

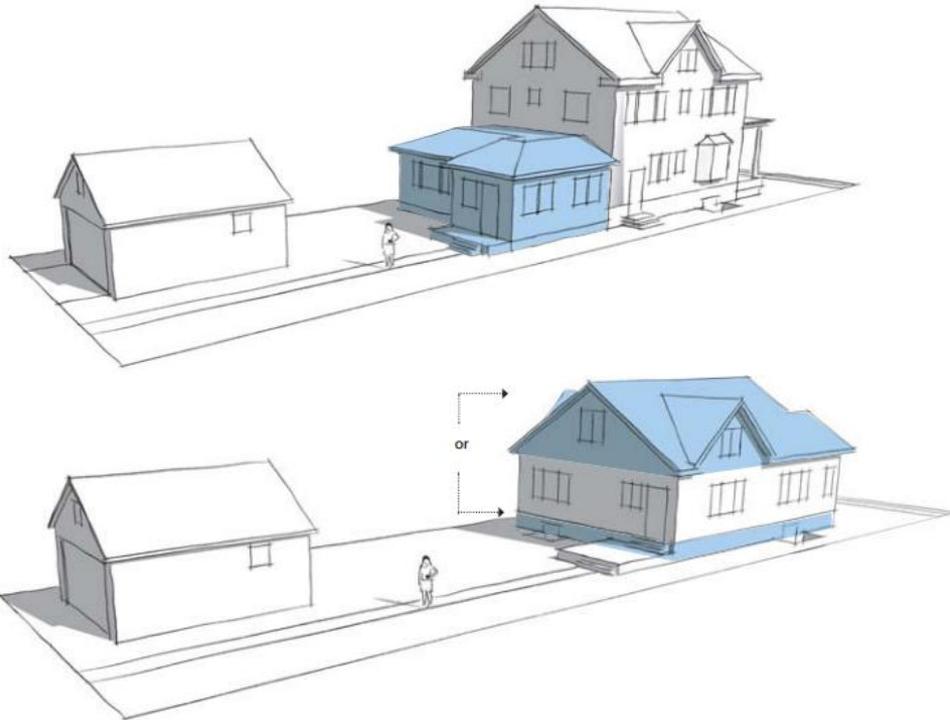
# Wording Amendment for Accessory Dwelling Units

Presentation to City Council  
June 23, 2015

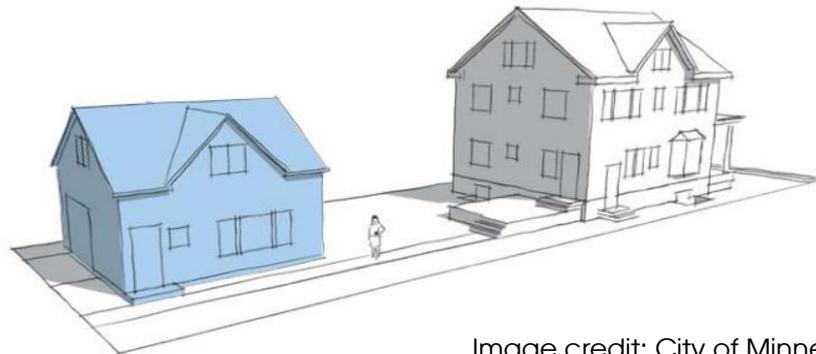
Department of Planning & Urban Design  
**(WITH UPDATES TO REFLECT ORDINANCE ADOPTION)**

# Accessory Dwelling Unit Types

Attached:



Detached:



# Accessory Dwelling Units: Asheville Examples



# Accessory Dwelling Units: Previous vs Current

**EFFECTIVE 6/24/15**

Size of Home	Previous ADU Maximum Size	
	500 SF or 25% of home But not over 50% of primary	% of primary
700 SF	350 SF	} 50%
800 SF	400 SF	
900 SF	450 SF	
1000 SF	500 SF	
1200 SF	500 SF	42%
1400 SF	500 SF	36%
1600 SF	500 SF	31%
1800 SF	500 SF	28%
2000 SF	500 SF	} 25%
2200 SF	550 SF	
2400 SF	600 SF	
2600 SF	650 SF	
2800 SF	700 SF	
3000 SF	750 SF	
3200 SF	800 SF	
3400 SF	850 SF	
3600 SF	900 SF	
3800 SF	950 SF	
4000 SF	1000 SF	
4500 SF	1125 SF	

Size of Home	NEW Detached ADU Maximum Size	
	The lesser of 800 SF... Or 70% of primary home	% of primary
700 SF	490 SF	<b>70%</b>
800 SF	560 SF	<b>70%</b>
900 SF	630 SF	<b>70%</b>
1000 SF	700 SF	<b>70%</b>
1200 SF	<b>800 SF</b>	67%
1400 SF	<b>800 SF</b>	57%
1600 SF	<b>800 SF</b>	50%
1800 SF	<b>800 SF</b>	44%
2000 SF	<b>800 SF</b>	40%
2200 SF	<b>800 SF</b>	36%
2400 SF	<b>800 SF</b>	33%
2600 SF	<b>800 SF</b>	31%
2800 SF	<b>800 SF</b>	29%
3000 SF	<b>800 SF</b>	27%
3200 SF	<b>800 SF</b>	25%
3400 SF	<b>800 SF</b>	24%
3600 SF	<b>800 SF</b>	22%
3800 SF	<b>800 SF</b>	21%
4000 SF	<b>800 SF</b>	20%
4500 SF	<b>800 SF</b>	18%

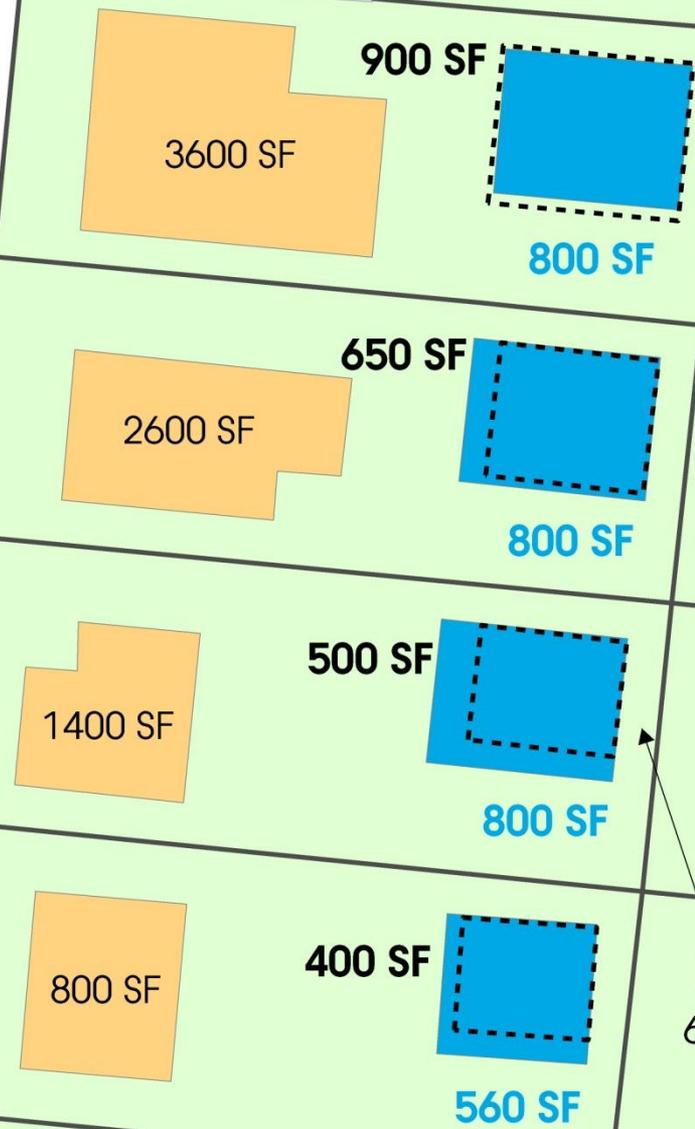
# Accessory Dwelling Units: Single-Story Layout

Street

 Primary Dwelling

 Previous Size (Before 6/23/15):  
Single-Story ADU Layout

 New Size (After 6/23/15):  
Single-Story ADU Layout



Minimum  
6' setbacks

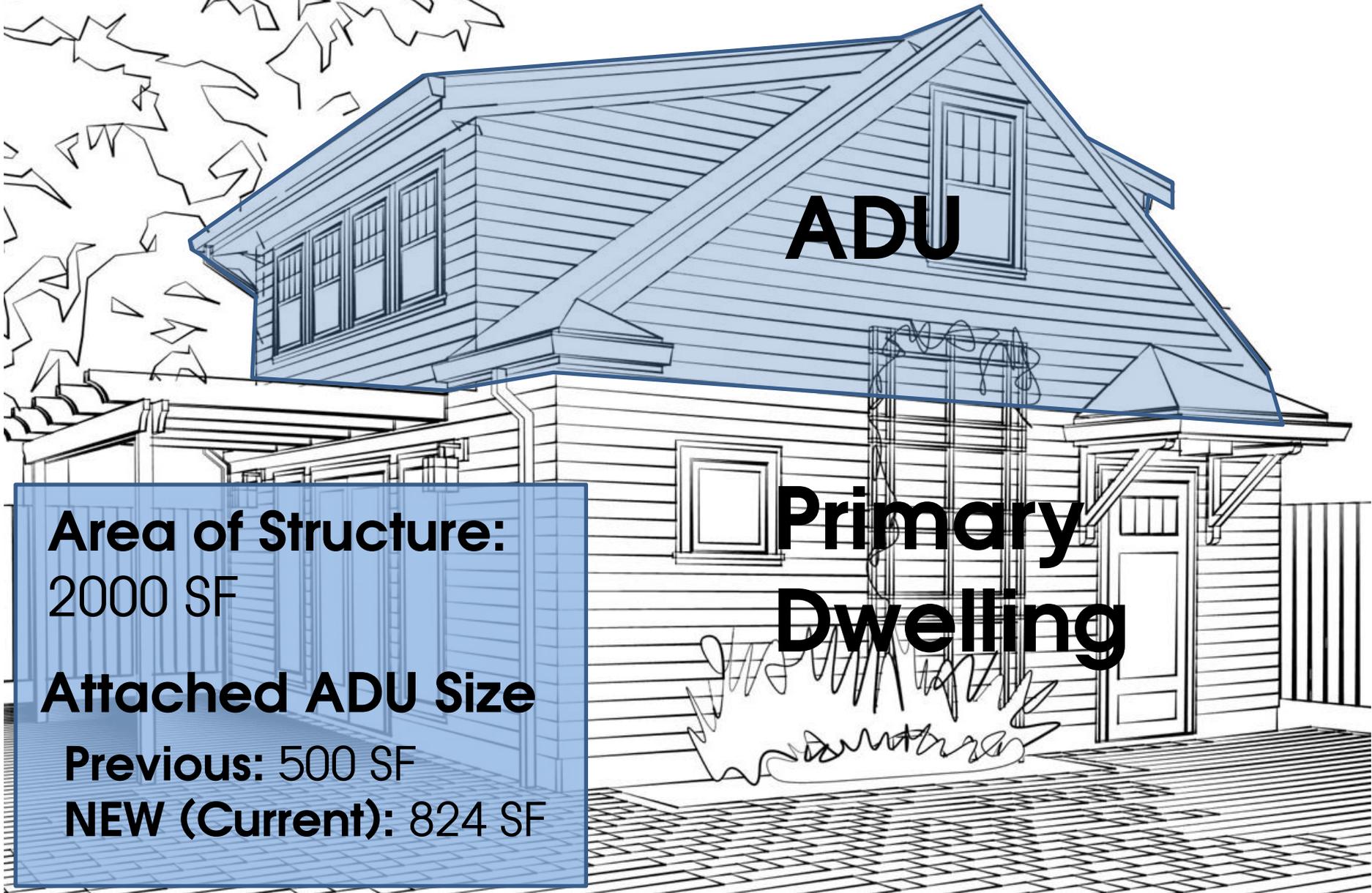
# Accessory Dwelling Units: Previous vs Current

**EFFECTIVE 6/24/15**

Size of Structure	Primary Dwelling	Previous ADU Maximum Size	
		500 SF or 25% of home But not over 50% of primary	% of primary
700 SF	467 SF	233 SF	<b>50%</b>
800 SF	533 SF	267 SF	
900 SF	600 SF	300 SF	
1000 SF	667 SF	333 SF	
1200 SF	800 SF	400 SF	
1400 SF	933 SF	467 SF	
1600 SF	1100 SF	500 SF	45%
1800 SF	1300 SF	500 SF	38%
2000 SF	1500 SF	500 SF	33%
2200 SF	1700 SF	500 SF	29%
2400 SF	1900 SF	500 SF	26%
2600 SF	2080 SF	520 SF	<b>25%</b>
2800 SF	2240 SF	560 SF	
3000 SF	2400 SF	600 SF	
3200 SF	2560 SF	640 SF	
3400 SF	2720 SF	680 SF	
3600 SF	2880 SF	720 SF	
3800 SF	3040 SF	760 SF	
4000 SF	3200 SF	800 SF	
4500 SF	3600 SF	900 SF	

Size of Structure	Primary Dwelling	NEW Attached ADU Maximum Size	
		The lesser of 1,000 SF... Or 70% of primary dwelling	% of primary
700 SF	412 SF	288 SF	<b>70%</b>
800 SF	471 SF	329 SF	<b>70%</b>
900 SF	529 SF	371 SF	<b>70%</b>
1000 SF	588 SF	412 SF	<b>70%</b>
1200 SF	706 SF	494 SF	<b>70%</b>
1400 SF	824 SF	576 SF	<b>70%</b>
1600 SF	941 SF	659 SF	<b>70%</b>
1800 SF	1059 SF	741 SF	<b>70%</b>
2000 SF	1176 SF	824 SF	<b>70%</b>
2200 SF	1294 SF	906 SF	<b>70%</b>
2400 SF	1412 SF	988 SF	<b>70%</b>
2600 SF	1600 SF	<b>1000 SF</b>	63%
2800 SF	1800 SF	<b>1000 SF</b>	56%
3000 SF	2000 SF	<b>1000 SF</b>	50%
3200 SF	2200 SF	<b>1000 SF</b>	45%
3400 SF	2400 SF	<b>1000 SF</b>	42%
3600 SF	2600 SF	<b>1000 SF</b>	38%
3800 SF	2800 SF	<b>1000 SF</b>	36%
4000 SF	3000 SF	<b>1000 SF</b>	33%
4500 SF	3500 SF	<b>1000 SF</b>	29%

# Example: Attached ADU



**ADU**

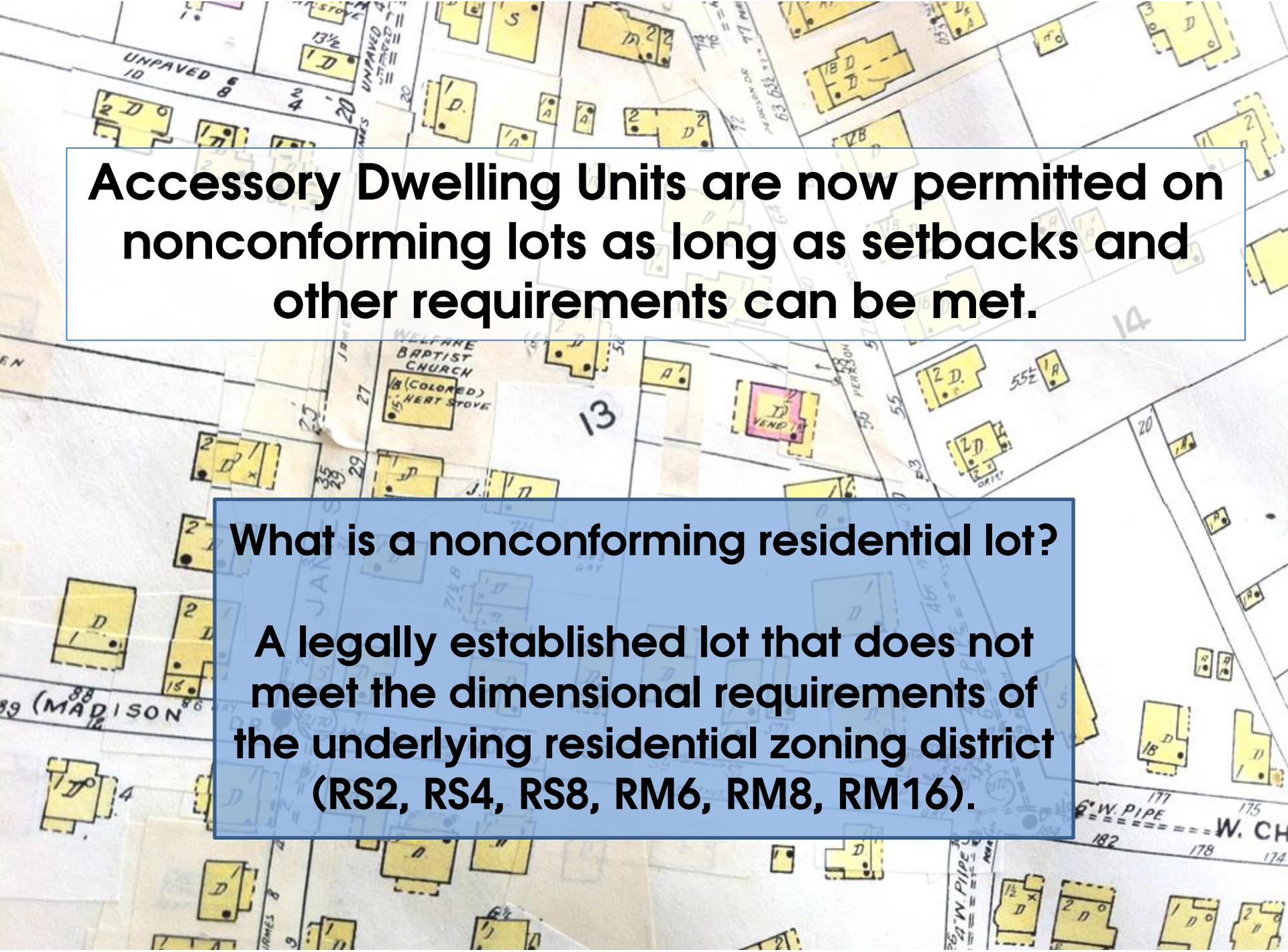
**Primary  
Dwelling**

**Area of Structure:**  
2000 SF

**Attached ADU Size**

**Previous:** 500 SF

**NEW (Current):** 824 SF



**Accessory Dwelling Units are now permitted on nonconforming lots as long as setbacks and other requirements can be met.**

**What is a nonconforming residential lot?**

**A legally established lot that does not meet the dimensional requirements of the underlying residential zoning district (RS2, RS4, RS8, RM6, RM8, RM16).**

## Examples of nonconforming lots

Lot Size: 10,000 SF

49'

22'

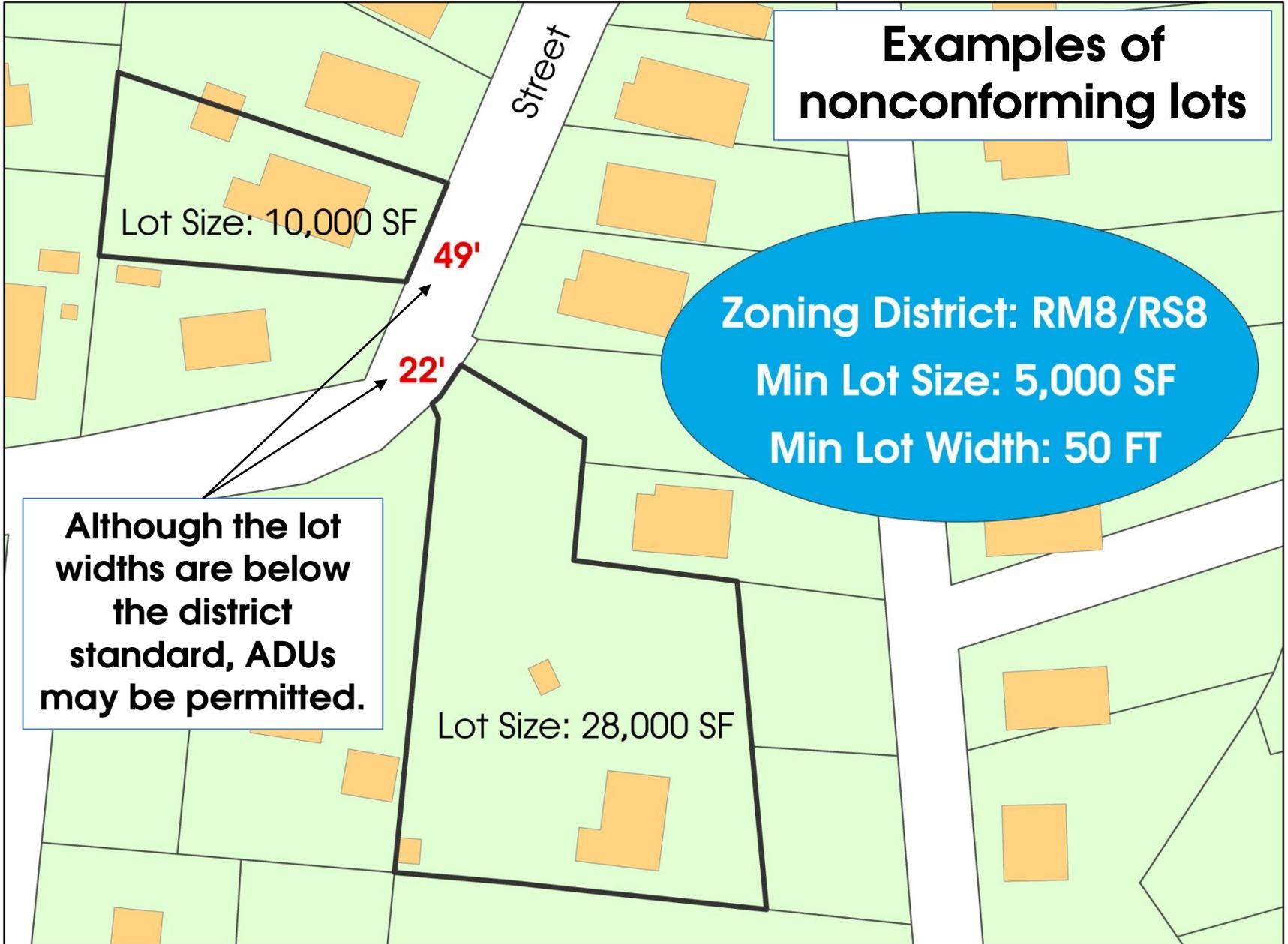
Zoning District: RM8/RS8

Min Lot Size: 5,000 SF

Min Lot Width: 50 FT

Although the lot widths are below the district standard, ADUs may be permitted.

Lot Size: 28,000 SF



## Examples of nonconforming lots

Lot Size:  
6500 SF

51'

54'

Lot Size:  
6600 SF

50'

Lot Size:  
6200 SF

Although the lot widths and sizes are below the district standard, ADUs may be permitted.

Zoning District: RM6  
Min Lot Size: 7,000 SF  
Min Lot Width: 70 FT

# Accessory Dwelling Units: Parking

Street



Primary Dwelling

Before ADU

Street



Primary Dwelling

ADU

**One Additional Parking Space  
Must Be Provided if Off-Street  
Parking is Required for the  
Primary Dwelling**

\* As per UDO Sec. 7-11-2(c)(4)

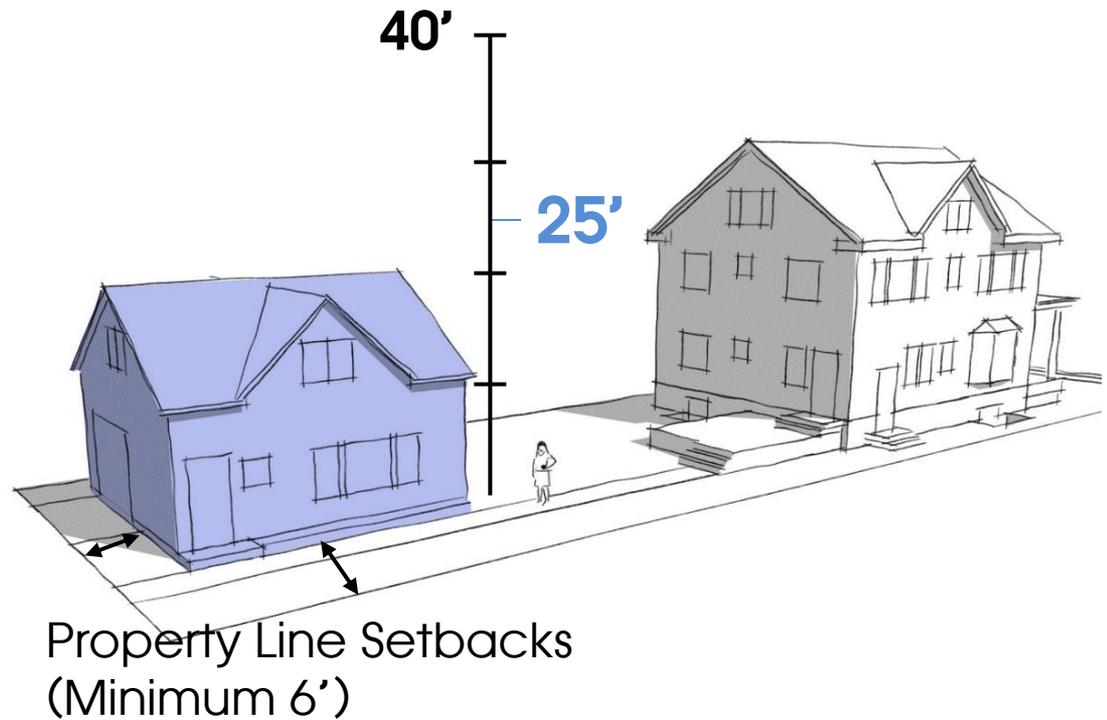
With ADU

# Accessory Dwelling Units: Building Height

## Maximum Height

Min Setback	Previous	NEW
6'	20'	<b>25'</b>
7'	21'	
8'	22'	
9'	23'	
10'	24'	
11'	25'	
12'	26'	
13'	27'	
14'	28'	
15'	29'	
16'	30'	
17'	31'	
18'	32'	
19'	33'	
20'	34'	
21'	35'	
22'	36'	
23'	37'	
24'	38'	
25'	39'	
26'	40'	

Previous New Maximum Height



# Summary

## Detached ADU (e.g. Garage Apt)

### Previous (Before 6/23/15)

### NEW (After 6/23/15)

	Accessory Apartments	Accessory Dwelling Units (ADUs)
Name	Accessory Apartments	Accessory Dwelling Units (ADUs)
Min parking required	1	1
Max size	N.A.	800 SF
Max size as % of primary dwelling	50%	70%
Min size	N.A.	N.A.
Max height	40 Ft (top of ceiling)	25 Ft (top of ceiling)
Max footprint	N.A.	800 SF
Use of non-conforming lot	Not permitted	Permitted
Setbacks	Min 6' setbacks	Min 6' setbacks

## Attached ADU (e.g. Basement Apt)

### Previous (Before 6/23/15)

### NEW (After 6/23/15)

	Accessory Apartments	Accessory Dwelling Units (ADUs)
Name	Accessory Apartments	Accessory Dwelling Units (ADUs)
Min parking required	1	1
Max size	N.A.	1,000 SF
Max size as % of primary dwelling	50%	70%
Min size	N.A.	N.A.
Max height	40 Ft (top of ceiling)	40 Ft (top of ceiling)
Max footprint	N.A.	1,000 SF
Use of non-conforming lot	Not permitted	Permitted
Setbacks	Must meet setback req	N.A.

\* Green highlights indicate changes from previous rules.

# Accessory Dwelling Units: NEW Rules (Effective 6/24/15)

## Questions?

Feel free to contact:

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