



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Accessory Dwelling Units

Districts Allowed

AG, RS-40, RS-30, RS-20, RS-15, RS-12, RS-9, RS-7, RS-5, RM-5, RM-8, RM-12, RM-18, RM-26, LO, GO-M, and GO-H districts.

General Requirements

- 1) The accessory dwelling unit will be assigned a Secondary Address. The Secondary Address will include the Primary Address followed by a dash and the letter "A". Example: 1621-A Smith Street.
- 2) No more than one (1) accessory dwelling unit is permitted on the same lot with a principal dwelling unit.
- 3) No accessory dwelling unit shall be permitted on the same zone lot with a two-family or multi-family dwelling or family care home.
- 4) An accessory dwelling unit is not permitted on a lot whose legal access is provided by means of an access easement.

Accessory Dwelling Unit within a Principal Single-Family Dwelling:

- 1) 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. 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.
- 2) An accessory dwelling unit shall occupy no more than twenty-five (25) percent of the heated floor area of the principal building. The sum of all accessory uses (including home occupations) in a

principal building shall not exceed twenty-five (25) percent of the total floor area.

- 3) The minimum size of an accessory dwelling unit shall be two hundred fifty (250) square feet.
- 4) The accessory dwelling unit shall have, water, sanitary sewer, and electrical utilities as part of the principal building.

Detached Accessory Dwelling Units

- 1) A detached accessory dwelling unit may be:
 - a. A manufactured dwelling in zones which permit this use;
 - b. A dwelling unit which is part of an accessory detached garage; or
 - c. A freestanding dwelling unit meeting the NC Building Code.
- 2) The detached accessory dwelling unit shall:
 - a. Have an approved sewage disposal connection or system;
 - b. Meet all setbacks applicable to the principal building;
 - c. Be erected behind and at least ten (10) feet from the principal building; and
 - d. Not exceed the maximum lot coverage when added to the square footage of all accessory buildings on the lot.
- 3) Minimum Lot Area
 - a. When the detached accessory dwelling unit is part of an accessory detached garage or is a freestanding accessory dwelling unit meeting the NC Building Code, the lot containing both the principal and accessory dwelling units



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shall have one and one-half (1 1/2) times the minimum lot area required for the district.

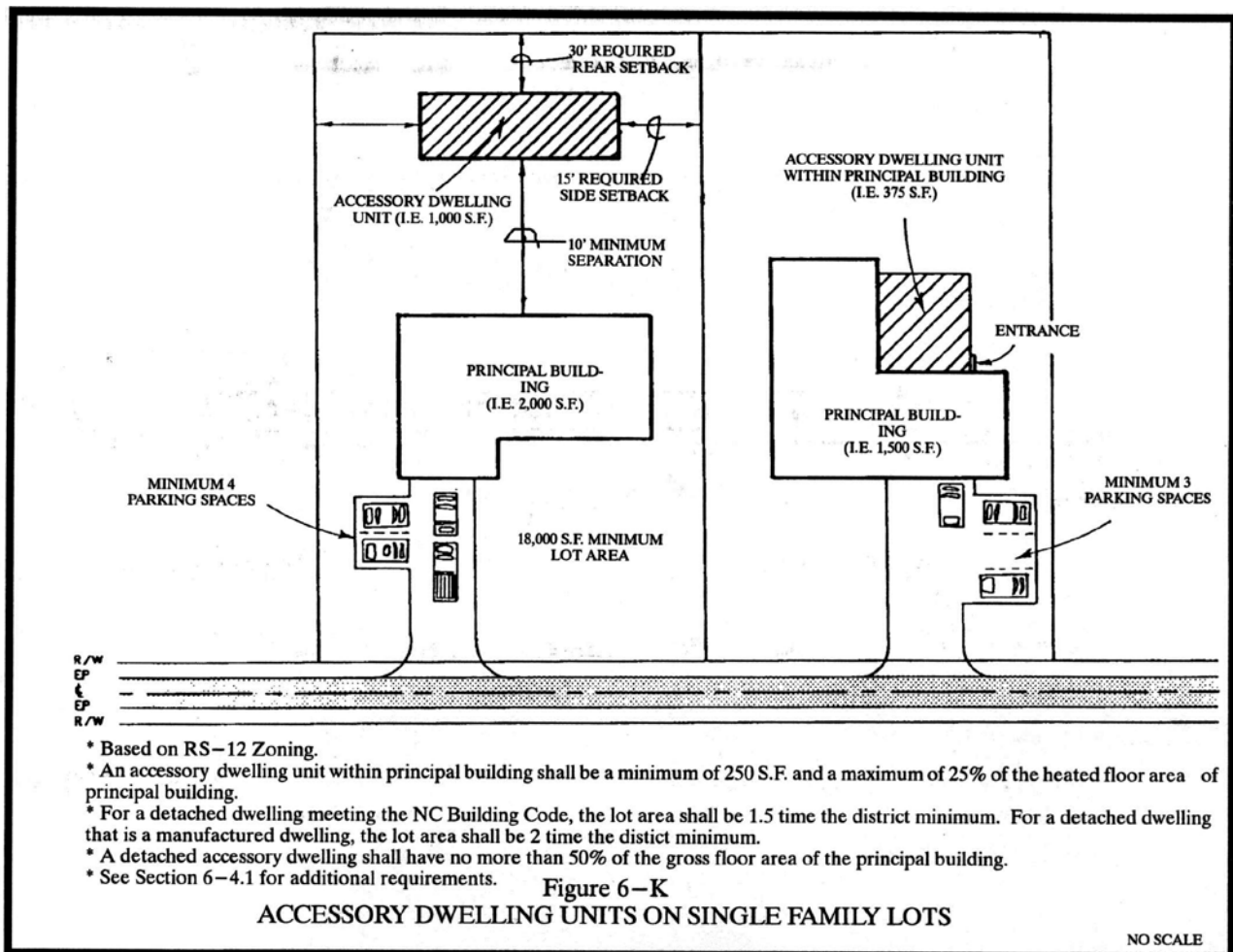
- b. When the detached accessory dwelling unit is a manufactured dwelling, the lot containing both the principal and accessory dwelling units shall have two (2) times the minimum lot area required for the district in which they are located.

4) Size and Type of Accessory Dwelling Unit:

- a. When the detached accessory dwelling unit is part of an accessory detached garage or a freestanding accessory dwelling unit meeting the NC Building

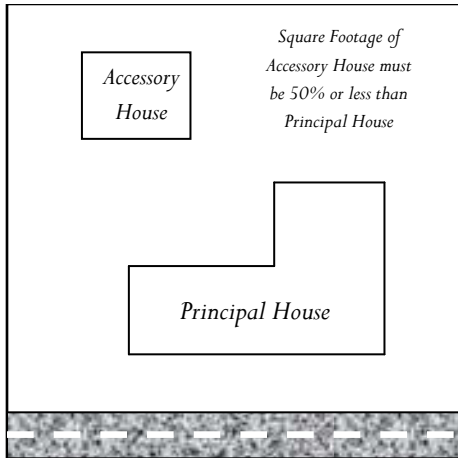
Code, the gross floor area of the accessory dwelling unit shall be limited to the maximum of fifty (50%) percent of the gross floor area of the principal building.

- b. When the detached accessory dwelling unit is a manufactured dwelling, the principal dwelling unit shall be a Class AA Double-wide Manufactured Dwelling or a freestanding principal dwelling unit meeting the NC Building Code. In no case shall a Class A or B Manufactured Dwelling be accessory to another Class A or B Manufactured Dwelling.

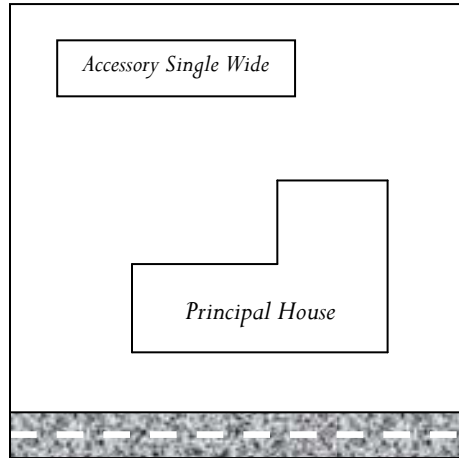




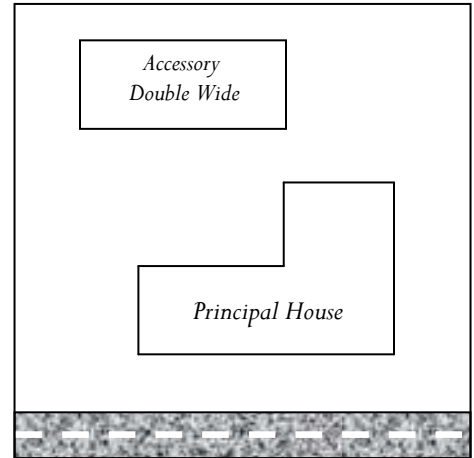
Examples of Permitted Accessory Dwelling Units



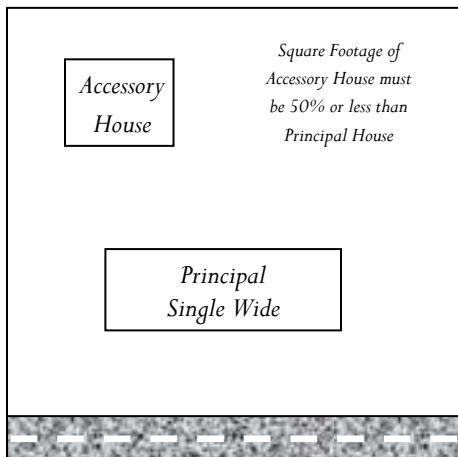
Lot Size 1.5 Times the Minimum



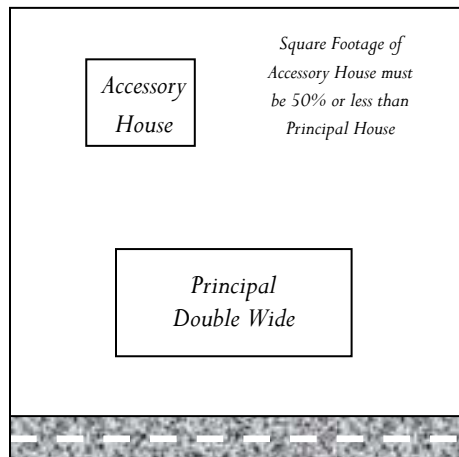
Lot Size 2 Times the Minimum



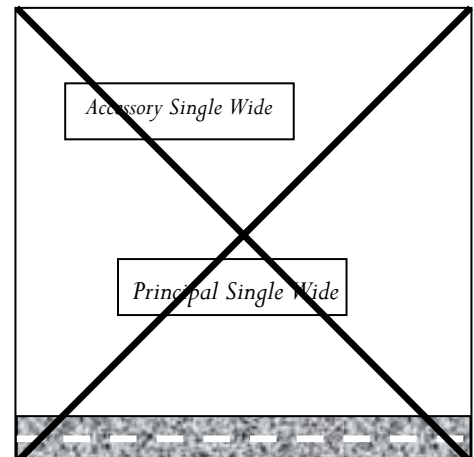
Lot Size 2 Times the Minimum



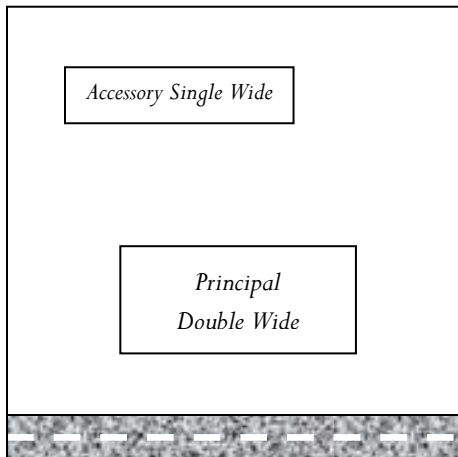
Lot Size 1.5 Times the Minimum



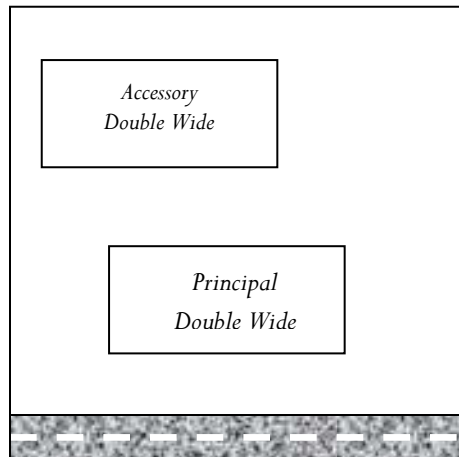
Lot Size 1.5 Times the Minimum



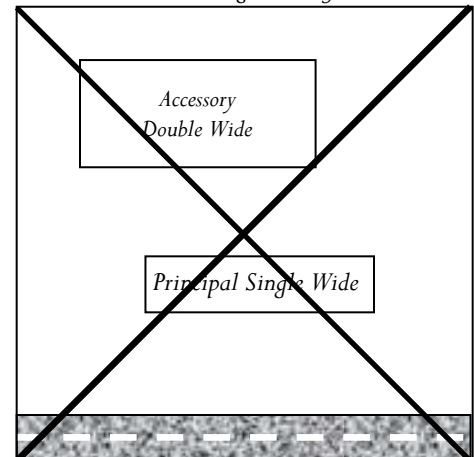
Not Permitted, Regardless of Lot Size



Lot Size 2 Times the Minimum



Lot Size 2 Times the Minimum



Not Permitted, Regardless of Lot Size