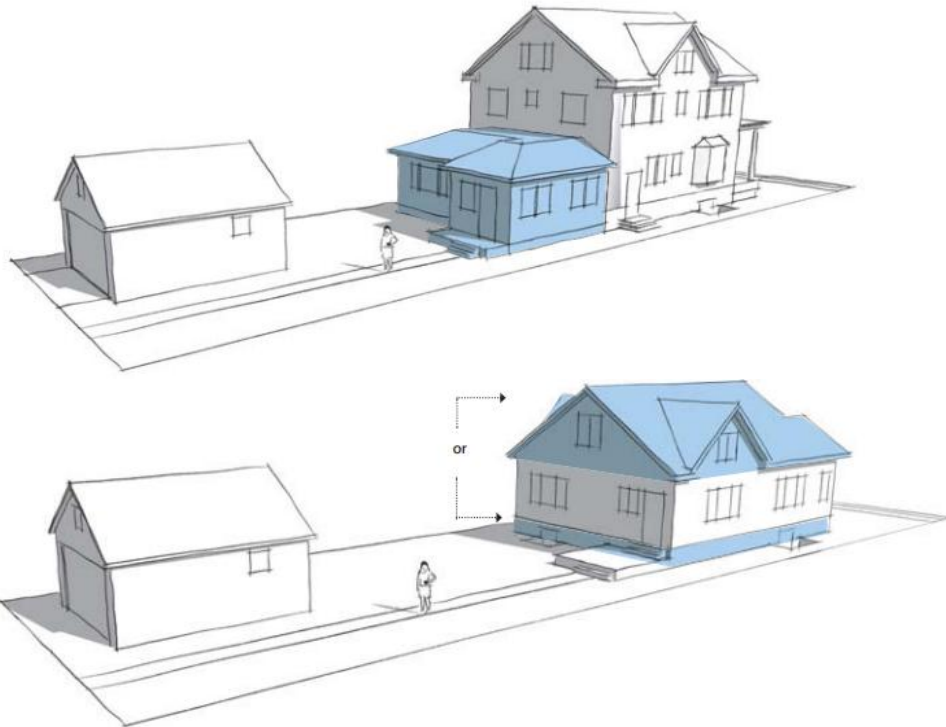


A photograph of a two-story yellow house with a white picket fence in the foreground. The house has a balcony on the second floor and a smaller balcony on the first floor. The house is surrounded by lush green trees, and the scene is brightly lit, suggesting a sunny day. The text "Accessory Dwelling Units: NEW RULES" is overlaid on the image.

Accessory Dwelling Units: **NEW RULES**

Accessory Dwelling Unit Types

Attached:



Detached:

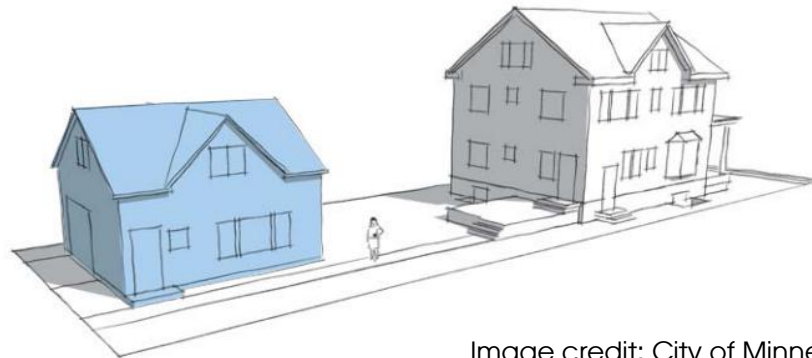


Image credit: City of Minneapolis

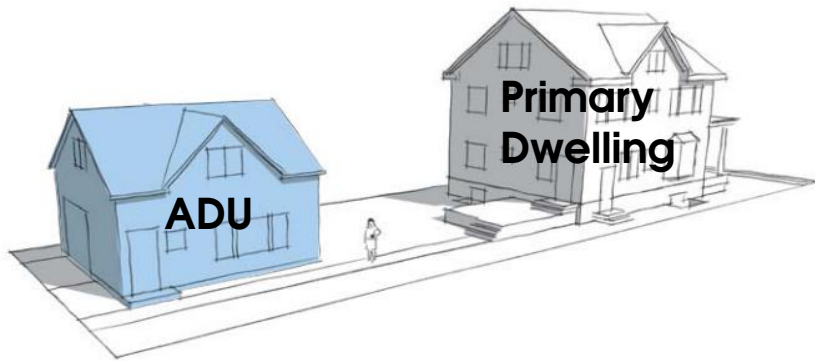
Accessory Dwelling Units: Asheville Examples



Detached Accessory Dwelling Units

EFFECTIVE 6/24/15

Detached ADU



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

Accessory Dwelling Units: Single-Story Layout

Street

3600 SF

800 SF

2600 SF

800 SF

1400 SF

800 SF

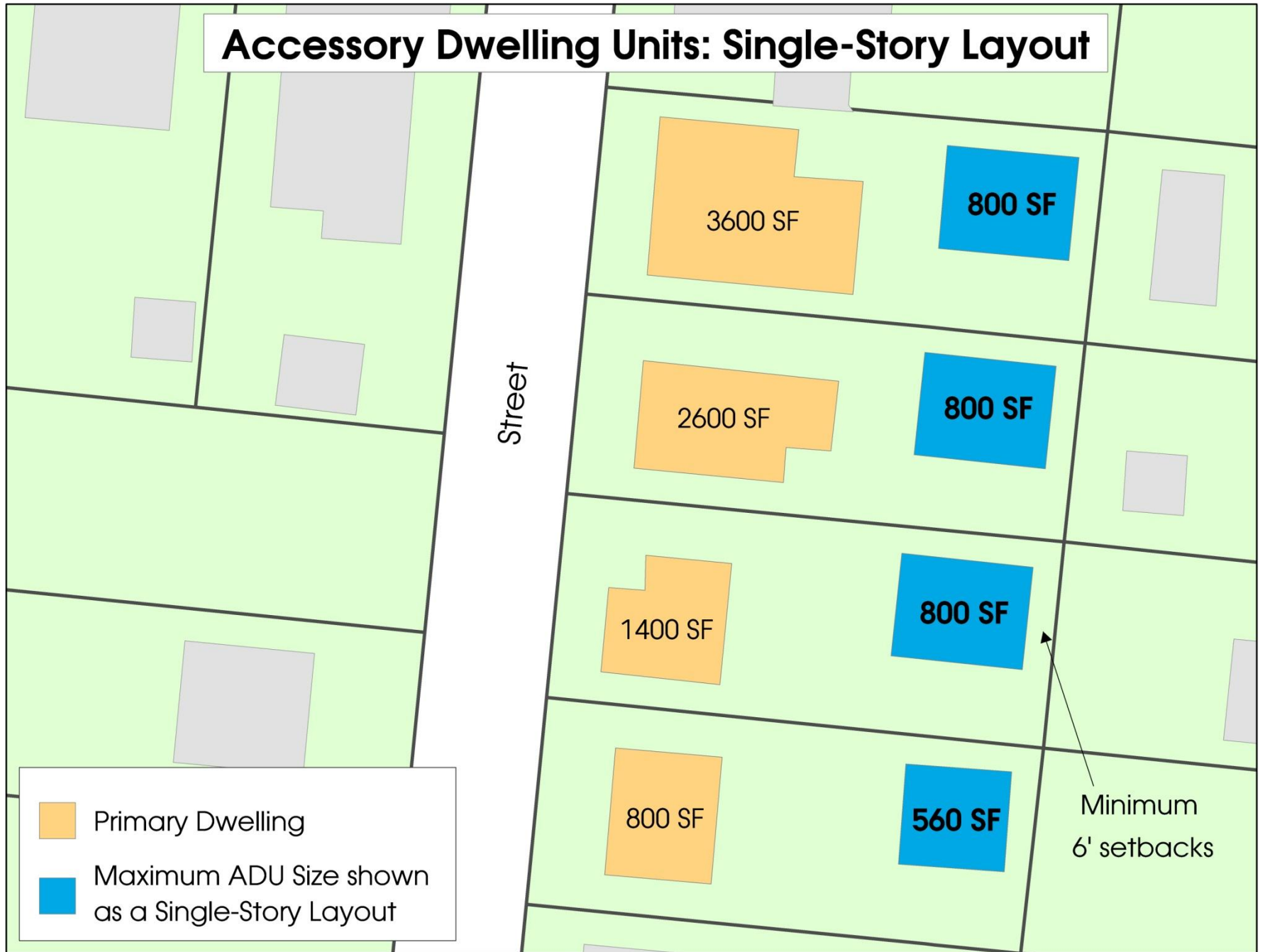
800 SF

560 SF

Minimum
6' setbacks

Primary Dwelling

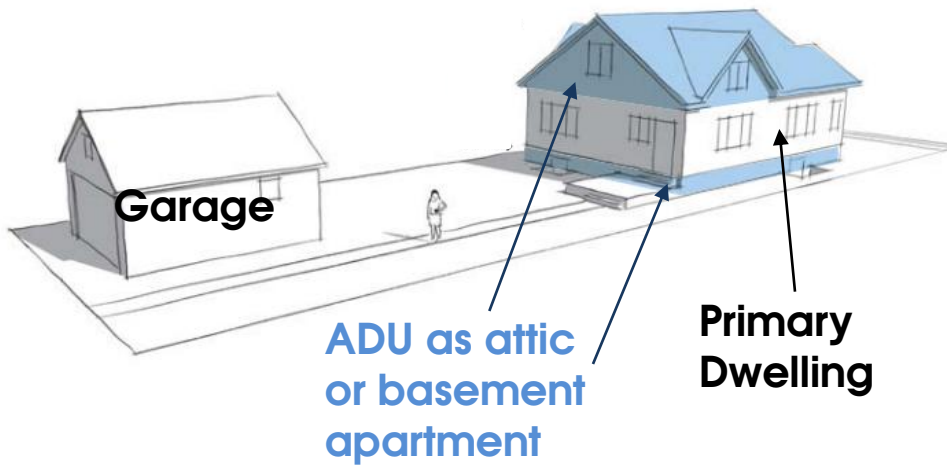
Maximum ADU Size shown
as a Single-Story Layout



Attached Accessory Dwelling Units

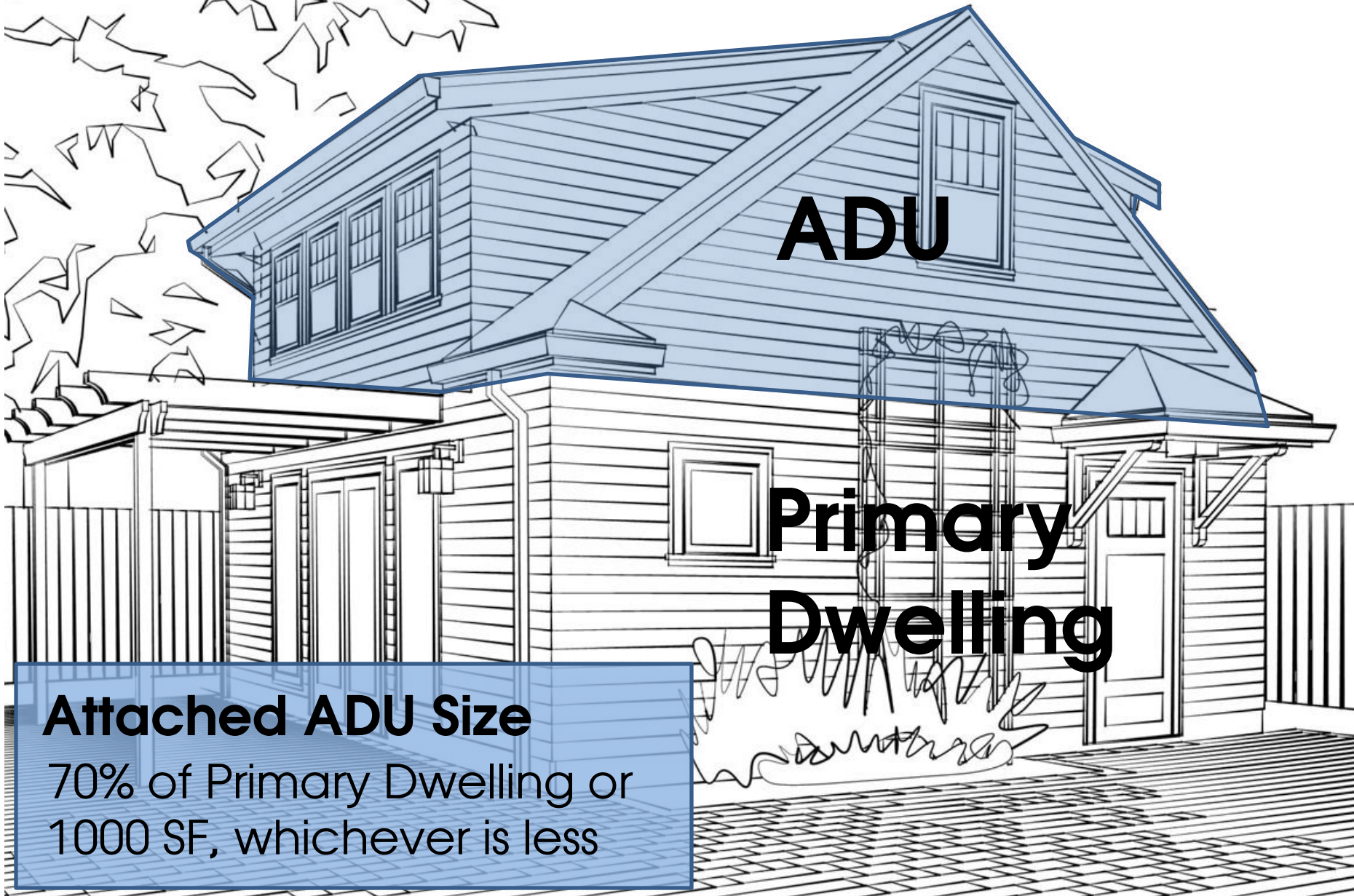
EFFECTIVE 6/24/15

Attached ADU



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

Example: Attached ADU



ADU

**Primary
Dwelling**

Attached ADU Size

70% of Primary Dwelling or
1000 SF, whichever is less

Accessory Dwelling Units are 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), which can be confirmed by reviewing historic plats, deeds, and other relevant documents.

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

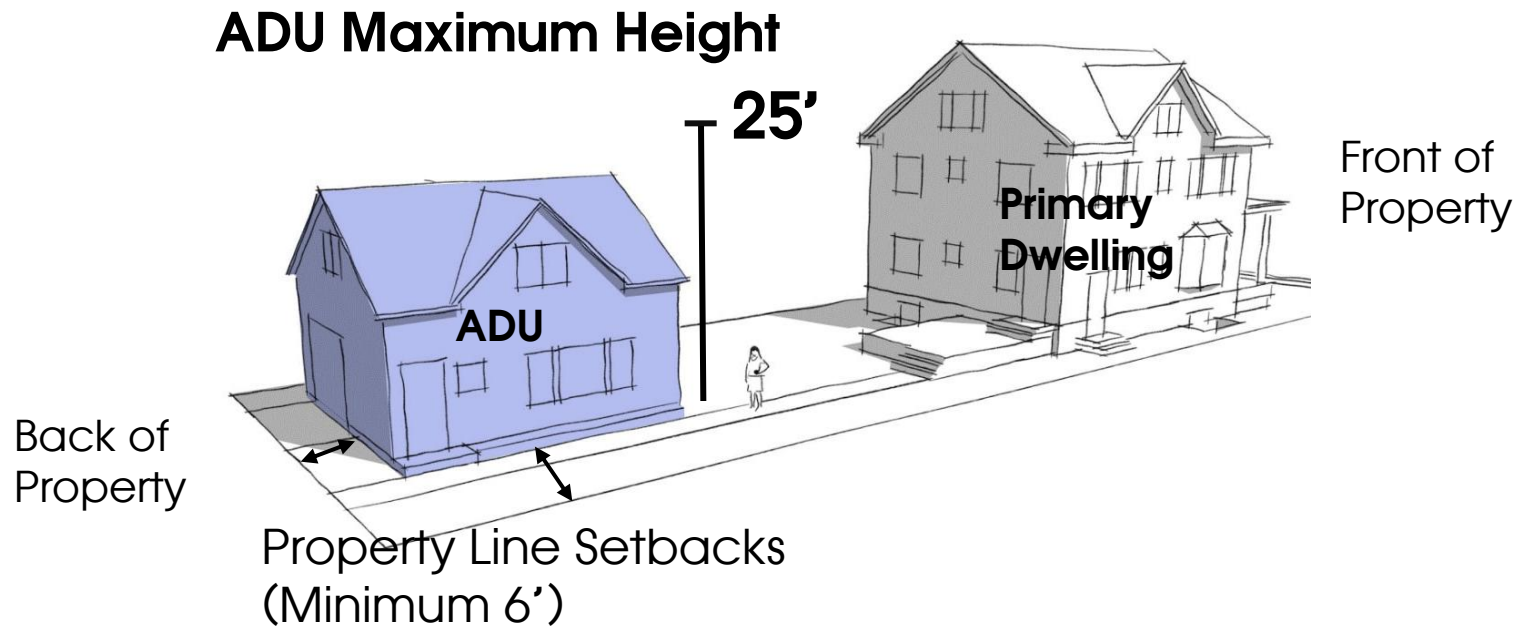
ADU

**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: Height & Placement



Placement: ADUs shall be located only in the side or rear yard, and not in front of the primary dwelling, meeting minimum setbacks.

Rules for Accessory Dwelling Units: Summary

	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	1,000 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)

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

Questions?

If you have a group that would like a presentation on ADUs, please contact: Development Services
Planner of the Day
828-259-5450
pod@ashevillenc.gov

For specific questions relating to ADUs,
please contact:
Development Services Department
161 South Charlotte Street
Asheville, NC 28801
828-259-5846