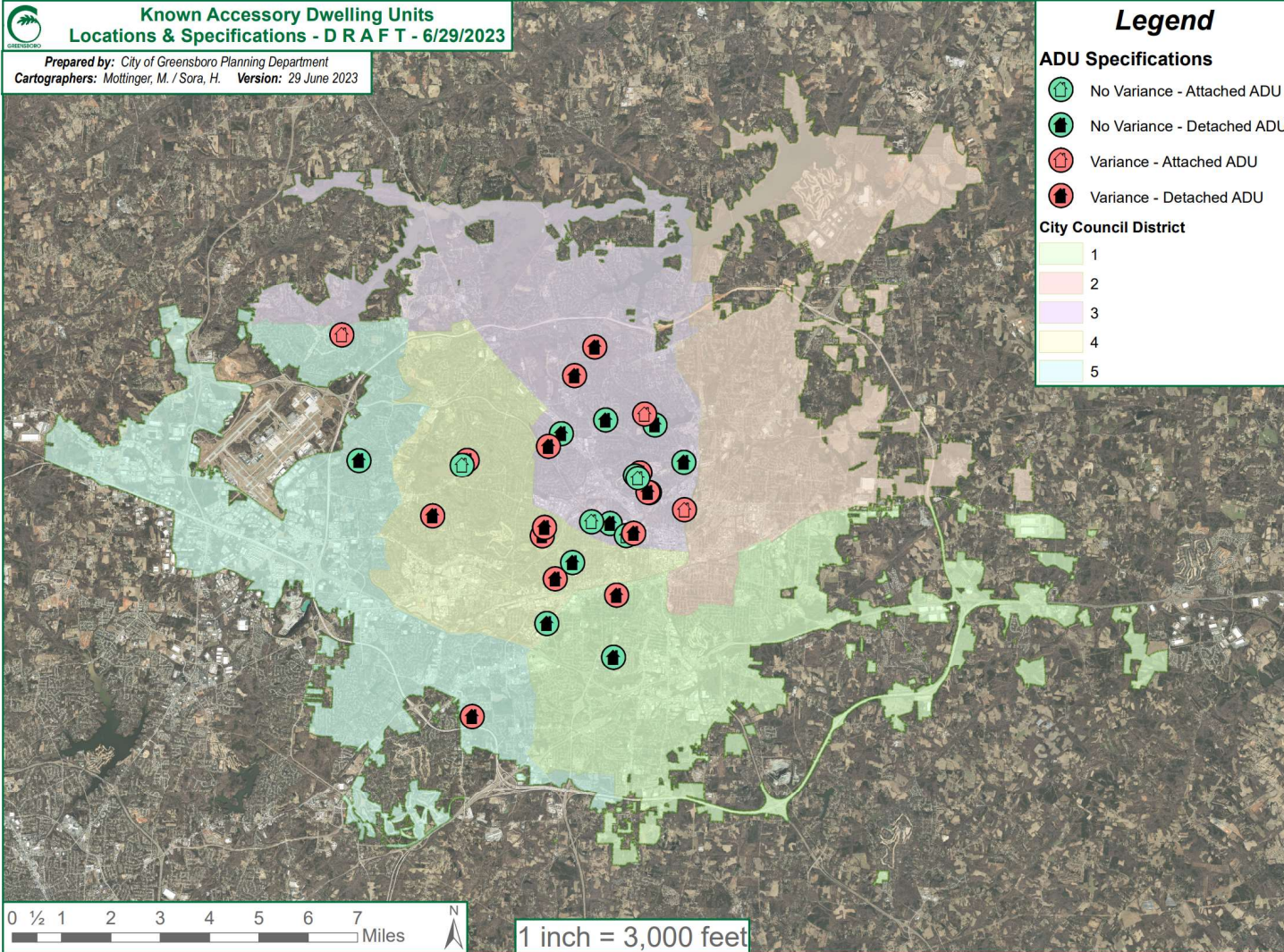
- 38 known/permitted ADUs in the city
- Median size of 508 sf
- 74% are detached
- Nearly half of the known ADUs required Board of Adjustment decision
 - (Variance for size/setback/separation)
- Average: 26.15% of principal structure
 - (Ordinance maximum of 30%)





Known Accessory Dwelling Units Locations & Specifications - D R A F T - 6/29/2023

Prepared by: City of Greensboro Planning Department
Cartographers: Mottinger, M. / Sora, H. Version: 29 June 2023



Legend

ADU Specifications

- No Variance - Attached ADU
- No Variance - Detached ADU
- Variance - Attached ADU
- Variance - Detached ADU

City Council District

- 1
- 2
- 3
- 4
- 5

Community Focus Group

Staff Amendment Suggestions

Review: Existing ADU Standards

Section 30-8-11.2 of the Land Development Ordinance



Community Focus Group

Staff Amendment Suggestions

- Ownership requirement
- Number of ADUs per lot
- Minimum square footage
- Setbacks (compared to other accessory structures)
- Relationship to principal structure, “single family appearance”
- Off street parking requirement
- Provision of pre-approved or pre-fabricated designs



Community Focus Group

Group Discussion
Discussion Questions



Community Focus Group

Next Steps /
Expectations

