

City of Greensboro

Accessory Dwelling Unit (ADU)

Standards



Chris Andrews, Land Development Division Manager

January 2024

Ground Rules

- **Staff Presentation**
- **Questions in the meeting group chat**
- **This meeting is not a public hearing**
 - **March Planning and Zoning Commission**
 - **Staff contact (calls/emails welcomed!)**



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Accessory Dwelling Units

Accessory Dwelling Units; Accessory/Principal relationship

- **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





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

AARP





Greensboro City Council – Strategic Priorities

Accessory Dwelling Units (ADU) and Housing Diversity

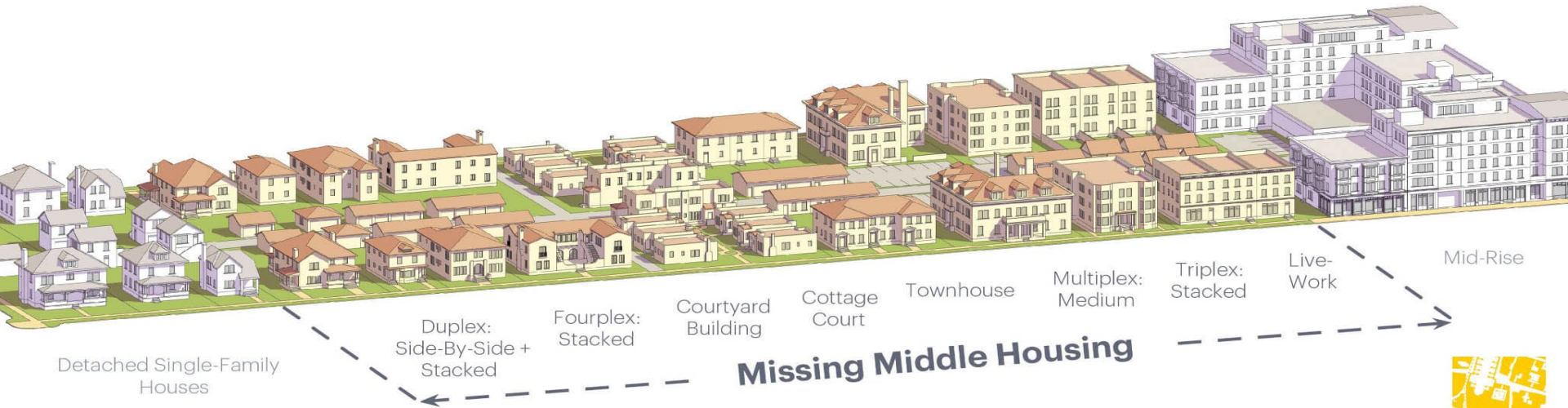
Why the discussion?

- Council Strategic Priority
 - “*Abundance of Attainable Housing*”
- Policy initiative direction from a February 2023 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



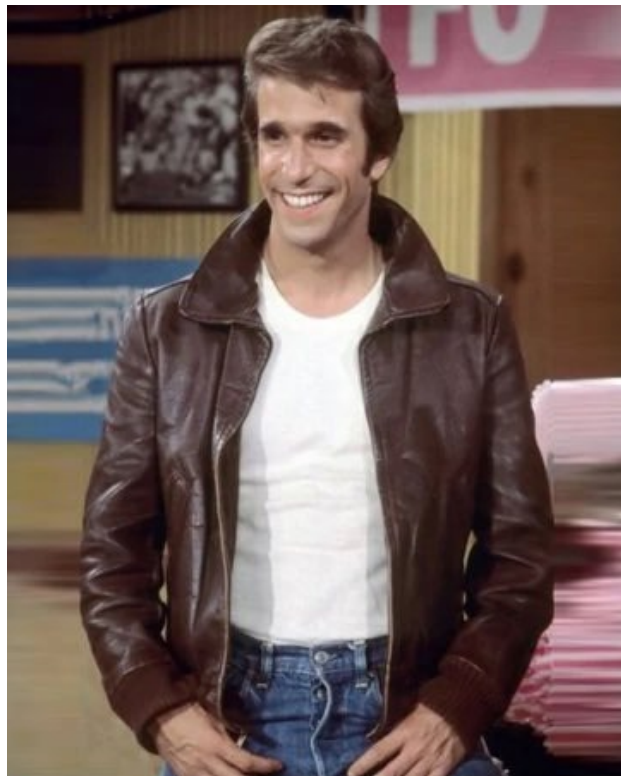


Accessory Dwelling Units and Housing Diversity

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



Who might live in an ADU?







An Opportunity to Provide Some Clarity...



Providing Clarity

- **Not a new use**

ADUs are permitted in every single-family residential district within the City of Greensboro right now. No new use is being proposed.

Providing Clarity

- **Not a new permit process**

ADUs require a residential building permit, the same as any other new house, residential building addition/expansion or accessory structure might need. There is no new ADU permit being proposed.

Providing Clarity

- **ADUs are not being built by the City**

These amendments are not connected to any funding or construction of dwelling units. These are simply amendments to the City's ordinances that may make it easier for property owners to build an ADU.

Providing Clarity

- **No direct tie taxation**

These amendments are not directly connected to any new form of taxation. However, please know that any improvements to a property may raise the appraised value of a property.

The Guilford County Tax Department is responsible for those valuations. Not the City of Greensboro.



Providing Clarity

- **No direct tie to Short Term Rentals** (AirBnB, etc.)

These amendments are attempting to address challenges of built form, not how a particular accessory building is being used.

Yes, an ADU could be used as a Short Term Rental (STR), but would need to adhere to the STR standards approved in May 2023.



Providing Clarity

- **Dimensional Standards**

These amendments are primarily addressing challenges of built form, parking requirements, size and ownership standards.

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

Accessory Dwelling Units

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

Accessory Dwelling Units

- **Challenges / Barriers**

- Existing ordinance

- Occupancy requirement
- Detached ADU dimensional requirements
- Minimum square footage of dwelling unit
- Appearance
- Parking

Accessory Dwelling Units

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





Double-House

DESIGN 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:

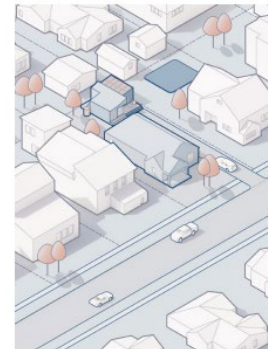
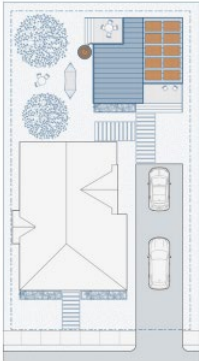
Sustainable
Detached
Affordable

Dimensions:

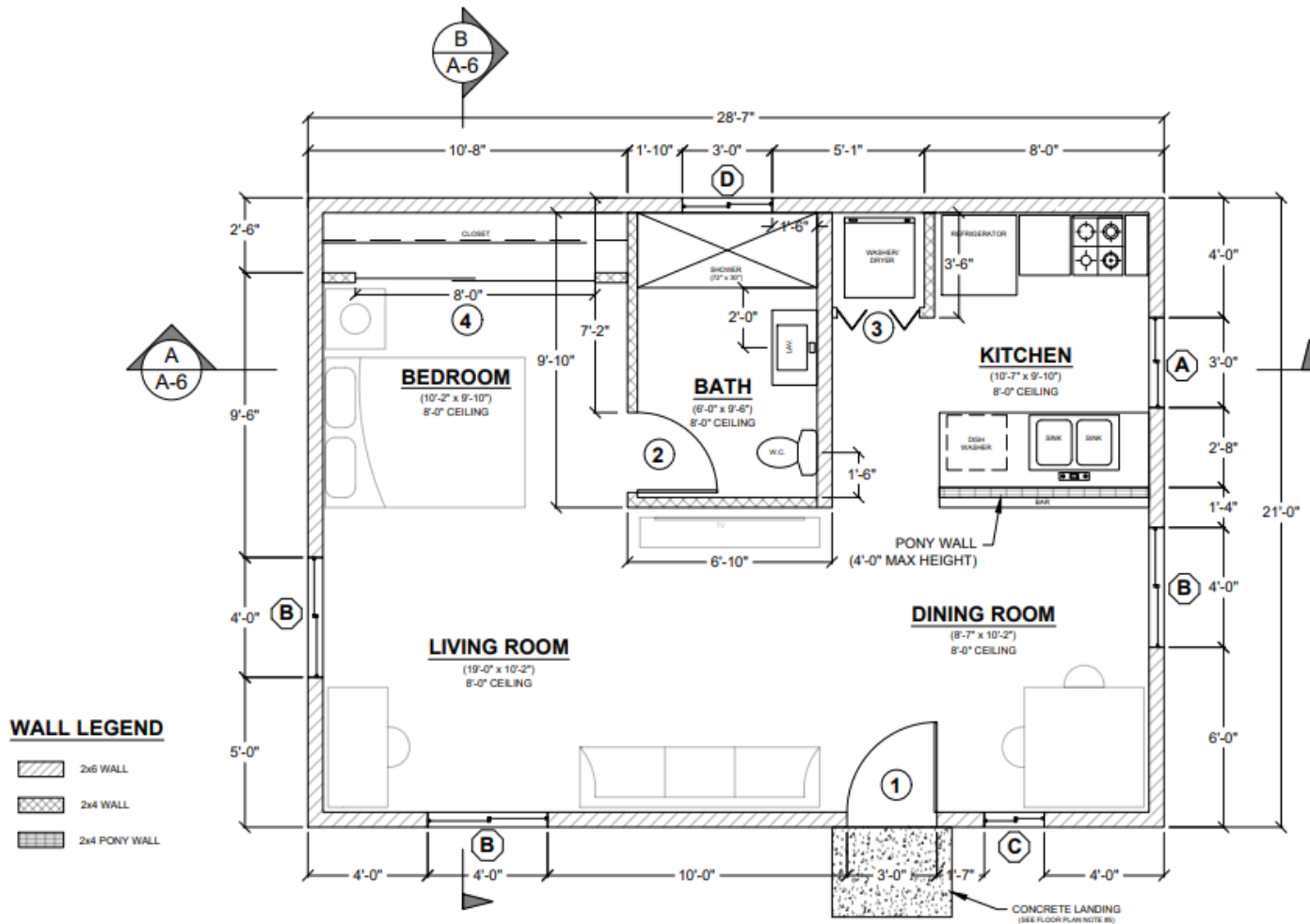
530 square feet
27 x 26 feet

Features/Amenities:

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



San Diego
County, CA



PROHousing Grant

- A \$1.35 million grant opportunity
- Analysis and update of ordinances and processes
- Administered by HUD
- Hopes to help broaden the range of housing types

PROHousing Grant



Demonstration Projects

Incentivize new projects that show how missing middle housing, accessory dwelling units, and other non-traditional housing options can improve neighborhoods.

\$350k



Education & Outreach

Educate builders, developers, and the community about expanded housing choices and increased opportunities for attainable housing.

\$250k



Regulatory Framework

Expand choices in the housing market through strategic amendments to our Land Development Ordinance and other City codes and policies.

\$750k



Request Total = \$1.35 million

Timeline

- **Next steps?**
 - *Staff work session with Technical Review Committee (TRC) members (Fire, Development Services)*
 - *Convening of an ADU work group and community focus group*
 - *Community Discussions*
 - *Timeline*
 - *Summer and Fall 2023 – Education and Work Group*
 - *Winter 2024 – Ordinance Preparation*
 - *Spring 2024 – Ordinance consideration*



ADUs

Staff Analysis

- 38 known/permitted ADUs in the city (*We know there are more!*)
- 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%)



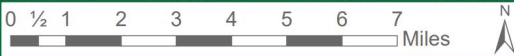
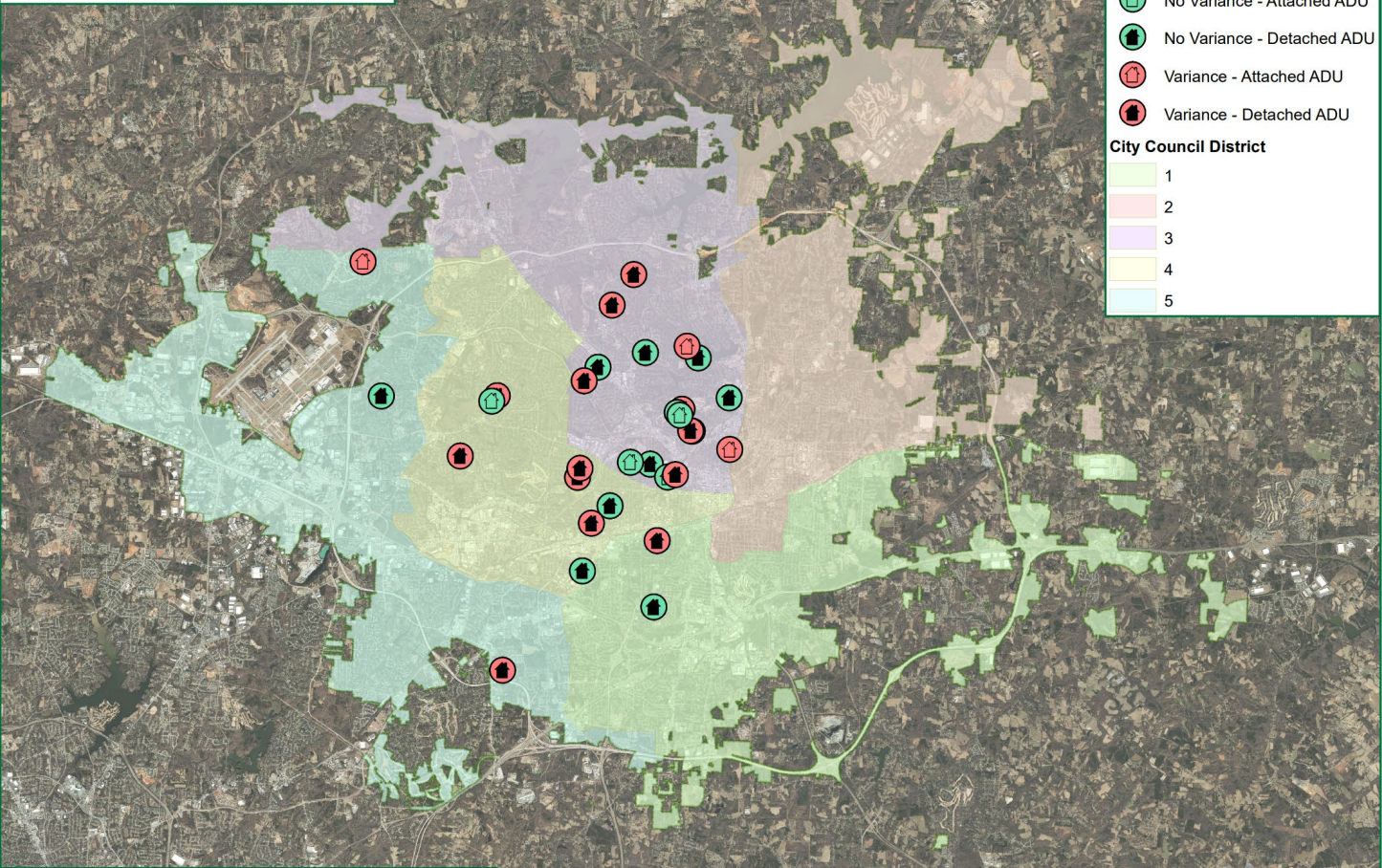
Known Accessory Dwelling Units Locations & Specifications - D R A F T - 6/29/2023

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



1 inch = 3,000 feet

ADU Working Groups

Staff Amendment Suggestions

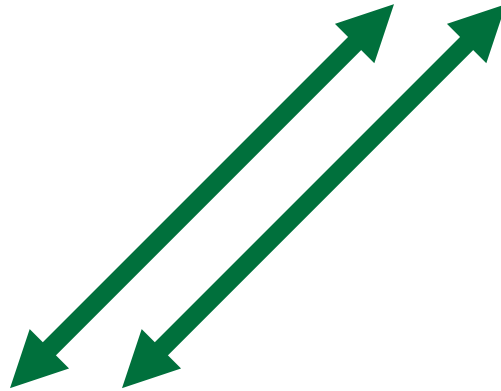
Review: Existing ADU Standards

Section 30-8-11.2 of the Land Development Ordinance



ADU Working Groups

Technical
Group



Community
Focus Group

ADU Working Groups

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



www.greensboro-nc.gov/ADUs

- **Link to proposed ordinance (PDF)**
- **Adding some language in the general accessory uses section**
- **March Planning and Zoning Commission**

One benefit of ADUs is they address the lack of "Missing Middle" housing.



[Departments](#) » [Planning](#) » [Learn More About](#) » [Zoning/Rezoning](#) » [Land Development Ordinance](#) » [Pending LDO Amendments](#) »

Accessory Dwelling Units

**QUESTIONS?
COMMENTS?**

Chris Andrews
Land Development

AMENDING CHAPTER 30 (LDO)
AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH
RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor's Note: Added text shown bold with underlines and deleted text shown with
strikethroughs.)

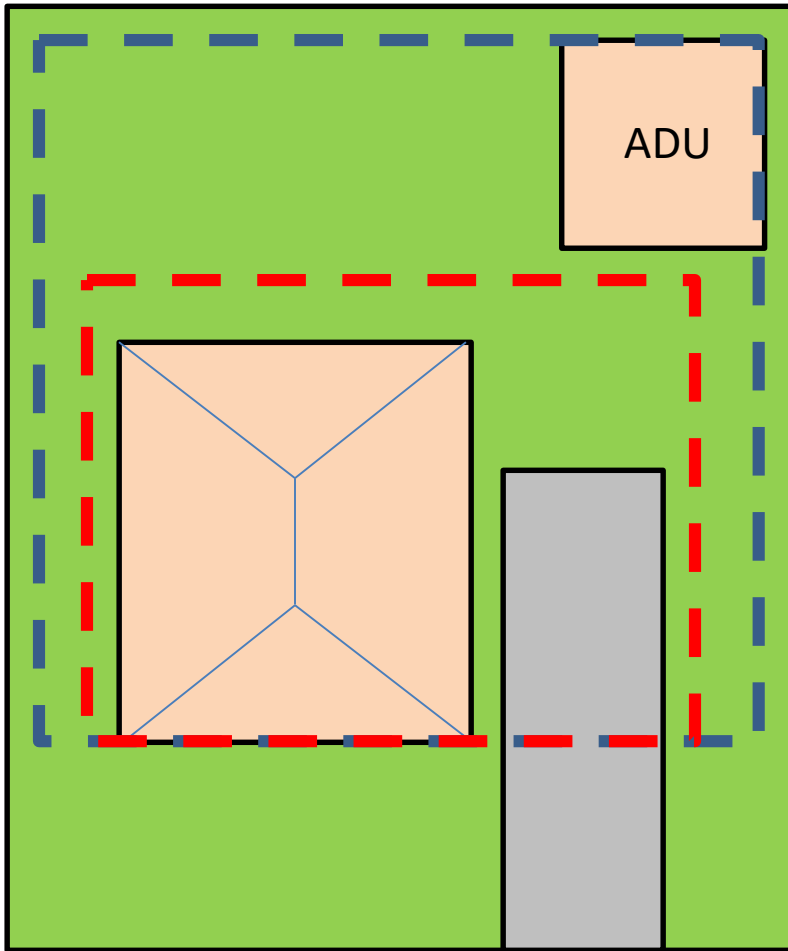
Section 1. That Subsection 30-8-11.2 of Section 30-8-11, Accessory Uses and Structures, is hereby amended to read as follows:

30-8-11.2 Accessory Dwelling Units

- A. Unless otherwise expressly stated, all accessory dwelling units must meet the requirements that apply to **principal accessory uses and structures** in the subject zoning district. ~~The primary dwelling must be located on a lot that meets the minimum area requirements of the zoning district.~~
- B. ~~The owner of the property must occupy either the primary or the accessory dwelling.~~ **Ownership of an accessory dwelling unit shall not be transferred apart from its primary dwelling unit;**
- C. Only one accessory dwelling **unit** is allowed **per lot**.
- D. The accessory dwelling may be located within **(attached)** the primary dwelling; ~~however, if it is detached, it must~~ **and shall** meet the location and dimensional requirements of the principal structure.
- E. The heated floor area of the accessory dwelling ~~must be at least 400 square feet in area, but it~~ may not exceed ~~30%~~ **50%** of the floor area of the primary dwelling.

Summary of Amendments

- ADUs to meet the standards of accessory buildings, not principal buildings
- No longer require an owner to live within the ADU or the primary dwelling
- ADU size increased to 50% of the primary dwelling
- No additional parking space required
- “Single-family appearance” no longer a standard

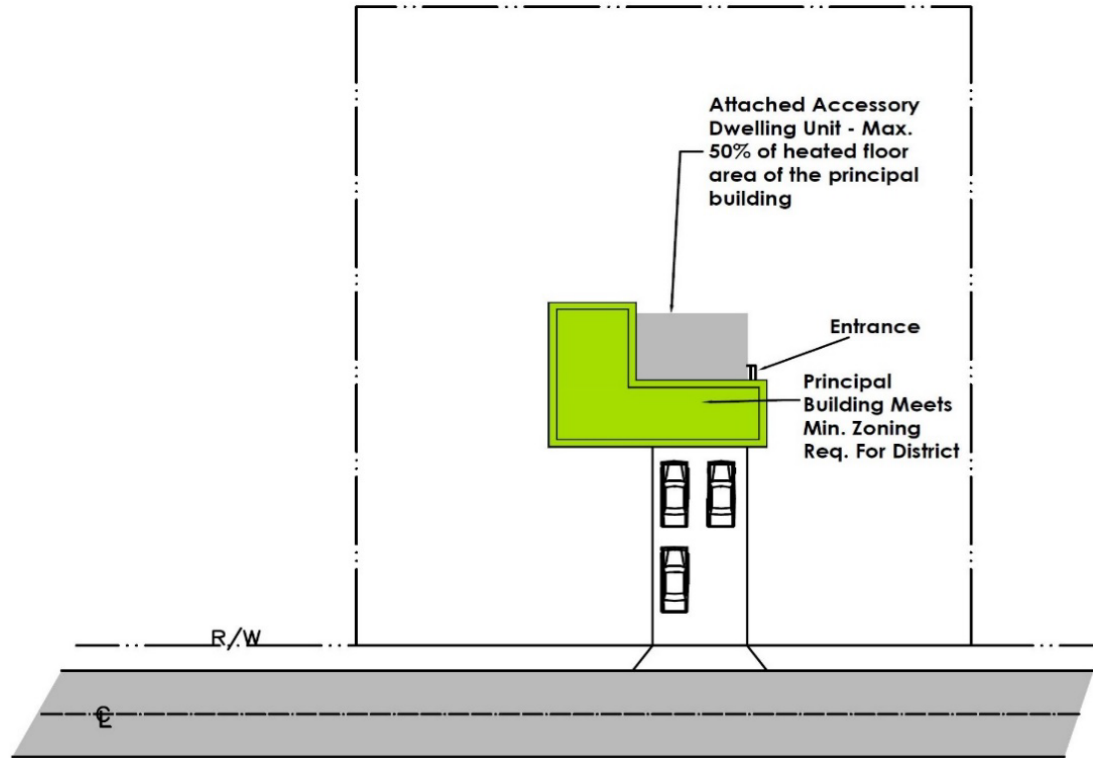


	R-3	R-5	R-7
Side setback	10	5	5
Rear setback	30	20	15
Accessory Structure	3*	3*	3*

*if over 15 feet, the setback becomes 10 feet

*5-foot separation between structures still applies

Accessory Dwelling Units on Single Family Lot



Thank You / Questions

Contact: Chris Andrews

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