

Proposed Text Amendment to Ordinance: **Accessory Dwelling Units**

General Standards of Evaluation

- 1) Accessory dwelling units shall be allowed only as an accessory use to a single-family residence.
- 2) There shall be no more than one accessory dwelling unit, whether detached or attached, on any lot.
- 3) The accessory dwelling unit shall not exceed the square footage of the primary residence on a lot.
- 4) The accessory dwelling unit shall not serve as a lot's primary residence.
- 5) The residential lot shall meet all dimensional requirements, including setback requirements of the zoning district in which it is located.
- 6) The accessory dwelling unit must comply with the North Carolina Residential Building Code or else a permit will not be issued.
- 7) The accessory dwelling unit shall be served by an approved water supply and sanitary facilities.
- 8) The accessory dwelling unit shall remain in the same ownership as the primary residence.
- 9) The accessory dwelling unit shall not be rented out or used for storage. Upon the accessory dwelling not be occupied by permitted family members, the unit shall be removed by the owner within sixty (60) days.
- 10) A family member is defined as: An individual related by blood, marriage, or adoption to the owner of the primary residence.
- 11) Such accessory dwelling units shall be permitted within all residential zoning districts.
- 12) This provision shall apply to Class A Manufactured/Sectional Homes and comply with applicable zoning regulations. (Article X, Sec. 4 of Zoning Ordinance)
- 13) Under no circumstances, may a Class B or Class C Manufactured Home be used as an accessory dwelling unit.

*Matter was presented to the Bunn Town Planning & Zoning Board on April 17, 2017 & April 24, 2017.
Matter was approved by the Bunn Town Council on June 5, 2017.*