

ADU

ACCESSORY
DWELLING UNITS



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ADUs ELSEWHERE TORONTO



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HOME PROJECTS CONTACT ABOUT

ADU GUIDE

PORTLAND ADU GUIDE

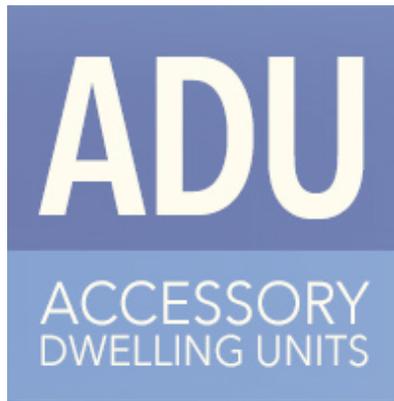
SETUP AN ONSITE CONSULTATION



laneway housing
HOW-TO GUIDE

current as of:
MARCH 2011

Updated versions of this guide are available online at: <http://www.vancouver-ecodensity.ca/content.php?id=47>



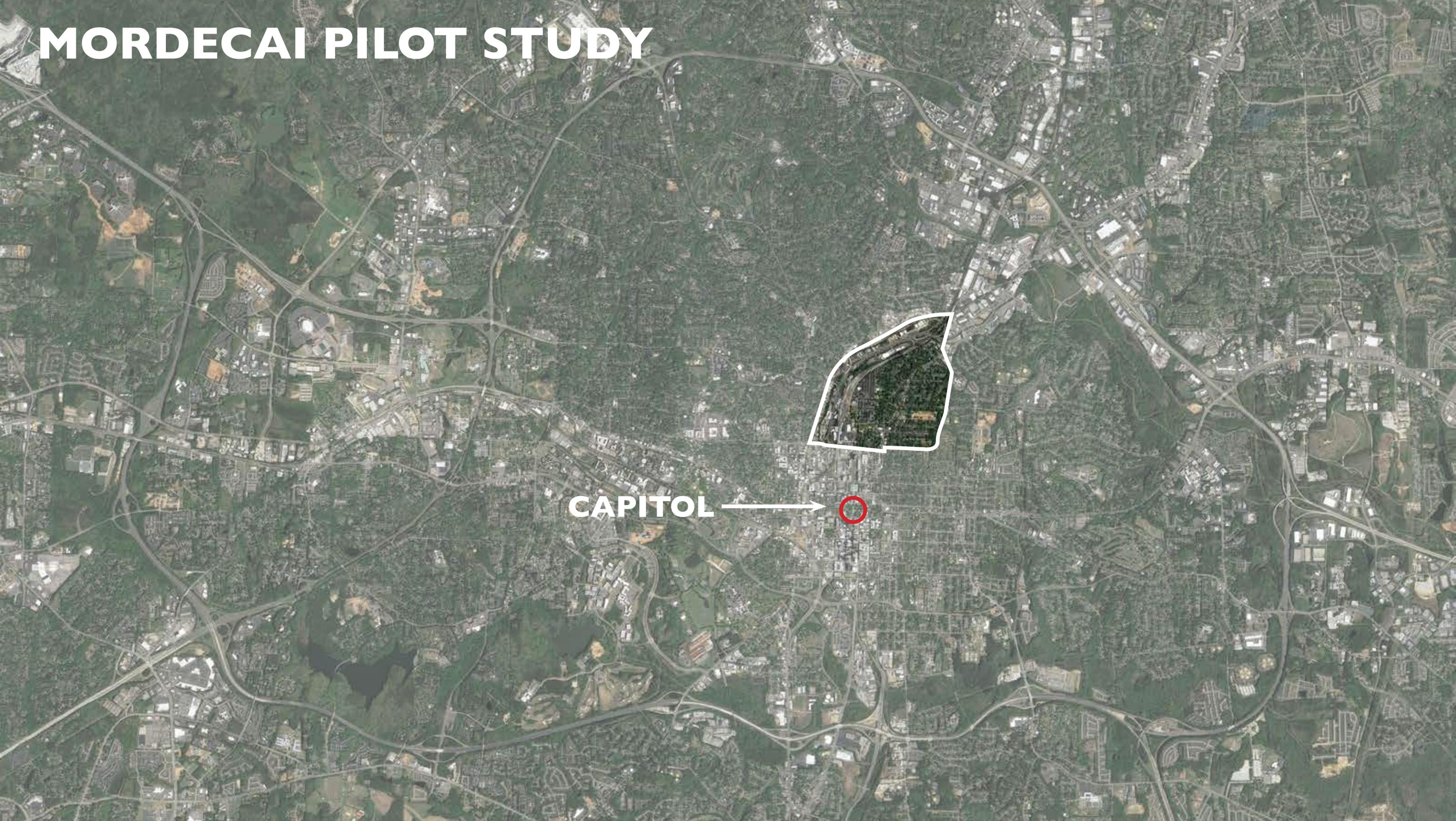
THE PRESSURES DRIVING INTEREST IN ADUs IN OTHER CITIES...

- **AFFORDABLE HOUSING OPTIONS**
- **AGING IN PLACE**
- **HOUSING FOR BOOMERANG CHILDREN**
- **ALTERNATIVES TO DOWNTOWN APARTMENT LIVING**
- **SUSTAINABILITY**
- **DENSITY**

**...ALSO HAPPEN TO BE THE SAME PRESSURES
DRIVING INTEREST IN RALEIGH**



MORDECAI PILOT STUDY



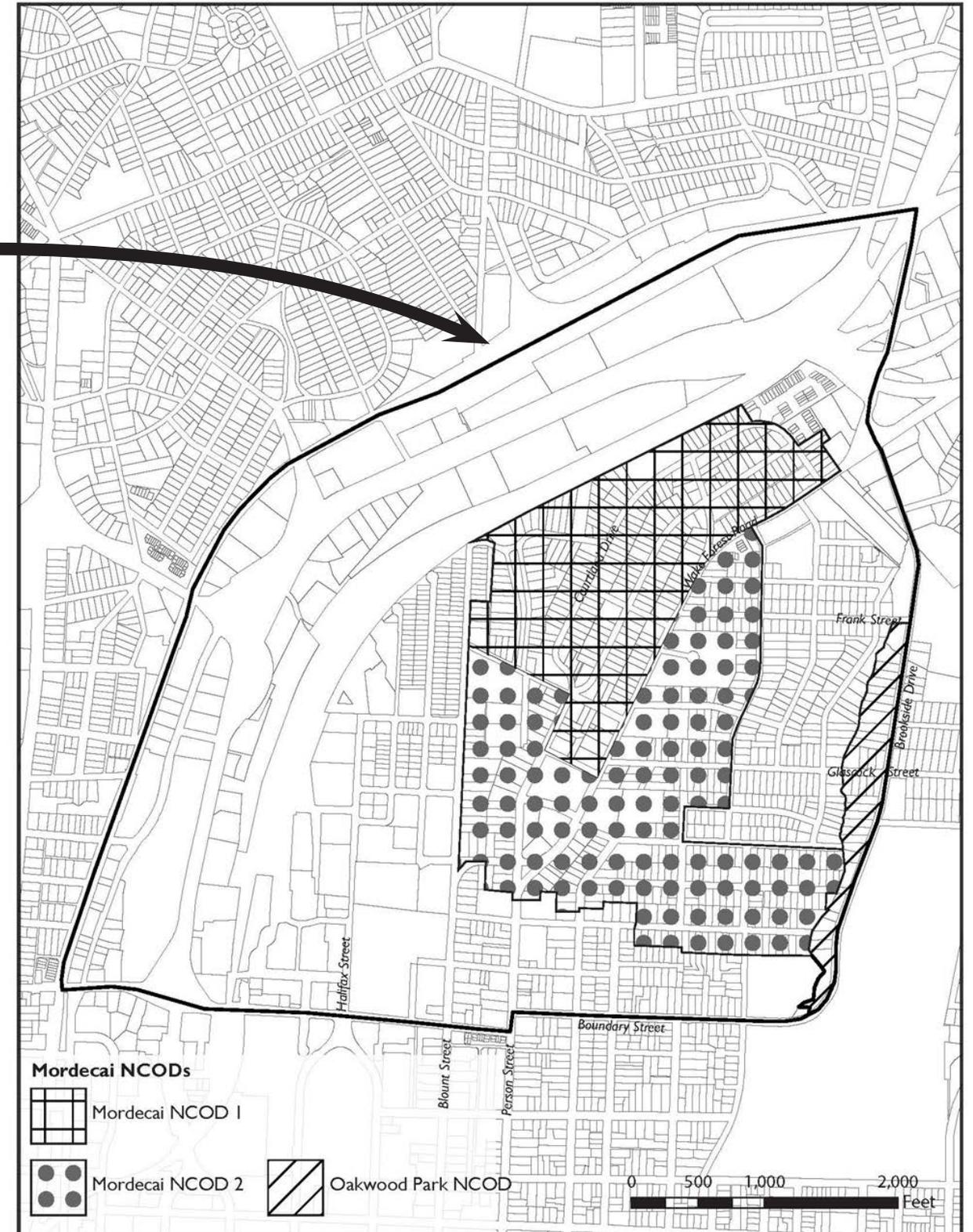
CAPITOL → ○

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STUDY AREA

- Mordecai CAC
- NCODs:
 - Mordecai (both sub-districts)
 - Oakwood Park (portion)
- Includes properties along and to the west of Capital Blvd.



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The logo for ADU (Accessory Dwelling Units) features the letters "ADU" in a large, bold, white sans-serif font against a dark blue rectangular background.

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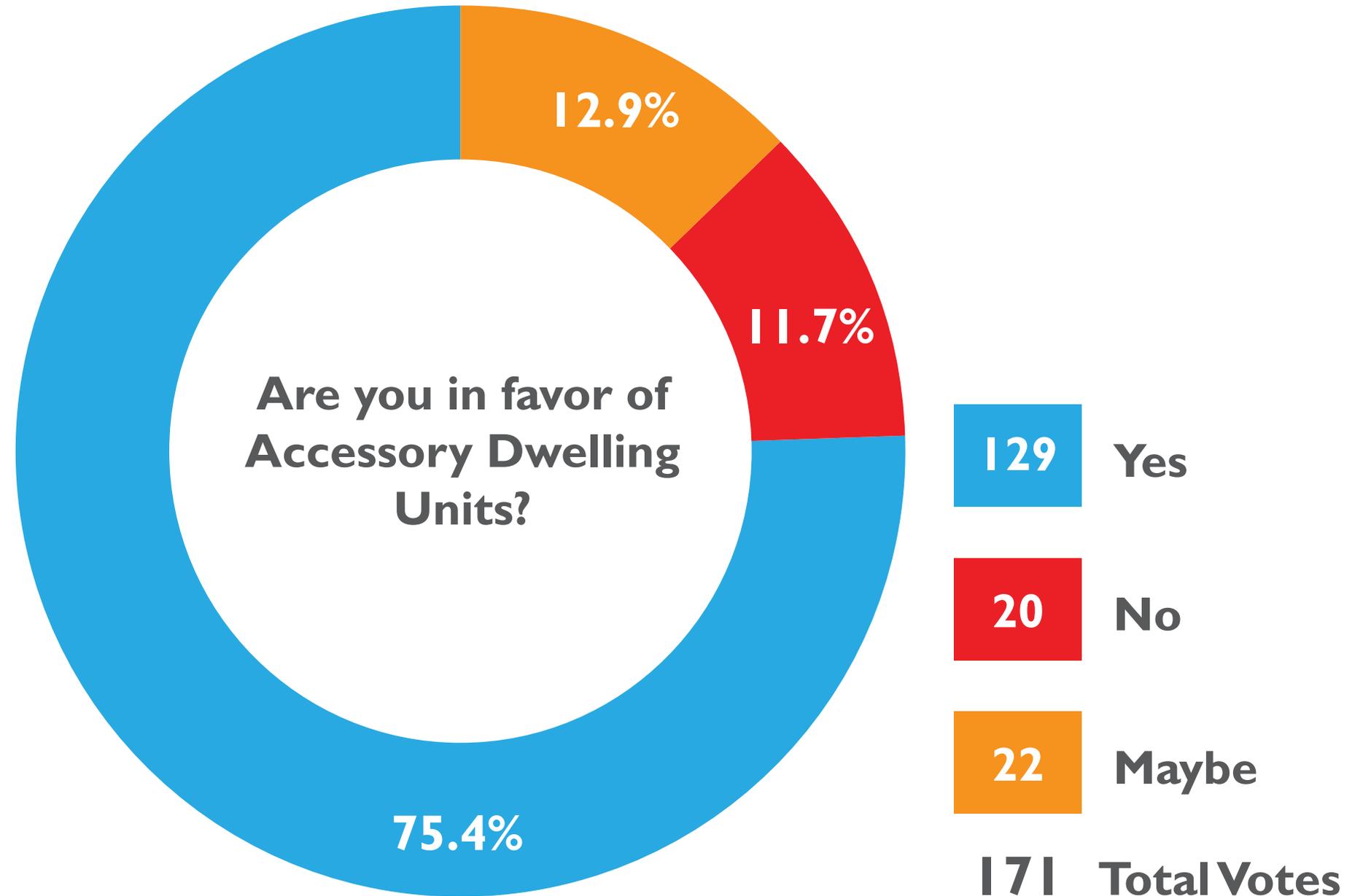
SURVEY - WHAT WE ASKED

- **General opinion on permitting ADUs**
- **Zoning/Density**
- **Access (parking)**
- **Design - e.g. size, height, setback, transitional buffers, transparency, orientation**
- **Implementation (Zoning Overlay process)**



Number of Surveys Distributed: 874
Number of Surveys Submitted: 176

20% Response Rate



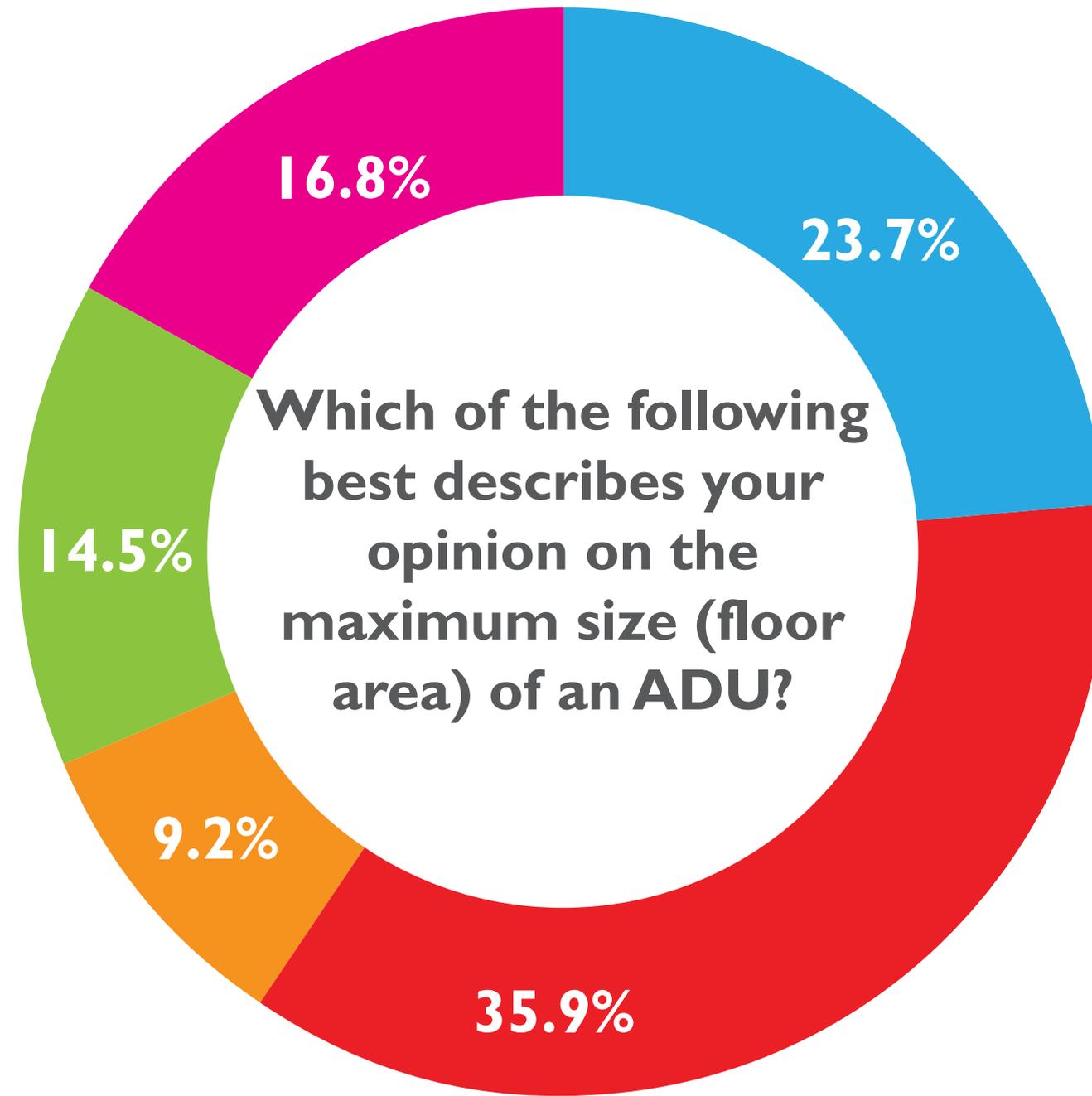
The logo for ADU (Accessory Dwelling Units) features the letters "ADU" in a large, bold, white sans-serif font against a dark blue rectangular background.The text "ACCESSORY DWELLING UNITS" is written in a smaller, white, all-caps sans-serif font, positioned below the "ADU" logo.

ACCESS

- **65% support allowing ADUs even if no on-site parking is provided (thus requiring on-street parking)**
- **General support for ADUs with the following:**
 - **Alley access**
 - **Shared driveway**
 - **Separate driveway**
 - **On-street parking**



DESIGN - SIZE



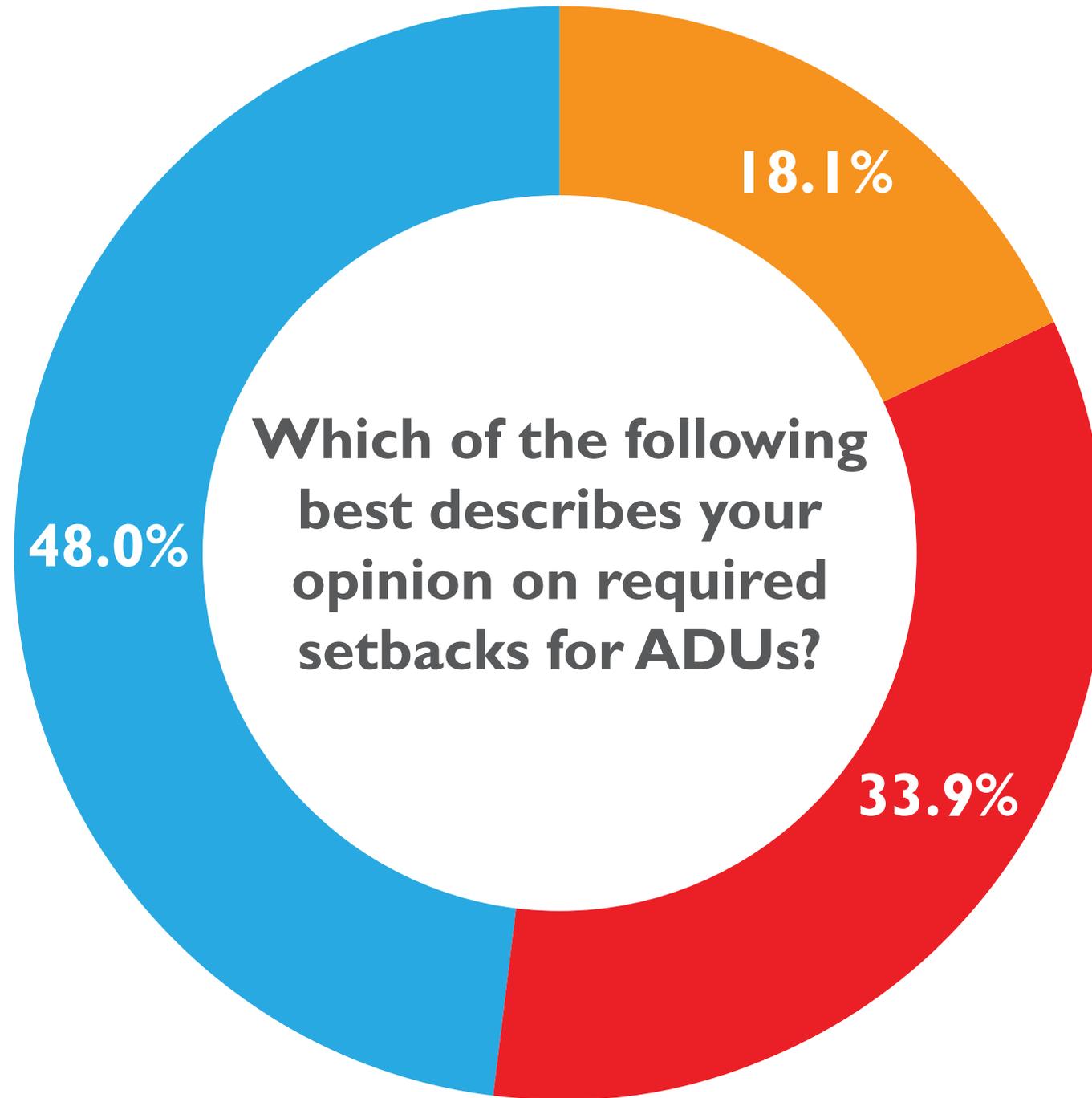
The minimum size permitted in Raleigh for dwelling units is 250 square feet.

- 22** Other
- 19** ADUs should be no larger than 800 square feet.
- 12** ADUs should be no larger than 450 square feet.
- 47** Maximum ADU size should be proportional to lot size. For instance, for lots of 10,000 to 19,999 square feet, ADU might be limited to no greater than 700 square feet.
- 31** Maximum ADU size should be determined as a percentage of the property's principal building's size. For instance, no greater than 50% of principal building's square footage.
- 131** Total Votes





DESIGN - SETBACK



61

ADUs should be located behind the principal building, but otherwise, required setbacks for ADUs should be the same as those required for the primary structure.

43

Side and rear setbacks for ADUs should be less restrictive than those required for the primary structure.

23

Side setbacks for ADUs should be the same as those required for the primary structure, but the rear setback should be reduced to allow for ADUs closer to rear lot line.

127 Total Votes

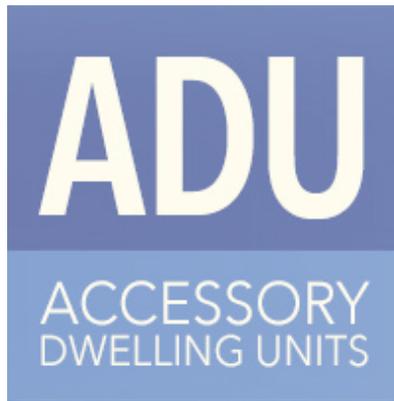


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DESIGN

- **Height: 82.3% support height limit of two stories/25 ft.**
- **Orientation: 78.6% support allowing primary entrance on any side of ADU**
- **Even split on requiring buffer (fence/vegetated) between ADU and adjacent property**
- **75% DO NOT support limits on transparency**



2013 UDO DRAFT REGULATIONS

KEY FEATURES

- Permitted in R-1, R-2, R-4, R-6, R-10, RX-, OX-, NX-, CX-
- No ADU permitted if accessory apartment exists on site
- Max. occupancy: 2 persons
- Min. lot size: 4,000 sq. ft.
- Max. ADU size: relative to lot size (sliding scale) - 450 sq. ft. to 800 sq. ft.
- Min. setbacks: 10 feet (side lot line) / 20 to 30 feet (rear lot line)
- Min. separation from primary building: 10 feet
- Min. 1 space on-site parking
- Max. height: 25 feet
- Wall plate height: 20 feet



The logo consists of the letters 'ADU' in a bold, white, sans-serif font, centered within a dark blue square.

ADU

The text 'ACCESSORY DWELLING UNITS' is written in a white, sans-serif font, stacked in two lines within a dark blue rectangular box.

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The text 'QUESTIONS OR COMMENTS?' is written in a bold, dark blue, sans-serif font, centered on the page.

QUESTIONS OR COMMENTS?

The name 'CHARLES DILLARD' is written in a bold, dark blue, sans-serif font, centered on the page.

CHARLES DILLARD

The email address 'CHARLES.DILLARD@RALEIGHNC.GOV' is written in a bold, dark blue, sans-serif font, centered on the page.

CHARLES.DILLARD@RALEIGHNC.GOV

The phone number '919-996-2651' is written in a bold, dark blue, sans-serif font, centered on the page.

919-996-2651

