



Accessory Dwelling Units (ADUs)



Posted 7/28/2015
Last Revised 8/11/2015

Background

2015 September 19

ADU presentation at the Affordable Housing Summit – More Info to come!

2015 June

Revised ADU rules adopted by Council

2014

City's Affordable Housing Advisory Committee seeks changes to ADU rules

1997

ADU guidelines formalized within the newly established Unified Development Ordinance

1948

First zoning ordinance provides allowance for accessory buildings on residential parcels allowing secondary quarters.

Recent Change

New rules for ADUs adopted by City Council on June 23, 2015 allow for larger sized units. The following chart summarizes the new ADU regulations.

	Detached ADU	Attached ADU
Name	Detached Accessory Dwelling Unit	Attached Accessory Dwelling Unit
Parking	One additional parking space required*	
Max Size	Up to 70% of the primary dwelling	
	But not larger than 800 SF	But not larger than 1000 SF
Min Size	N.A.	
Max Height	25 Ft (top of ceiling)	Residential district standard – 40'
Max Footprint	800 SF	1000 SF
Lot Type	Conforming or non-conforming	
Setbacks	Min 6' setbacks	Per residential district standard

*Additional parking required if located outside the central business district area, as per UDO Sec. 7-11-2(c)(4). See [this map](#) to determine if your property is within the area that does not require off street parking.

Why it's happening

ADUs provide practical housing options for the elderly, empty nesters, young students, and small families, and can provide additional rental income for homeowners. ADUs are smaller in size, do not require the extra expense of purchasing lots or land, can be developed by converting existing structures, and do not typically require the extension of city infrastructure for the additional housing units. As smaller housing units, ADUs are also usually more affordable and can thereby provide housing options for low- and moderate-income residents that might otherwise be priced out of the housing market.

ADUs are a relatively inexpensive way for the city to increase housing supply, and for a city like Asheville that is facing a housing supply crisis, the revised ADU rules give more flexibility to property owners so that more ADUs can be built. ADUs are a viable form of neighborhood-scaled subordinate housing units that are very context-sensitive considering that they are located behind homes and dispersed throughout the city.

Supporting Documents

- [ADU FAQ & Summary Sheet](#)
- [ADU New Rules Presentation](#)
- [ADU Building Safety Guide](#)
- [Adopted Ordinance](#)

Comments/Inquiries

For communities or other groups interested to learn more, requests for a presentation by city staff can be made contacting Marsha Stickford at 828-259-5506, or emailing mstickford@ashevillenc.gov

For specific ADU questions, please contact the Development Services Department at 828-259-5846 or visit 161 S. Charlotte Street.