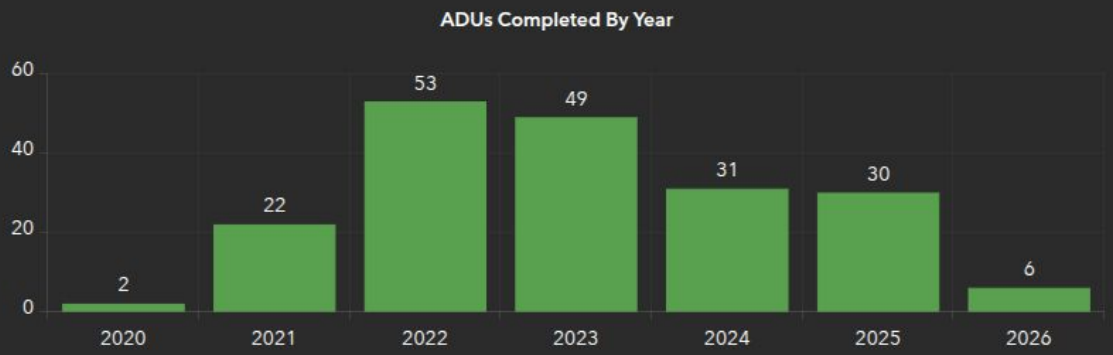
ADU Accelerator Program Professional Training

Accessory Dwelling Unit (ADU) Permit Data



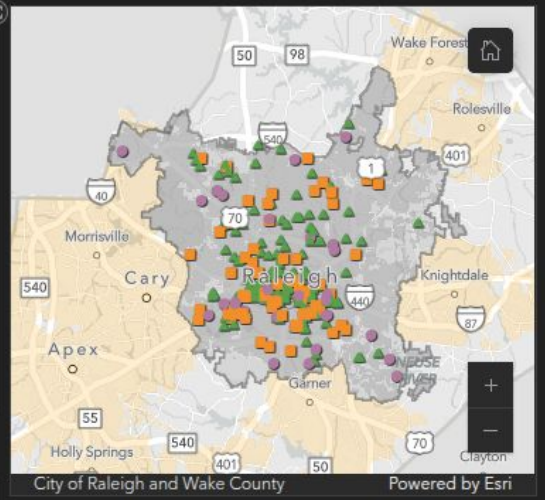
ADU Permits | ADU Applications | ADUs Completed

In Review
44

Issued
264

Completed
193

Total ADU Applications
321



Accessory Dwelling Unit (ADU) Permits
- In Review
- Issued
- Complete

Raleigh Jurisdiction

Other Jurisdictions

This data shows permits in review, issued, and completed for Accessory Dwelling Units (ADUs) since the City began tracking in late 2020. "In Review" means a building permit has been applied for but not issued. This may include permits that are ready for issuance, but have an outstanding issue, like remaining fees. "Issued" means the building permit has been issued, and the project is eligible for construction or may be complete. "Completed" means a certificate of occupancy has been issued and the units can be occupied. The data includes all permits labeled as ADUs. For complete data, please visit the City's Open Data Portal.

Professional Training

Creating a pipeline of skilled professionals for Raleigh's growing green housing market

Sustainability Tour

Elevating Raleigh-based designers and contractors who model sustainable practices and demonstrate the potential of gentle density to reduce sprawl.

Feasibility Tool

Allowing Raleigh homeowners to determine the feasibility of building an ADU on their property

ADU Accelerator Program

Expanding housing choice in Raleigh by supporting local entrepreneurs and builders and helping homeowners make informed choices

This work made possible through the City of Raleigh Impact Partner's Grant

RALEIGH FORWARD WakeUP WAKE COUNTY CITYBUILDER

Today's Agenda

9:00 - 9:15 **Breakfast & Networking**

9:15 - 10:40 **Session 1**

- Why ADUs Matter Now
- Raleigh ADU Regulations: What Are the Rules Anyway?
- Designing an ADU That Permits & Performs

RALEIGH FORWARD WakeUP WAKE COUNTY CITYBUILDER

Today's Agenda

10:40 - 10:50 **Break**

10:50 - 11:25 **Session 2**

- Construction Sequencing & Cost Drivers
- Full Project Roadmap: From Idea to Move-In

11:50 - 12:00 **Closing**

1:00 - 5:00 **Tour**

ADU's: How Did We Get Here?

WakeUP Wake County Led the Fight to Legalize ADUs 2014-2020

The Mordecai Backyard Cottage Project 2014

School of Architecture | NC State University

The Mordecai Backyard Cottage Project is a research and design project conducted by the School of Architecture at NC State University. Faculty and students worked collaboratively with residents of the Mordecai community to envision a range of possibilities for backyard cottages, and conducted research on national precedents, current city codes, and potential benefits and impacts.

Backyard cottages are a historical housing type currently enjoying a resurgence of interest in North America. Also called accessory dwelling units (ADU's), they are second, smaller living units typically placed in the backyards of single-family homes. Often associated with the tiny homes movement, backyard cottages offer affordable alternatives to predominant housing models and practices.

They can provide:

Affordability for homeowners and their tenants
Adaptability as family needs and make-up change over time

Cities such as Asheville, NC, Portland, Oregon, and Seattle, Washington, have adopted backyard cottages into their development ordinances. The City of Raleigh's Unified Development Ordinance (UDO) originally provided for backyard cottages but this provision was removed due to concerns about their potential impacts.

Faculty + Students

Thomas Barrie, AIA,
Director: Affordable Housing and Sustainable Communities Initiative

Taylor Belge, Suzanne Cash, Paul Drake, Tenay Gonul, Kyle Jones, Faustine Pastor, Jason Patterson, Matt Teti, Dylan Thomson, Michael Wengenroth

Community Partner
The Person Street Partnership | Phillip Bernard: Chair

The Affordable Housing and Sustainable Communities Initiative
School of Architecture | College of Design | NC State University
http://design.ncsu.edu/ah+sc
Contact: Thomas Barrie at tom_barrie@ncsu.edu

NC STATE UNIVERSITY
College of Design

Backyard Cottages | FAQ's

What is a backyard cottage?

Backyard cottages are a historical housing type currently enjoying a resurgence of interest in North America. Also called elder cottage housing, in-law apartments, mother-daughter units, companion units, guesthouses, and alley flats, they are second, small living units located in the backyards of single-family homes. They are also called accessory dwelling units (ADU's), but an ADU can be an apartment in an existing house, whereas backyard cottages, as their name suggests, are separate, significantly smaller units. Backyard cottages used to be common but, beginning in the mid-20th Century, were increasingly zoned out and thus in many cities are illegal.

What are the pros and cons of backyard cottages?

Opponents of backyard cottages worry they will negatively affect the character of their communities. Frequently cited concerns are that they will result in increased density, traffic and parking; loads on city services, infrastructure and schools; absentee landlords; and substandard or incompatible housing. However, backyard cottages are recognized as a housing option that can provide stable housing as family needs change over time. They can provide a place for a parent or boomerang kid to live, or where empty nesters can live as empty nesters (and rent the primary unit), or where a caregiver can live so the homeowner to age in place. Backyard cottages can also provide rental income to subsidize homeowners' mortgage payments allowing people to age in place. And they are sustainable. They use fewer materials and require less energy to heat and cool, thus reducing utility costs and carbon emissions. Additional housing units in inner city neighborhoods can also mitigate sprawl and support public transportation.

What cities allow backyard cottages?

Many cities do, some of which we consider to be our cultural and economic peers. Austin, Texas, for example, recently updated their zoning ordinance to make it even easier to create backyard cottages. Seattle, Washington, San Antonio, Texas, Phoenix, AZ, Boulder, Golden, and Aspen CO, and San Diego, Sacramento, and San Francisco, CA, have adopted backyard cottages into their development ordinances. Some cities, such as Portland, OR and Santa Cruz, CA, not only allow them, but also actively promote them. North Carolina cites that allow them include Charlotte-Mecklenburg, Winston-Salem, Durham, Wilmington, Asheville and Chapel Hill. Many are in the process of expanding opportunities for backyard cottages.

How are they designed and regulated?

Most cities specify minimum lot size, property line set backs, height limitations, and maximum square footage. Some require off-street parking and that they match the style of the primary residence. Some cities require owner occupancy of backyard cottages to control who lives in them, but others, such as Portland, Vancouver and Asheville, do not. And, there are other means for ensuring they are good neighbors, such as requiring separate meters for each unit, registering each unit, and rigorously enforcing tenant laws. Most important is good design, which can produce smaller, low impact units that still offer generous living possibilities.

Cameron Park ADU Tour

RALEIGH FORWARD
WakeUP WAKE COUNTY
CITYBUILDER

Why ADU's Matter Now

For Municipalities

- Historic Building Type
- Gentle Density
- Complete Communities
- Sustainable Development
- Adding Housing at No Cost
- Potentially Affordable Housing
- Increase Tax Base

For Households

- Flexible Housing as Family Needs Change
- Potential Rental Income

RALEIGH FORWARD WakeUP WAKE COUNTY CITYBUILDER

Raleigh ADU Regulations: What are the Rules Anyway?

Presenters:
Trent Mollison & Justin Bucher
Raleigh Planning and Development

RALEIGH FORWARD WakeUP WAKE COUNTY CITYBUILDER

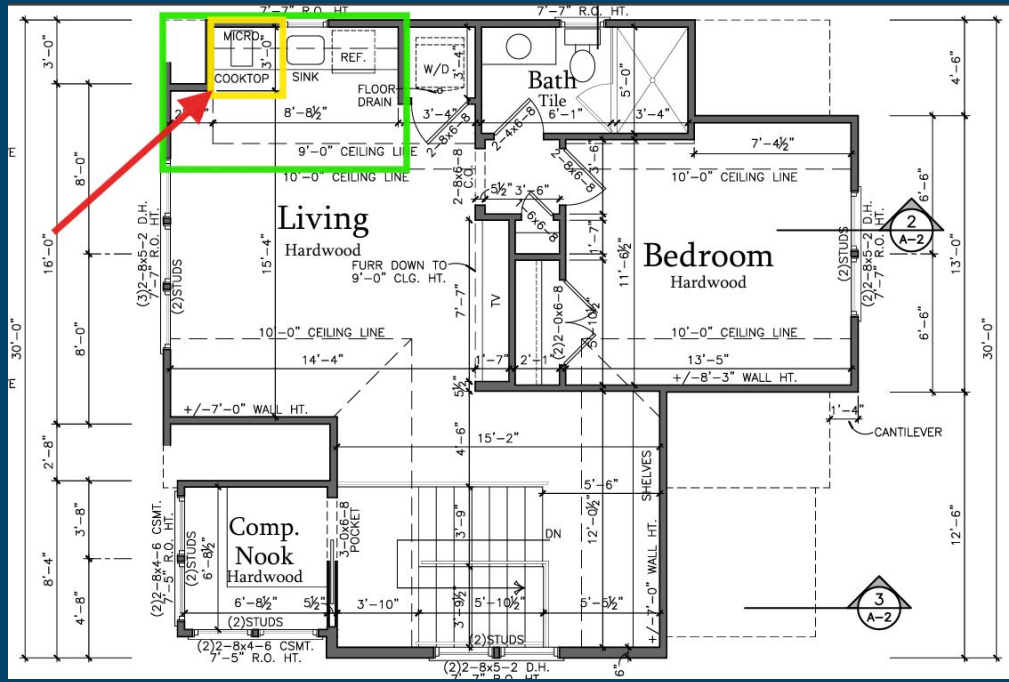
What is an Accessory Dwelling Unit?

- A self-contained dwelling unit that exists on the same lot as another principal use.
- Can be attached, detached or internal to the principal use.
- Only residential uses are permitted in ADU's
  - Exception: Live work-use may be allowed so long as it's the only Live-Work use on the lot.

UDO section 2.6.3

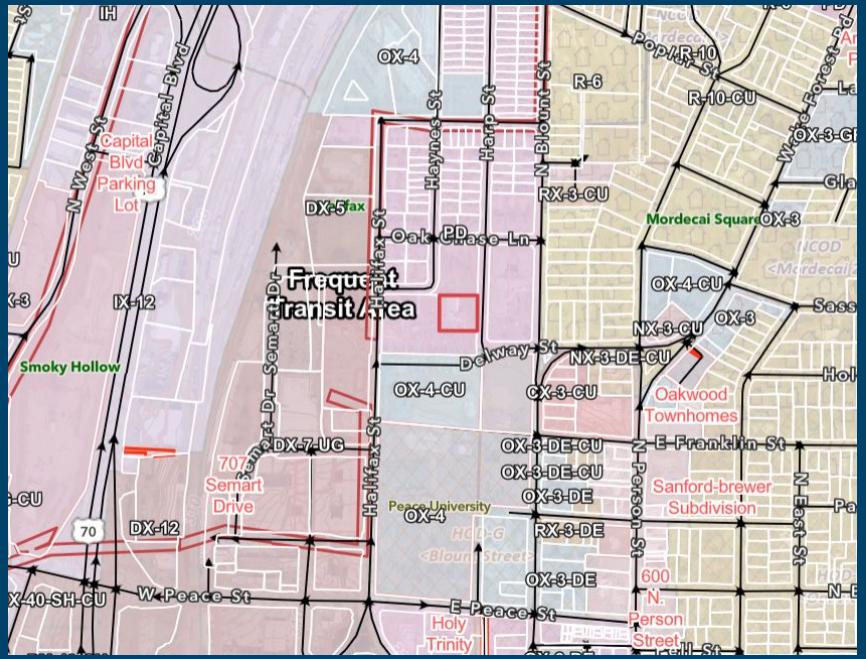
ADU vs. Accessory Structure:

- Ability to occupy an ADU independent of the parent structure.
- Contains full kitchen (e.g., oven range/cooktop).
- Gross Floor Area and Square Feet calculations for ADU's and Accessory Structures are categorized separately.
- ADU's receive addresses.



Where can we build ADU's?

- Residential Zones:
  - R-1, R-2, R-4, R-6, R-10
- Mixed-Use Zones:
  - RX-, OX-, NX-, CX



ADU's in Residential Zones:

- Infill Regulations do not typically apply.
- ADU's are permissible on lots with existing Detached- and Attached- houses (i.e., duplexes), Townhomes, and Tiny Houses.
    - Tiny Homes: ADU's are not permissible on Flag-lots.
- In Residential Zones ADU's are prohibited on lots with Apartments (Triplexes +).

ADU's in Frequent Transit Areas:

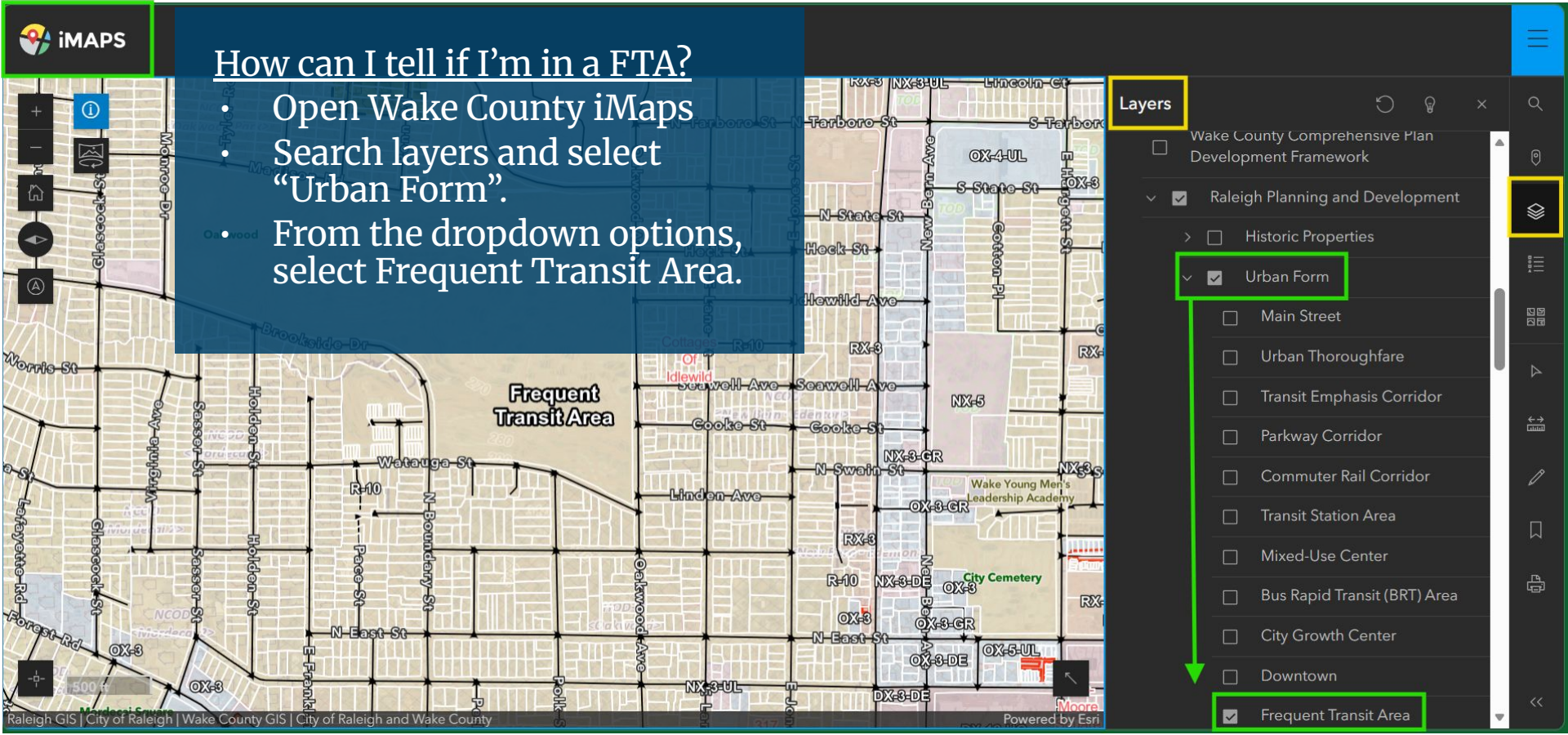
- What is the FTA? This is an area slated for bus or other transit service where the arrival time between vehicles is 15 min or less.
- A lot in the Frequent Transit Area allows for greater housing density which yields an allowance of two ADU's on a lot.
- Regardless of FTA: Townhomes only permit one ADU per lot.

maps.raleighnc.gov/imaps

iMAPS

How can I tell if I'm in a FTA?

- Open Wake County iMaps
- Search layers and select "Urban Form".
- From the dropdown options, select Frequent Transit Area.



ADU's as Manufactured Houses

- An ADU may be a manufactured home if it meets the definition outlined in our Unified Development Ordinance at 12.2.M
  - MH no greater than 600 sf in Gross Floor Area.
  - First floor height minimum 7ft – 6in.
  - Exterior wall covering must be non-reflective material.
  - The eave projections of the roof must not be less than ten inches (excluding roof gutters) unless the roof pitch is 8:12 or greater.
  - Roofline pitch must be 5:12 or greater.
  - Foundation skirting must meet zoning standards of compliance.

Manufactured Home

A structure, as defined in N.C. Gen. Stat. § 143-145(7), trans-portable in one or more sections that is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation.

Base Dimensional Standards

- Height:
  - Maximum overall building height for ADU's is 26'.
- Lot Size:
  - If the lot is under 40,000 sf = max Gross Floor Area is 800 sf
  - If the lot is over 40,000 sf = max Gross Floor Area is 1,000 sf
  - Setback dimensions dependent on lot size.
  - ADU's on Townhome lots are setback from the *site boundary* as opposed to lot lines.

Lot Area	Greater than 40,000 sf	10,000 sf to 40,000 sf	Less than 10,000 sf
From side street (min)	15'	15'	10'
From side lot line	10'	5'	5'
From rear lot line	10'	5'	5'
From alley	4' without parking / 20' with parking	4' without parking / 20' with parking	4' without parking / 20' with parking

Gross Floor Area: What is it?

- The sum (in square feet) of the gross horizontal area of all floors of a building measured from the exterior walls or from the centerline when 2 buildings or units abut.
- Includes:
  - Basement floor area when more than 50% of the basement height is above the established curb level or above the finished lot grade level where the curb level has not been established.
  - Elevator shafts, stairwells, floor space used for mechanical equipment, attics, internal balconies and mezzanines, and floor area devoted to accessory uses are included in the calculation of gross floor area.
  - Attached garages shall be included in the calculation of gross floor area.
- Not Included:
  - Any space devoted exclusively to on-site parking; outdoor loading, display, storage, utility service areas; and/or uninhabited enclosed space on tops of roofs; or attic space having head room of less than 7′ 10″.

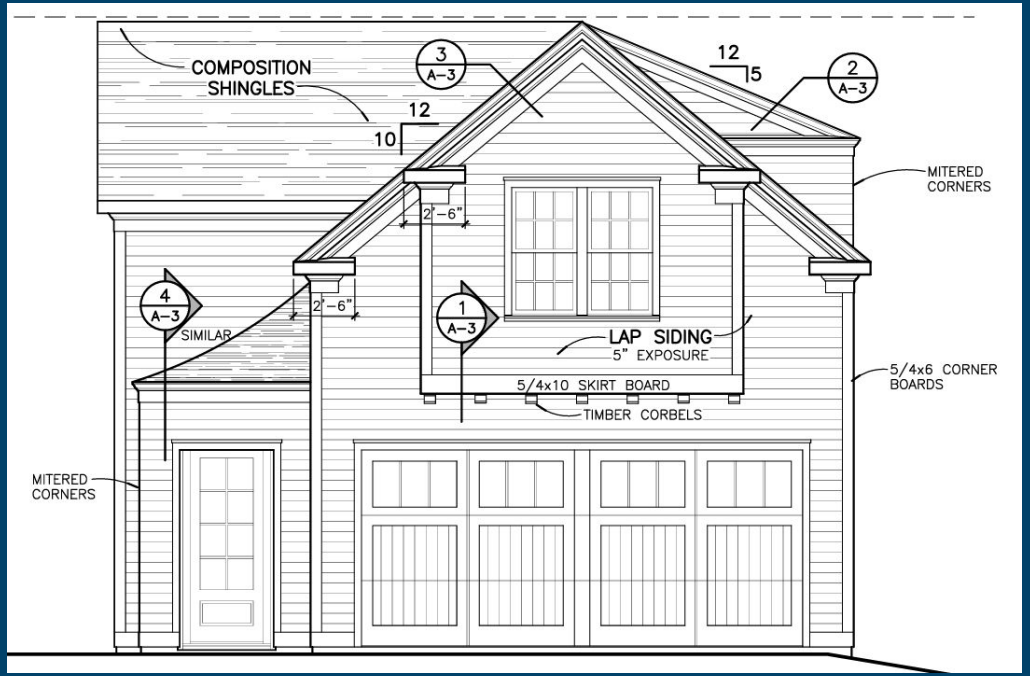
UDO sec. 12.2.G

Area Calculations:			
Heated (sf)		Unheated (sf)	
1st floor:	155 sf	Garage:	624 sf
2nd floor:	576 sf		
Gross Floor Area: 731 sf		Unconditioned: 624 sf	

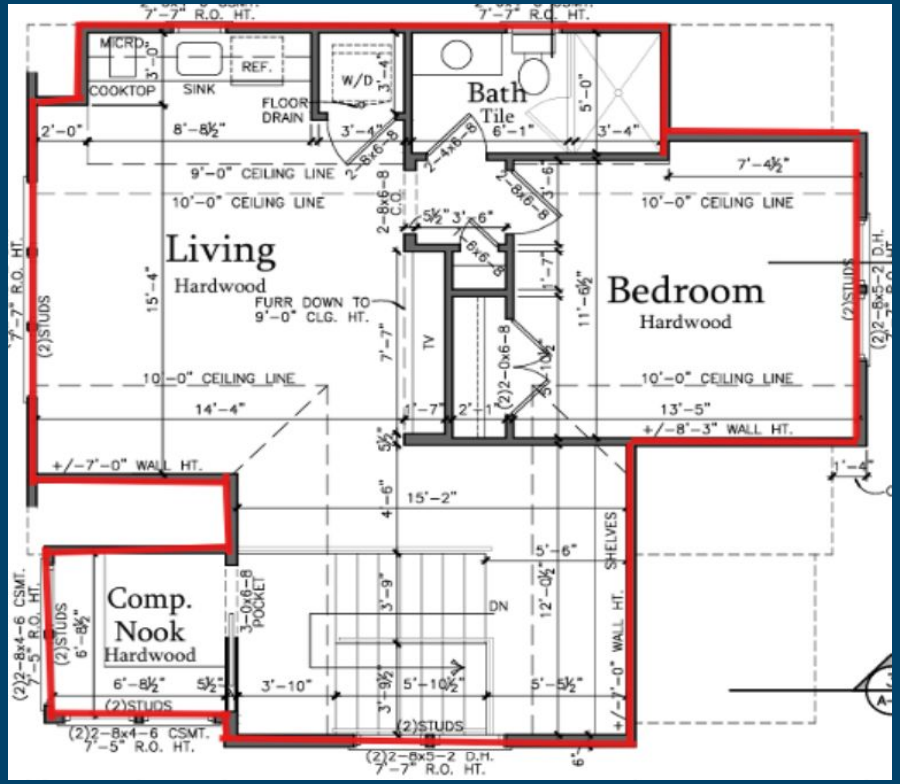
Note: For ADU's we're focusing on conditioned space. If any unconditioned space attached to the ADU it'll be connected to the accessory structure floor area.

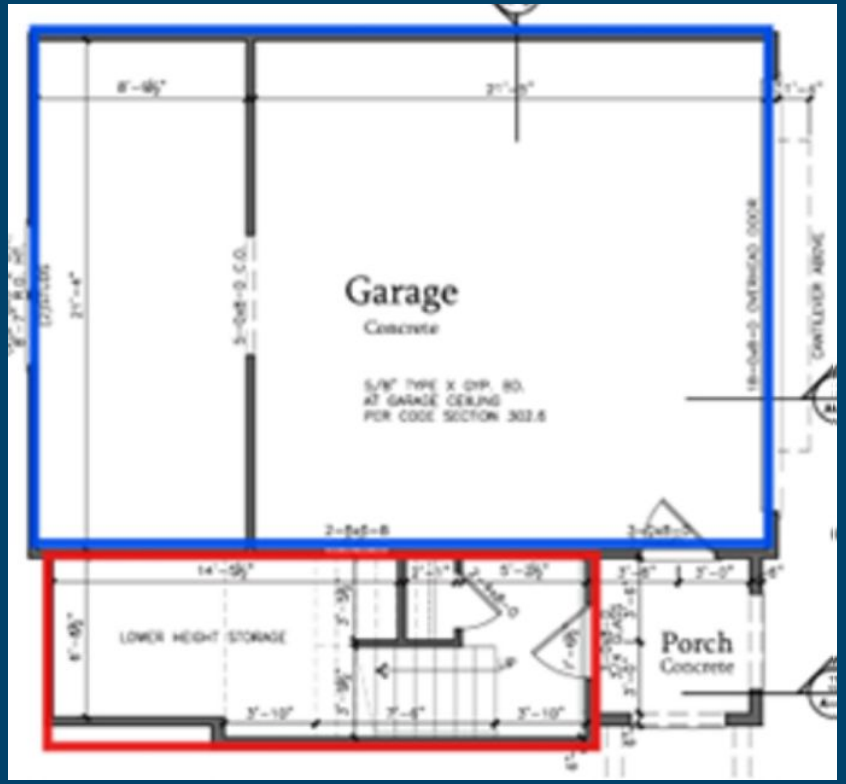
Gross Floor Area: ADU's + Garages

- ADU vs. Garage space is calculated and categorized separately.
- ADU Gross Floor Area includes all conditioned space.
- Attached un-conditioned space (garage) is included in the calculation for Accessory Structures.

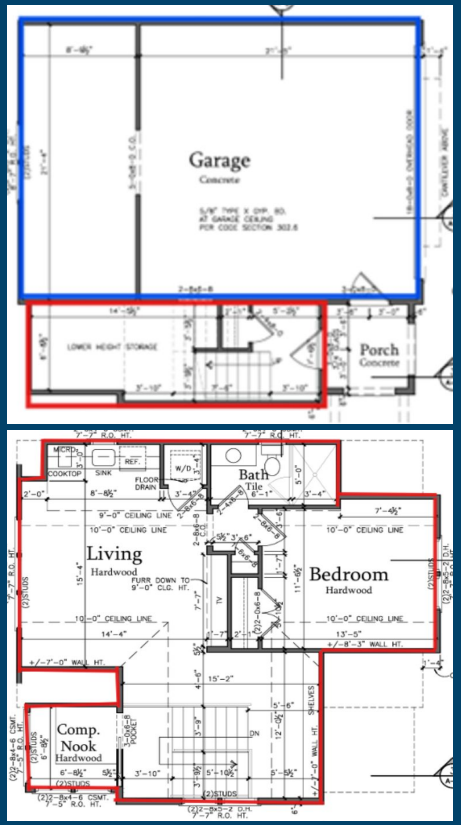


Gross Floor Area: ADU's + Garages





Gross Floor Area Vs. Accessory Structure Combined Area



Gross Floor Area	
Conditioned sqft: (ADU)	**Unconditioned sqft: (Garage)**
1st floor: 112 sqft	1st Floor: 689 sqft
2nd floor: 682 sqft	

Photo Credit

Floor Area Standards: Accessory Structures

Accessory Structure max. allotments are governed by two thresholds:

- The floor area of all accessory structures combined on a lot can be no greater than the lot size allotment or;
- The combined floor area can be no larger than 50% of the principal structures floor area.

The greater number between the two standards will control.

Lot Size	Greater than 40,000 sf	10,000 sf to 40,000 sf	4,000 sf to 9,999 sf	Less than 4,000 sf
Combined Floor Area (max.)	1,200 sf	1,000 sf	800 sf	600 sf
Combined Floor Area (max.)	50% of the principal structure floor area	50% of the principal structure floor area	50% of the principal structure floor area	50% of the principal structure floor area

UDO sec. 6.7.2

Photo Credit

ADU's: Mixed-Use Zones

Districts Allowed In:
- Rx-, OX-, NX-, CX

Gross Floor Area:
- Max allowance is 800sf regardless of lot size.

May share a lot with non-residential/commercial buildings
- Apartments (Tri- and Quadplexes).

Setbacks:
- Across all lot sizes structure setbacks remain the same.

Detached ADU Setbacks	
From primary street (min)	Must be located at or behind the front wall of the principal building
From side street (min)	10'
From side lot line (min)[2]	5'
From rear lot line (min)[3]	5'
From alley (min)	4' without parking / 20' with parking

Connecting Features: Breezeways

- Structures joined by a breezeway are considered detached if the breezeway meets following thresholds:
    1. No more than 6 feet in width, including roof overhangs;
    2. Is no more than 16 feet in height or the height of the principal structure, whichever is less;
    3. Meets the accessory structure setbacks;
    4. Is open on at least one side except for structural support columns. The other side may utilize mesh, latticework, or a similar treatment;
    5. Is located no closer to the primary or side street than the wall plane of the principal structure closest to the street; and
    6. Has no walkway on the roof.

Permitting:

Work Class:

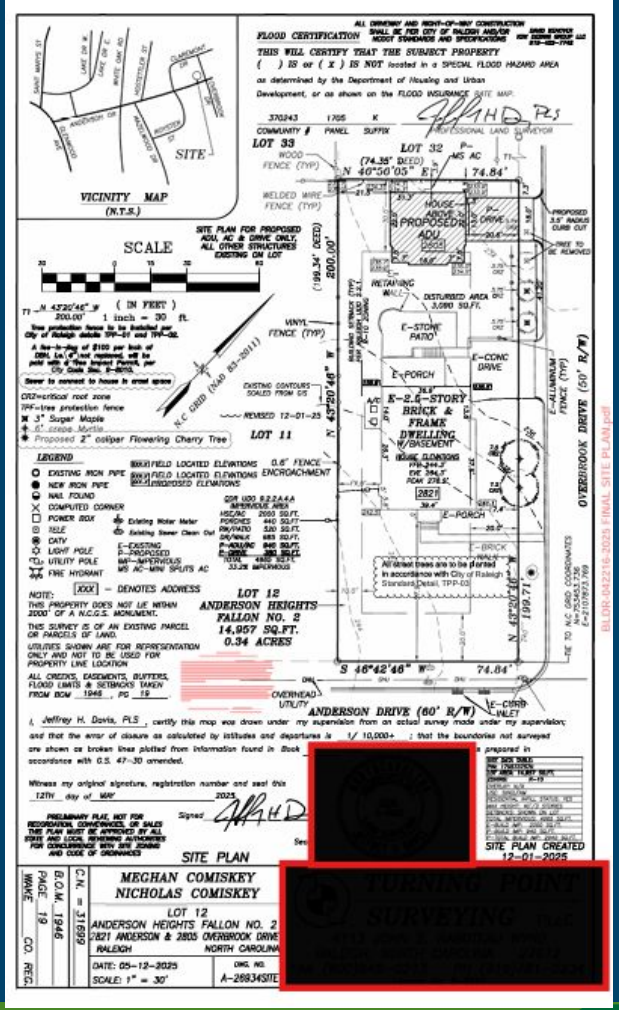
- Detached: ADU
- Internal: ADU-Change of Use
- Principal Building Addition: Addition + ADU

Key Review Documents:

- Site Plan
- Residential Permit Data Form
- Construction Drawing with Floor Plans and Building Elevations

Permit Review: Site Plan

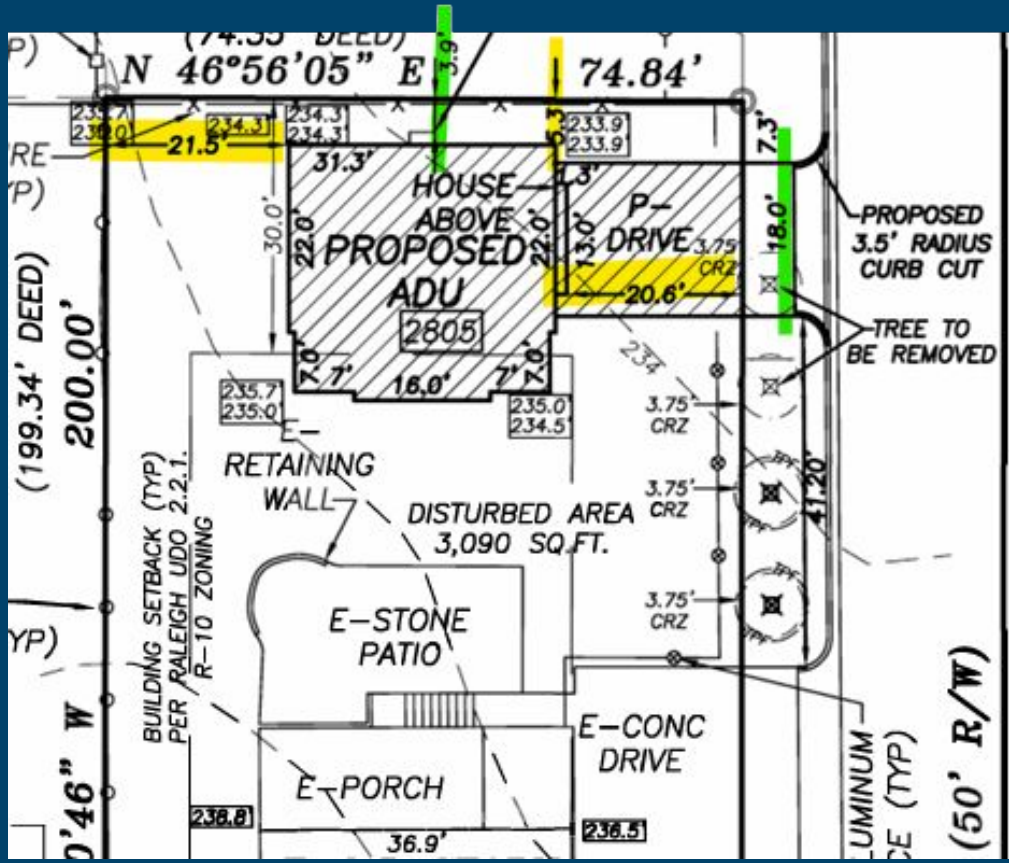
All Accessory Dwelling Unit's must be submitted on an official, signed and sealed, site plan from a licensed surveyor or engineer.



Raleigh

Permit Review: Site Plan

- Setbacks must be clearly dimensioned from lot lines to denote Zoning Code compliance.
- Labeled as “Proposed ADU”.
- Address of the ADU must be recorded and shown.
- ADU Accessibility.



Permit Review: Construction Drawing

Assess height compliance:

- Overall building height shown from the front elevation and measured from the front elevation average grade.
- Reflects height compliance and is within building max height of 26 feet.
- Building elements (porches, decks, bay windows, etc.) are consistent with site plan.

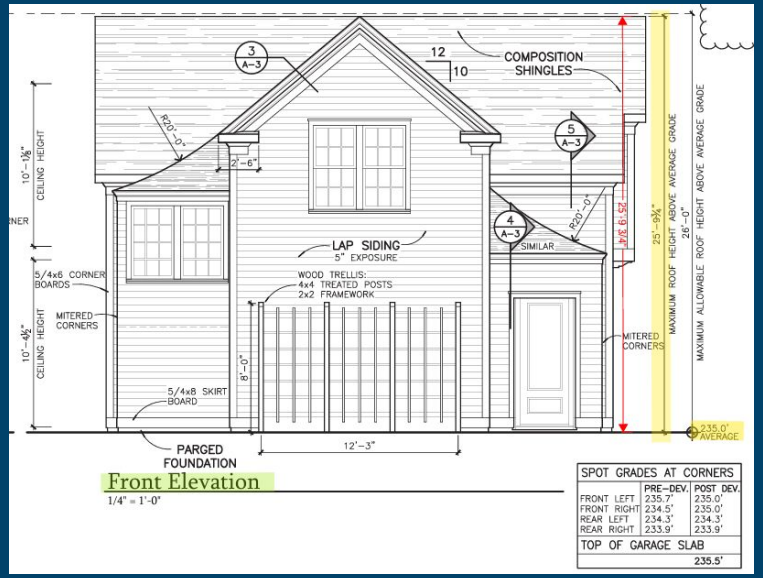
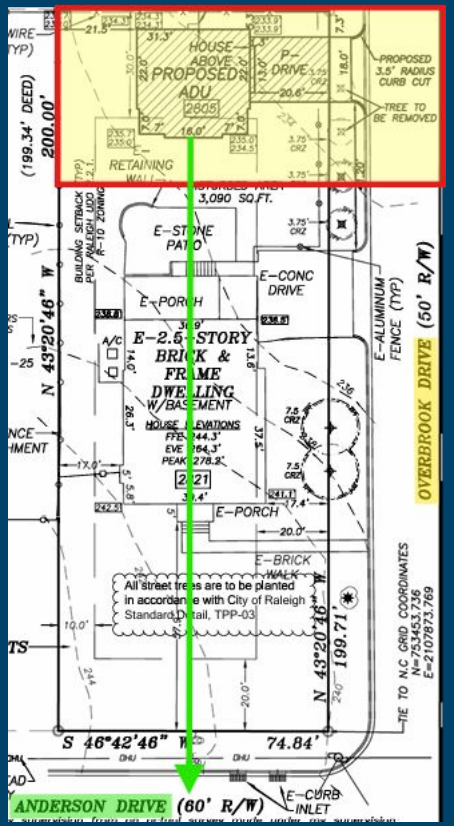
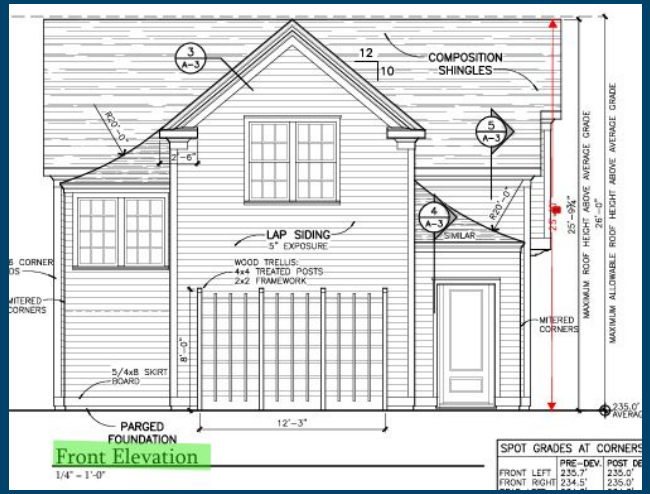
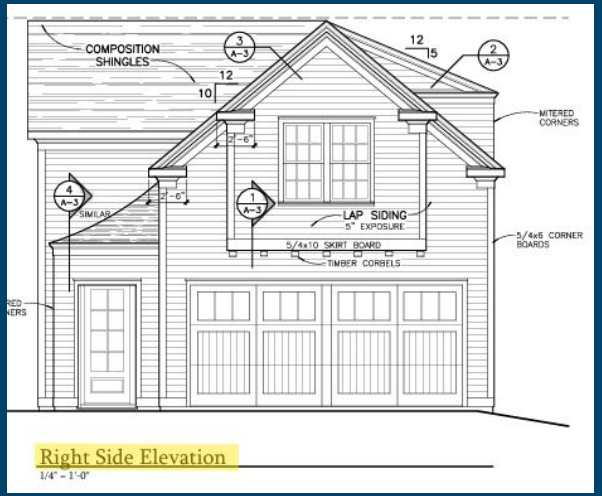


Photo Credit

Building Orientation vs. Front Elevation







Front elevation:

- The façade fronting the lots primary street regardless of building orientation.

Photo Credit

Permit Review: Data Form

The Residential Permit Data Form is a calculation tool used to assess and confirm overall height based on lot elevation.

It is the primary source for assessing elevation spot grades at the location of the proposed building.

Elevation grades reported on subsequent documents must be consistent with what's reflected within this document.

Permit Review: Data Form

Residential Permit Data Application

Planning and Development Customer Service Center | One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2492

Raleigh

Unless otherwise stated herein, **all sections** of this form must be completed and submitted with residential permit submittals as listed below. This form does not replace the required site plan/plot plan survey.

Important Note: If your project is subject to residential infill compatibility UDO Section 2.2.7 a foundation survey may be required. The foundation survey must be available at the time of zoning site inspection and must include a temporary benchmark, the elevation grade points, and the elevation at top of wall.

DEVELOPMENT TYPE (check all that apply)	
☐ Detached House	☐ Accessory Structure (15 feet or more in height)
☐ Townhouse	☒ Accessory Dwelling Unit
☐ Attached House (Duplex)	☐ Addition (15 feet or more in height)
☐ Apartment (Triplex or Quadruplex)	☐ Other _____

TO BE COMPLETED BY APPLICANT		
Applicant Name:	Company:	Date:
Project Address: 2821 Anderson Dr. Raleigh, NC 27608		

RESIDENTIAL STATUS	
1. Is the project utilizing the Frequent Transit Development Option (UDO Sections 2.7.1. or 3.7.1.)? If yes, leave Sections 2 and 3 blank and move to Section 4. If no, move to Section 2.	☐ Yes ☒ No
2. Height measurement and building placement can be impacted by the infill status of a property. Do Residential Infill Compatibility regulations (UDO Section 2.2.7.) apply? If yes, move to Section 3. If no, leave Section 3 blank and move to Section 4.	☐ Yes ☒ No

BUILDING AND SIDE WALL HEIGHT ARE MEASURED FROM AVERAGE GRADE (*UDO Section 1.5.7.*)
If any side of the building contains more than two sidewalls, please submit additional sheets as necessary.

3. Pre-Development Grade Measurements
Only complete this Section if "Yes" is entered into Section 2. If property slopes up from the street, enter information into Subsection D.

Enter the measurement for each applicable category in feet above sea level. The information on this form can be cross referenced by item letter on Elevation drawings to provide height measurement for buildings and sidewalls. Note: After the initial review and depending on the design of the structure and proximity to the property line, you may be required to provide information for additional sidewalls.

	Highest Grade Measurement	Lowest Grade Measurement	Average of Highest and Lowest Grades
A. Front Elevation	235.7	234.5	235.1
B. Left Sidewall	235.7	234.3	235
C. Right Sidewall	234.5	233.9	234.2
D. Rear Elevation (*only required if property slopes up from the street*)	234.3	233.9	234.1

4. Post-Development Grade Measurements
If "No" is entered into Section 2, only enter information into Subsection E, however, if property slopes up from the street, also enter information into Subsection H. If "Yes" is entered into Section 2, complete all other Subsections.

Enter the measurement for each applicable category in feet above sea level. The information on this form can be cross referenced by item letter on Elevation drawings to provide height measurement for buildings and sidewalls.

	Highest Grade Measurement	Lowest Grade Measurement	Average of Highest and Lowest Grades
E. Front Elevation	235	235	235
F. Left Sidewall	235	234.3	234.65
G. Right Sidewall	235	233.9	234.45
H. Rear Elevation (*only required if property slopes up from the street*)	234.3	233.9	234.1

5. Grade Measurements for Overall Height Calculation
Based upon the residential infill status and slope of the property, enter in the appropriate information for the applicable category.

Enter the measurement for each applicable category in feet above sea level. The information on this form can be cross referenced by item letter on Elevation drawings to provide height measurement for buildings.

I. Residential infill does not apply to this case. Grade measurement is based on the average listed in part E of this form.	Avg. Grade =
J. Residential infill does not apply to this case and the lot slopes up. Grade measurement is based on the average of the average of part E and H of this form.	Avg. Grade = 234.6
K. Residential infill does apply to this case. Grade measurement is based on the average of the average listed in parts A and E of this form. (*Use the average of E alone if it is lower than the average of A.*)	Avg. Grade =
L. Residential infill does apply to this case and the lot slopes up. Grade measurement is based on the average of the average of parts A, D, E and H of this form. (*Use the average of E and H alone if it is lower than the average of A, D, E, and H.*)	Avg. Grade =

6. Overall Building Height
Maximum building height (for additions or new structures) must be met from the average grade of each primary street independently. For additions, you may demonstrate height to the peak of the existing structure if taller than the addition. Otherwise, height shall be measured to the peak of the addition (UDO Section 1.5.7.A.2.).

The information on this form can be cross-referenced by item letter on Elevation drawings to provide measurement for overall height. On the Elevation drawings, include the dimensions of any encroachments that exceed the maximum height limit (UDO Section 1.5.7.D.).

Name of Street (REQUIRED)	Average Grade	Overall Height (ft.)
Example: Oak Tree Lane	*305'*	*32'*
M. Anderson Dr	234.6	25' 9 3/4"
N.		

Only complete Sections 7 and 8 if "Yes" is entered into Section 2. Provide the addresses and primary street setbacks for principal buildings included in the comparative sample. **For additions:** The subject property setback must also be provided.

7. Street Setback Comparative Sample

Address:	Setback (ft):	Address:	Setback (ft):
Address:	Setback (ft):	Address:	Setback (ft):
Address:	Setback (ft):	Address:	Setback (ft):

8. Side Wall Plane Height and Length

List the sidewall plane height measured from the average grade. See UDO Section 2.2.7.D. and E:	**O. Left Sidewall:_____ft.** Use the average of the left side Pre- and Post-Development Grades to calculate height. If the Average of F is lower than the Average of B, use F to calculate height.	**P. Right Sidewall:_____ft.** Use the average of the right side Pre- and Post-Development Grades to calculate height. If the Average of G is lower than the Average of C, use G to calculate height.
Any sidewall that is: a. More than 50 feet in length; and b. more than 25 feet in height; and c. is located within 15 feet of a property line	**Q. Please list applicable sidewalls that meet all three criteria. If none are applicable, please leave this section blank.** **R.**	
Must provide a projection or recession of at least 10 feet in length and 4 feet in width.	**S.**	

TO BE COMPLETED BY APPLICANT	
I acknowledge that: "The information provided on this form is accurate and that I am responsible for any errors or omissions."	
Print Name:	**Company:**
Signature:	**Date:**

Final Points:

Like ADU's, exists the "Tiny Home" development type. Delineating features between the two include:

- Tiny Homes allowance to exist on the lot independent from any other structures.
- Are the only development type permissible on Flag Lots.
- Are tethered to building footprint max allowance of 800 sf and gross floor allowance of 1,200 sf.

Questions? Contact -

Trent Mollison: Senior Planner
City of Raleigh
Trent.Mollison@raleighnc.gov
919-996-2601

Designing an ADU That Permits and Performs

Presenters:
Jenn Truman
Aaron Lubeck
The Rocket Shop

RALEIGH FORWARD
WakeUP WAKE COUNTY
CITYBUILDER

more about quality than codes

the rocket shop

what we want:

(yes, this is from the pro:
Ross Chapin, Pocket Neighborhoods)

The lower courtyard is more formal in nature, with a central lawn and a flagpole; the upper courtyard has a relaxed mix of perennial flowers and shrubs.

The two courtyards have different qualities. The lower courtyard is more formal, with steeply pitched bungalow cottages lined up along the central lawn; the upper court is smaller and oriented around an informal, landscaped garden.

Garages are clustered together a short distance from the homes, an arrangement that has residents walking through the commons to their front door, offering a chance to enjoy the flowers or chat with a neighbor. This configuration also gave us the flexibility to fit buildings onto the land in ways that preserved trees and open space.

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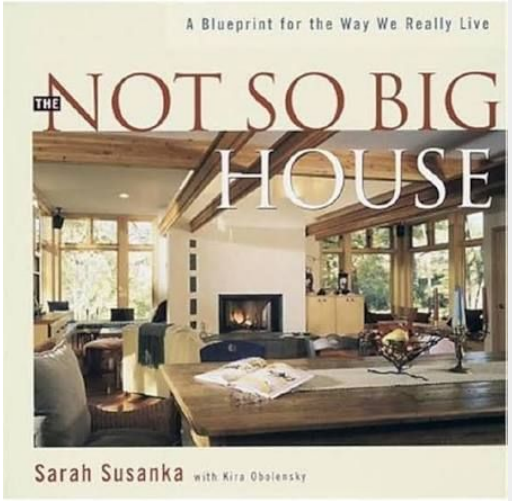
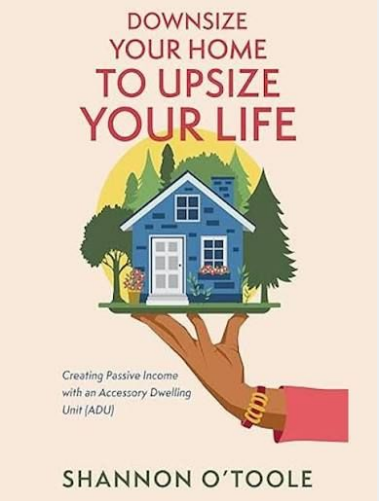
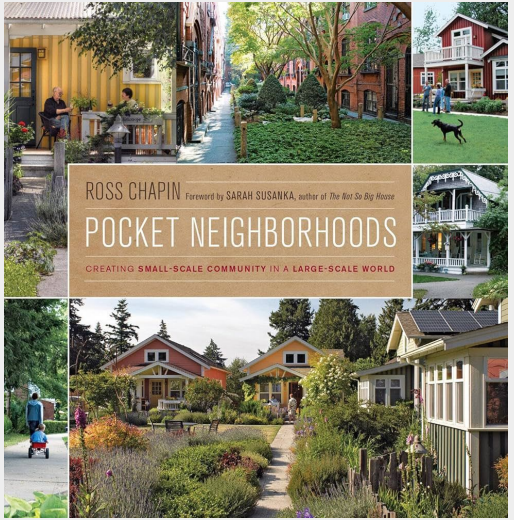
what we want:







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how we get there

Raleigh's Zoning Ordinances

Raleigh UDO

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Home > CHAPTER 2. RESIDENTIAL DISTRICTS > Article 2.6. Additional Housing Patterns

Sec. 2.6.3. Accessory Dwelling

A. Purpose and Objectives

The Accessory Dwelling housing pattern provides for the development of an accessory dwelling unit or units on a lot with an existing Detached House or Tiny House as an accessory use to a principal use of Single-unit Living, or on a lot with an existing Attached House, Townhouse or Tiny House as an accessory use to a principal use of Two-unit Living, or on a lot developed with an existing Townhouse as an accessory use to a principal use of Multi-unit Living.

B. Base Standards Apply

Except as specifically set forth in this section, the allowed uses, the dimensional requirements, height limits and general development standards of the underlying zoning district apply.

C. Definition

An Accessory Dwelling Unit (ADU) is a self-contained dwelling unit that is located on the same lot as a principal dwelling that meets the regulations identified in Section 2.6.3.D. An Accessory Dwelling Unit may be located above a garage. Accessory Dwelling Units may be detached, attached, or internal to the principal dwelling. Only residential uses are permitted in Accessory Dwelling Units with the exception

how we get there

Raleigh's Zoning Ordinances

Raleigh UDO

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Home > CHAPTER 2. RESIDENTIAL DISTRICTS > Article 2.4. Additional Housing Patterns

Sec. 2.6.3. Accessory Dwelling

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D. Accessory Dwelling Unit Regulations

In accordance with this section, an accessory dwelling unit shall conform with the following development regulations:

1. An ADU shall be located on the same lot as a principal dwelling and must both of the following:
   a. The gross floor area of the accessory dwelling shall be less than the gross floor area of the total principal dwelling; and
   b. Shall be affixed to or constructed on a permanent foundation and not be a manufactured home or moveable structure except as specified in Sec. 2.6.3.D.6.b below.
2. There shall be no more than one ADU on the same lot as a principal dwelling unless it is located in a Frequent Transit Area as shown on the City's Comprehensive Plan which would then allow for up to two ADUs on the same lot as a principal dwelling. However, in the Frequent Transit Area, only one ADU can be attached to the principal dwelling. In the case of a townhouse development with one ADU is permitted per townhouse lot whether within a Frequent Transit Area or not.
3. It shall be accessed by a lockable external entrance;
4. Ownership of an ADU shall not be transferred apart from its principal dwelling unit;
5. It shall meet all relevant standards and requirements of the UDO, provided however accessory dwelling units shall not be subject to Sections 8.3.1. and 8.3.2. with the exception of 8.3.2.B.;
6. An Accessory Dwelling Unit may be a Manufactured Home as defined in Article 12.2 if it meets all of the following:
   a. The predominant roofline shall have a pitch of 5:12 or greater;
   b. The eave projections of the roof must not be less than ten inches (excluding roof gutters) unless the roof pitch is 8:12 or greater;
   c. The minimum height of the first-story exterior wall must be at least seven feet, six inches.
   d. Materials used as exterior wall covering shall be of a non-reflective material.
   e. Foundation skirting shall comply with the requirements set forth in Section 4.5.3.D.
   f. The Manufactured Home is no greater than 600 square feet in gross floor area.
7. Unless horizontally or vertically integrated into another building, an ADU must be separated by at least 6' from any other building on the lot.
8. All ADU entrances must be externally accessible by pedestrians from either the driveway, street and/or alley from which the lot takes access.
9. ADUs are not permitted on Flag Lots.
10. Encroachments into setbacks are permitted pursuant to Section 1.5.4.D.
11. Vertical encroachments are permitted pursuant to Sections 1.5.5.D.2. and 1.5.5.D.3.g.

E. Description An Accessory Dwelling Unit (ADU) is a self-contained dwelling unit that is located on the same lot as a principal dwelling that meets the regulations identified in Section 2.6.3.D. An ADU may be located above a garage. ADUs may be detached, attached, or internal to the principal dwelling. Only residential uses are permitted in ADUs.

F. Districts Allowed In

R-4, R-6, R-10, R-20, R-30

G. Building Specifications

Lot Area		Greater than 40,000 sf	10,000 sf to 40,000 sf	Less than 10,000 sf
G1	Gross Floor Area (max)[1]	1,000 sf	800 sf	600 sf

H. Detached ADU Setbacks

Lot Area		Greater than 40,000 sf	10,000 sf to 40,000 sf	Less than 10,000 sf
H1	From primary street (min)	Must be located at or behind the front wall of the house.		
H2	From side street (min)	15'	15'	10'
H3	From side lot line (min)[2]	10'	5'	5'
H4	From rear lot line (min)[3]	10'	5'	5'
H5	From alley (min)	4' without parking / 20' with parking	4' without parking / 20' with parking	4' without parking / 20' with parking

I. Height

Lot Area		Greater than 40,000 sf	10,000 sf to 40,000 sf	Less than 10,000 sf
I1	Overall height (max)	30'	25'	20'

[1] Gross floor area shall include all conditioned space. Attached unconditioned space shall be included in the calculation of accessory structure floor area. If two ADUs are located on one lot, each ADU shall be permitted a maximum gross floor area as described in Section 2.6.3.G.

[2] For townhouse lots, H3 shall only apply to the side lot boundary.

[3] For townhouse lots, I4 shall only apply to the rear lot boundary.

< Sec. 2.6.2. Detached House Additions Sec. 2.6.4. Flag Lots >

TC Number
TC-1-25

Mobile-friendly version

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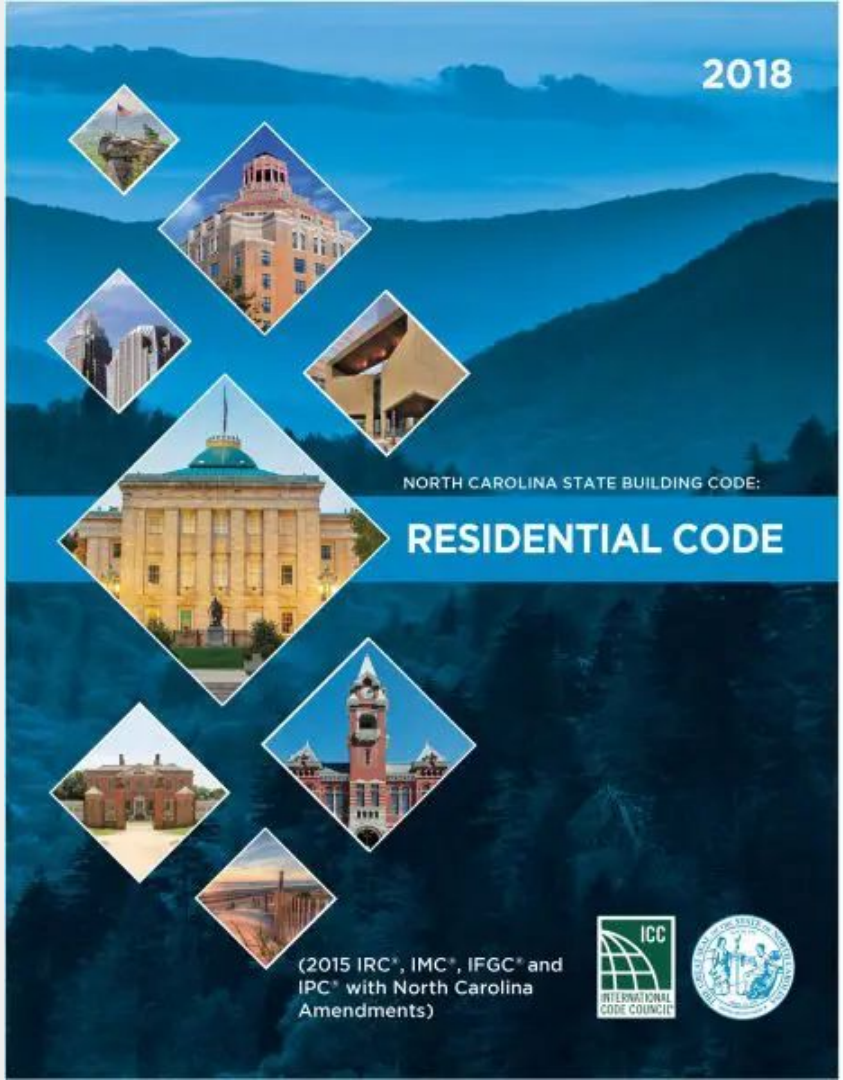
how we get there

Raleigh's Zoning Ordinances
NC Residential Building Code



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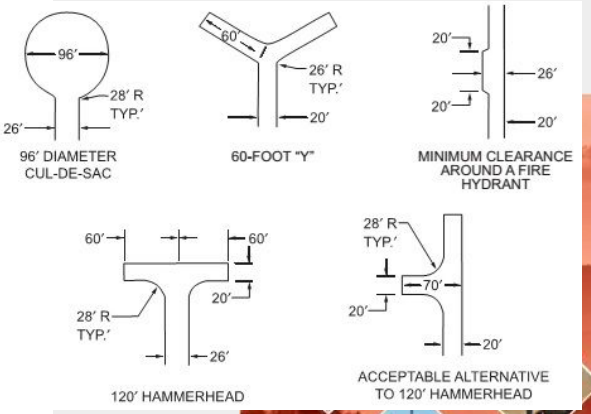
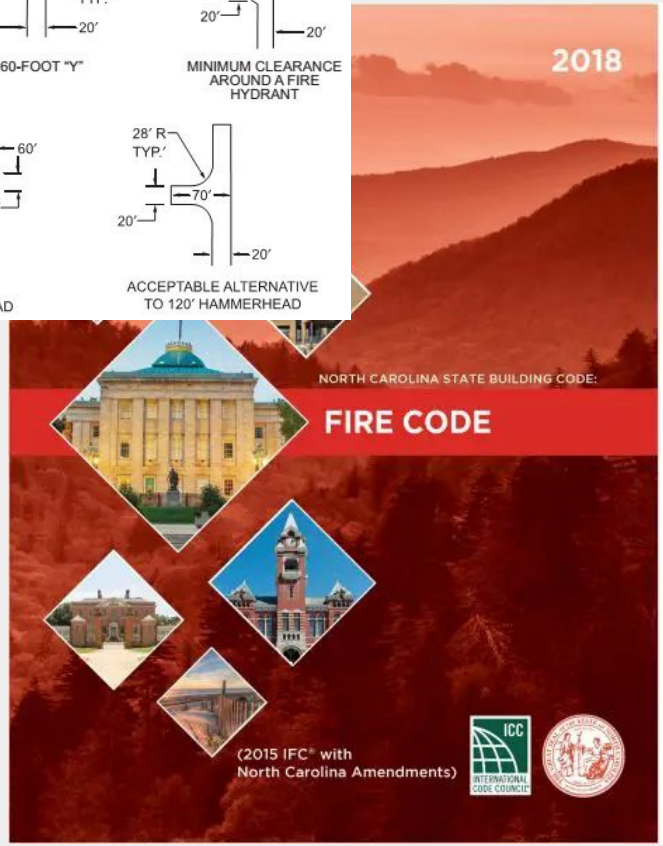
Raleigh's Zoning Ordinances
NC Residential Building Code
NC Fire Code





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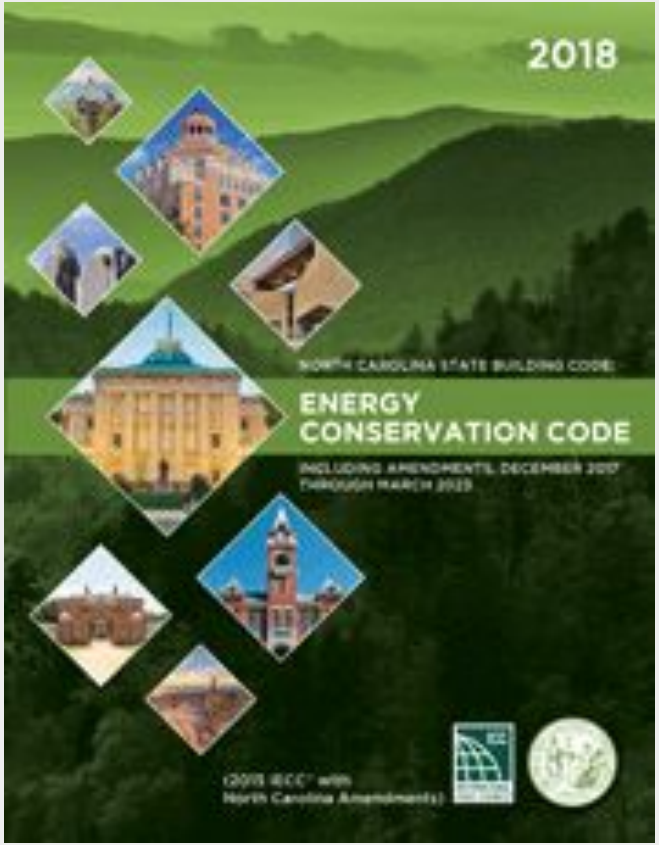
Raleigh's Zoning Ordinances
NC Residential Building Code
NC Fire Code
NC Energy Code



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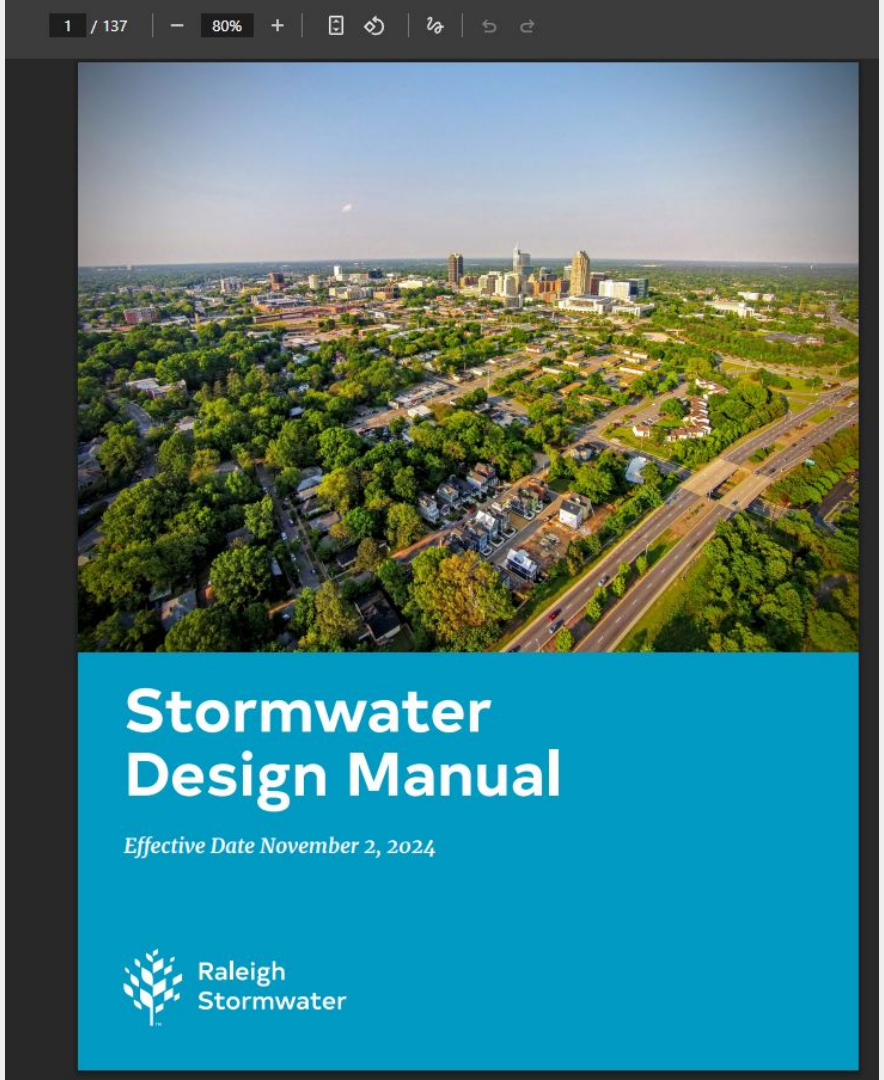
Raleigh's Zoning Ordinances
NC Residential Building Code
NC Fire Code
NC Energy Code
Raleigh Stormwater Manual



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Raleigh's Zoning Ordinances
NC Residential Building Code
NC Fire Code
NC Energy Code
Raleigh Stormwater Manual
Raleigh Street Design Manual

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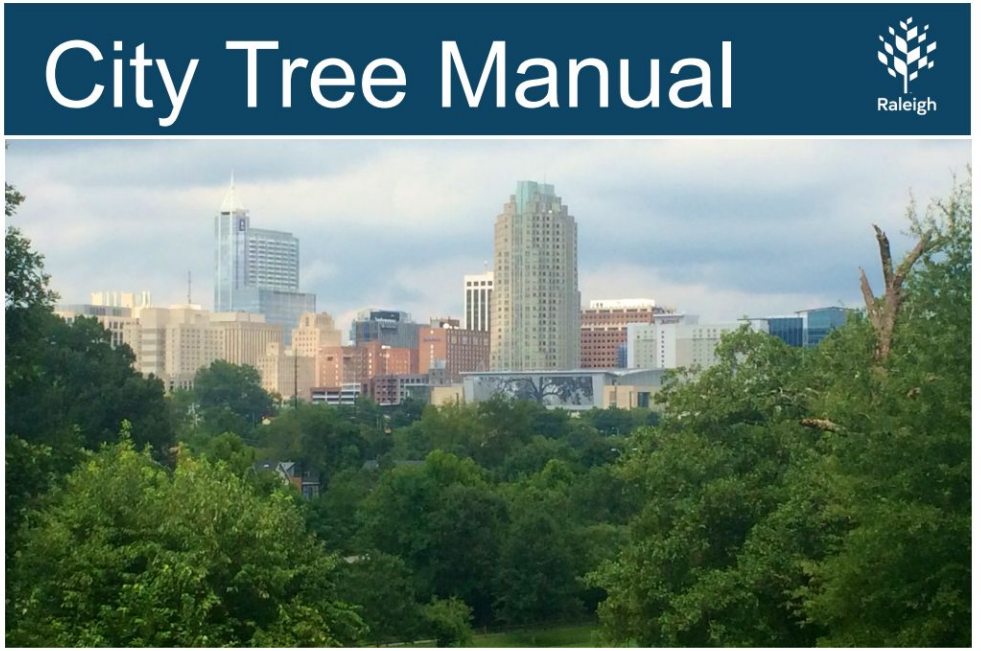
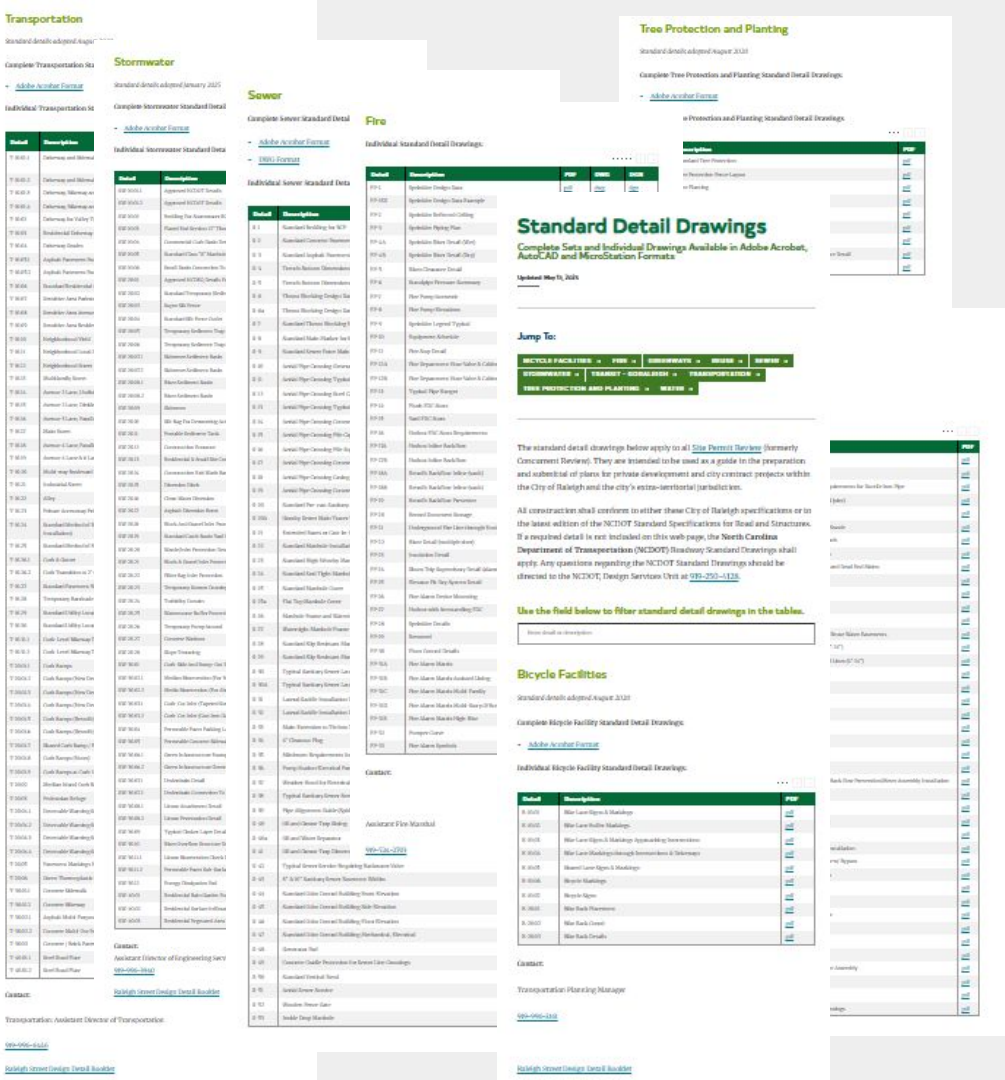
Raleigh's Zoning Ordinances
NC Residential Building Code
NC Fire Code
NC Energy Code
Raleigh Stormwater Manual
Raleigh Street Design Manual
Raleigh Tree Manual



how we get there

Raleigh's Zoning Ordinances
NC Residential Building Code
NC Fire Code
NC Energy Code
Raleigh Stormwater Manual
Raleigh Street Design Manual
Raleigh Tree Manual
Raleigh Standard Details



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how we get there → design choices

Raleigh's Zoning Ordinances
NC Residential Building Code
NC Fire Code
NC Energy Code
Raleigh Stormwater Manual
Raleigh Street Design Manual
Raleigh Tree Manual
Raleigh Standard Details

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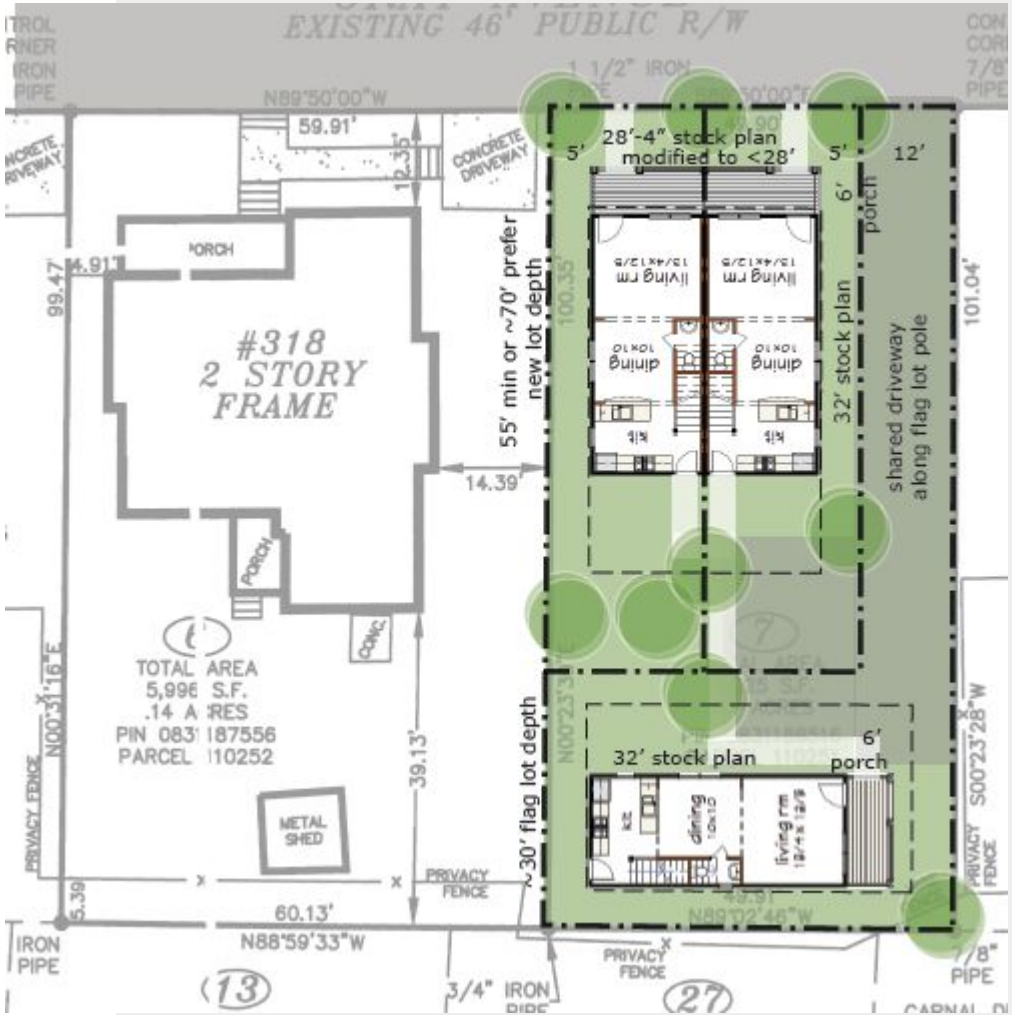
1 vacant lot
can become 3 small homes



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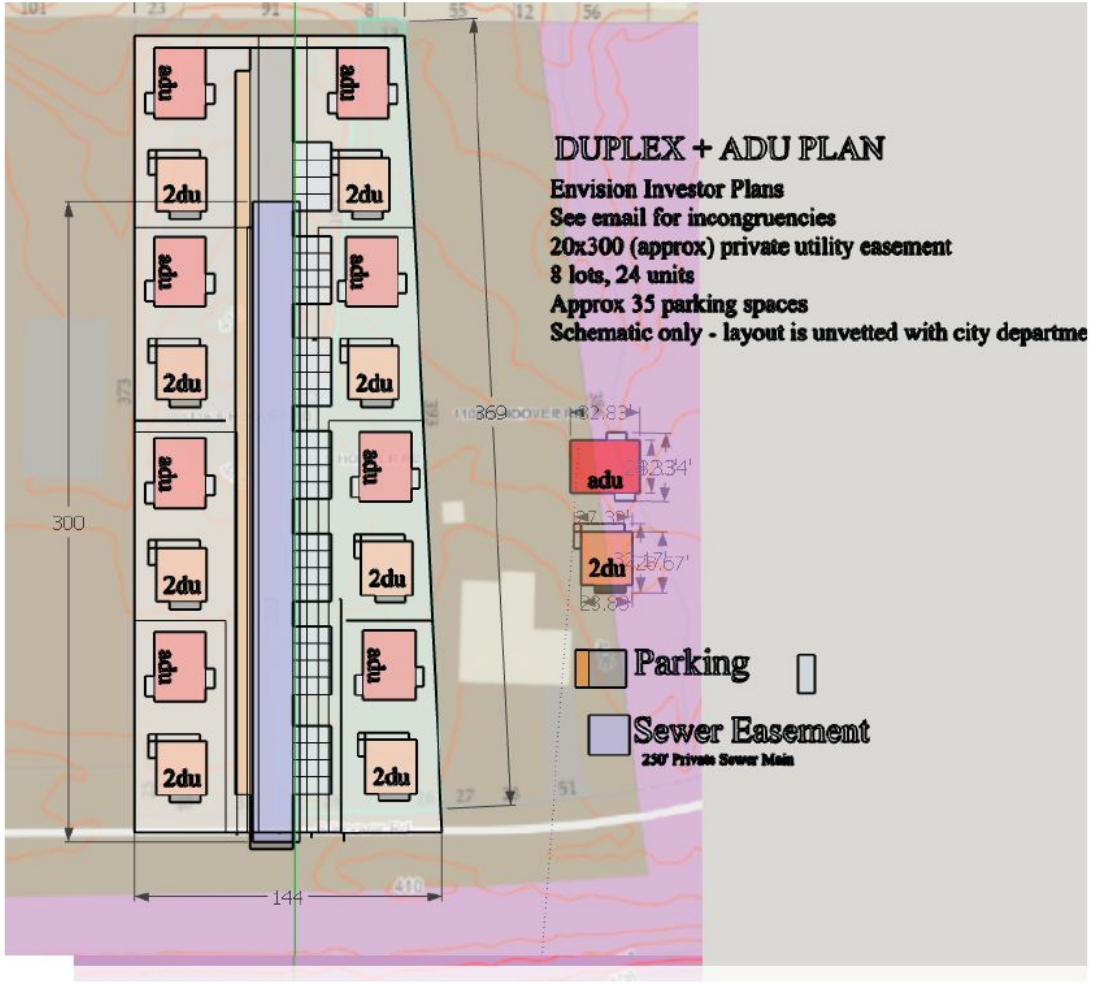
1 single family lot becomes 8 lots with 24 units (single + duplex)



ovided. There is no warranty for third party survey or GIS information. This concept sketch reflects a cursory analysis of potential development options for the proper
on with City of Durham zoning code, recent code changes and current staff interpretations is recommended.

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sustainability starts with the site

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elements of a cute backyard cottage

shared greens

front porches

layered spaces

human scale

fences and screening

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building within existing neighborhoods means less sprawl

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walkable living

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shared greens & outdoor spaces

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outdoor rooms

(porches are sustainability features)

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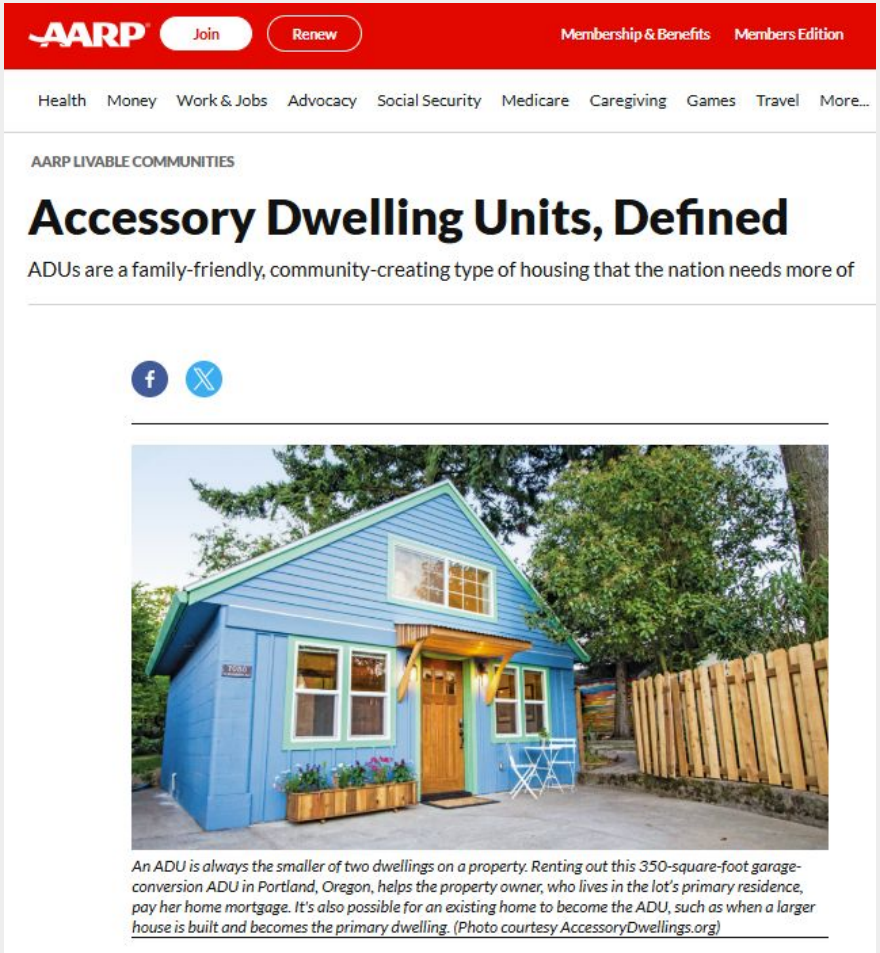
lifetime design

universal design

accessibility

age in place

Intergenerational living



AARP Join Renew Membership & Benefits Members Edition

Health Money Work & Jobs Advocacy Social Security Medicare Caregiving Games Travel More...

AARP LIVABLE COMMUNITIES

Accessory Dwelling Units, Defined

ADUs are a family-friendly, community-creating type of housing that the nation needs more of

An ADU is always the smaller of two dwellings on a property. Renting out this 350-square-foot garage-conversion ADU in Portland, Oregon, helps the property owner, who lives in the lot's primary residence, pay her home mortgage. It's also possible for an existing home to become the ADU, such as when a larger house is built and becomes the primary dwelling. (Photo courtesy AccessoryDwellings.org)

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small buildings,
big performance

compact homes = less material

less energy use

simpler details

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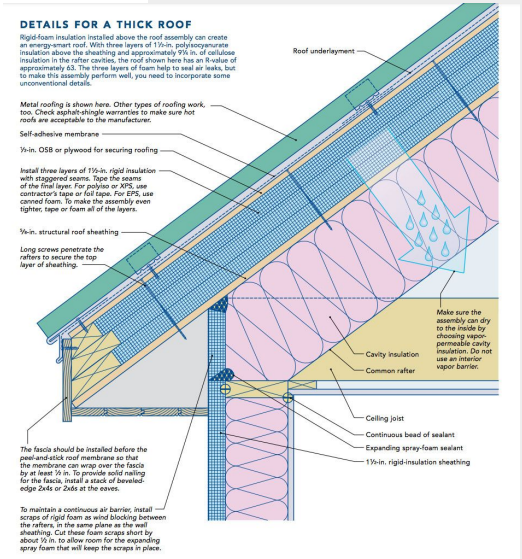
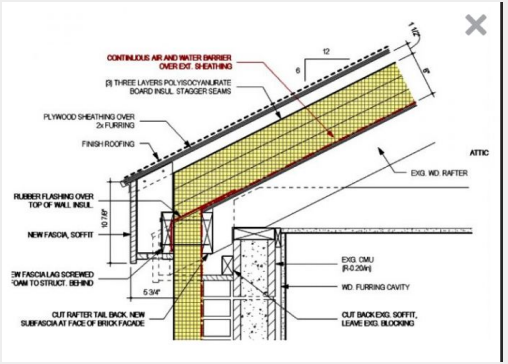
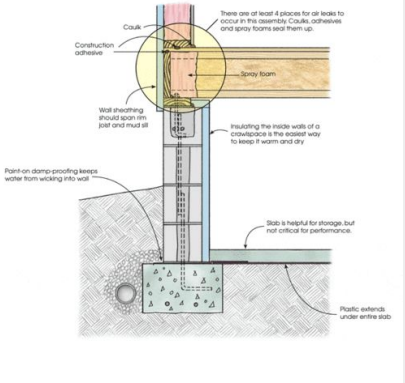
It is in the details







Drawing: John Hartman

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more of these

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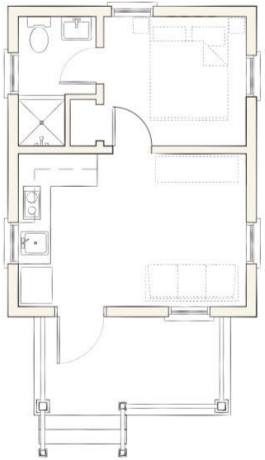

we can help

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CONTACT
Jennifer Truman
NCIDQ, Associate AIA, EIT
Principal, The Rocket Shop
jenn@rocketshopnc.com

Stock Plans

1620-1

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Break Time

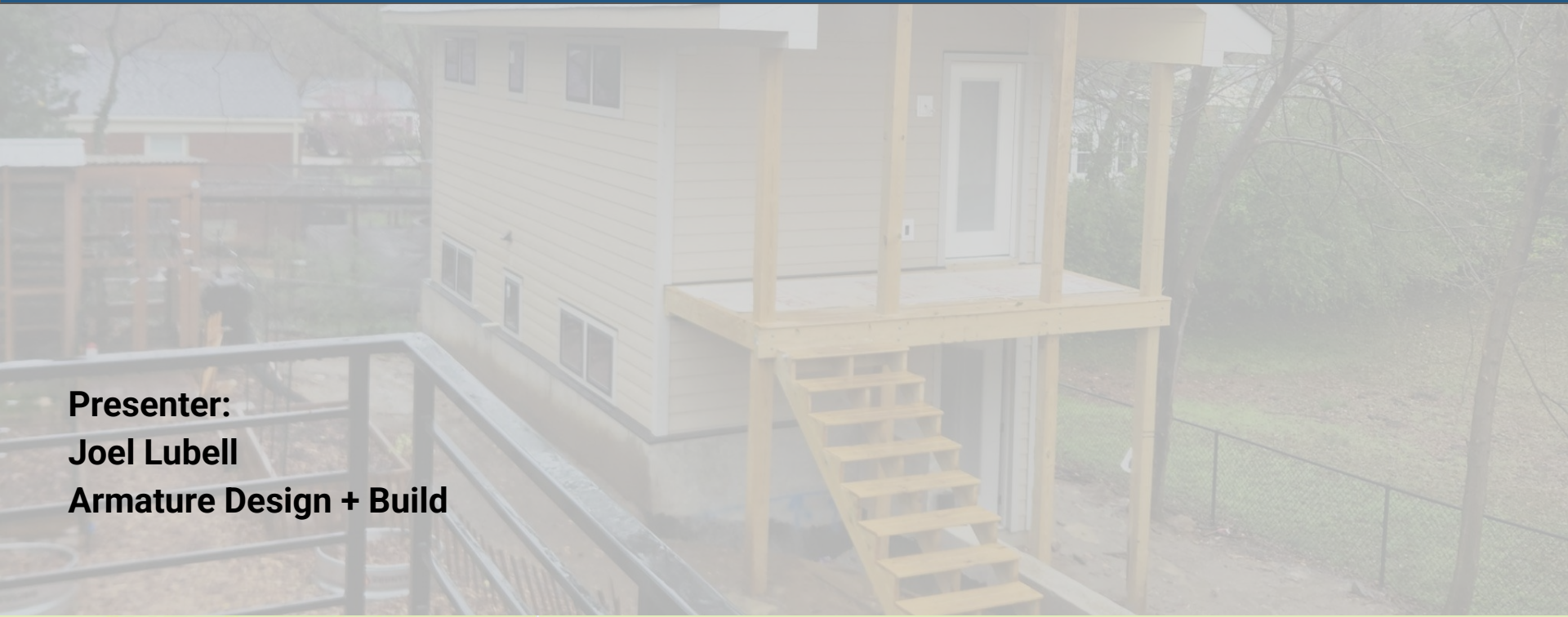
10:50 - 11:25 **Session 2**

- Construction Sequencing & Cost Drivers
- Full Project Roadmap: From Idea to Move-In

11:50 - 12:00 **Closing**

1:00 - 5:00 **Tour**

Construction Sequencing and Cost Drivers



Presenter:
Joel Lubell
Armature Design + Build

RALEIGH FORWARD WakeUP WAKE COUNTY CITYBUILDER

BUILDING ADUS IN RALEIGH

A Perspective on Accessory Dwelling Units

JOEL LUBELL

ARMATURE

DESIGN + BUILD

ARMATURE DESIGN BUILD: OUR ACCOMPLISHMENTS

65+
Permits Since 2020

14
Full & Part-Time Team Members

6
ADU Projects

- Started February 2020 - Navigated pandemic startup.
- Finished the first ADU in Raleigh
- 3 ADUs completed; 3 currently under construction.
- Diverse Portfolio: Standalone, Attached, and Garages.
- Inside the Beltline (ITB) Raleigh Specialists
- High-Performance focus for long-term durability.

PERMITTING: HOW I LEARNED TO STOP WORRYING AND LOVE THE BUREAUCRACY

The 80/20 Rule

Maintain SOPs for 80% of operations while allowing 20% "float" for phone calls and emails. This prevents a nimble business from becoming a bureaucracy itself.

Two Ways to Foolproof

- **Remove the Fool:** A strategy for small, nimble firms to maintain high quality through elite talent.
- **Create a Rule:** The City's necessary approach to serve the public and protect tax dollars.
- **Boiled Frogs:** Our team acts as the expert "boiled frogs," navigating nuances that seem impossible to outsiders.

FAST TRACK PROGRAM: EXPECTATION VS. REALITY

Upfront Savings

Reduces design costs by $5,000 to $20,000. It is a "Fast Track" to submission, not necessarily a faster permit.

1 of 8 Reviews

Only covers the building/structural review. The other 7 reviews (Zoning, Stormwater, etc.) are lot-specific.

Hidden Variables

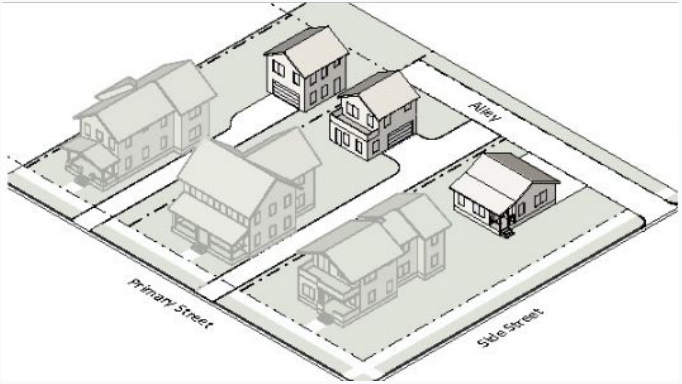
Urban forestry, addressing, and utilities are unique to your lot and are never "pre-approved."

SITE LOGISTICS: A HOUSE IN THE YARD

Logistical Realities

- **The $50k Delta:** Site conditions and access constraints can create massive cost variances between identical buildings.
- **Manual Labor:** In tight urban infill, tradespeople must often hand-carry all materials through narrow side yards.
- **Prefab Limitations:** Raleigh's 12-month build season makes on-site construction highly efficient compared to prefab infrastructure.

"Building an ADU is just like new construction, except there's an entire house in the way."



INFRASTRUCTURE: UTILITIES & GRAVITY

Existing sewer line

A 3-inch sewer line only supports 3 toilets. To add an ADU, you often must verify if you have a 4-inch line (which supports 25+).

Electrical Reality

Duke Power offers "free" trenching, but they will not dig under trees, sidewalks, or existing driveways.

Gravity

Plumbing requires "fall." If the backyard is lower than the street, a sewer pump (with potential smell and venting) is mandatory.

ECONOMICS:
THE COST OF DENSITY

6

Sides to Build

40%

High-Cost Area (Kitchen/Bath)

$$

No Dilution of Costs

ADUs suffer from Cost Compression. You build the most expensive rooms without "diluting" the cost across large living spaces

A SILVER LINING: SCALABLE QUALITY

Upgrade Efficiency

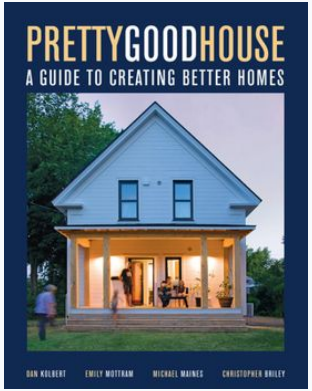
On a small scale, doubling the quality only adds a few hundred dollars.

The Scaling Math

A 10% material increase on a $200k project is only $20k—but it's $50k on $500k project. Smaller footprints allow for superior finishes.

The "Pretty Good House"

Framework for building durable, healthy, and energy-efficient homes without a bottomless budget. Focus on air leakage, insulation, and vapor control.



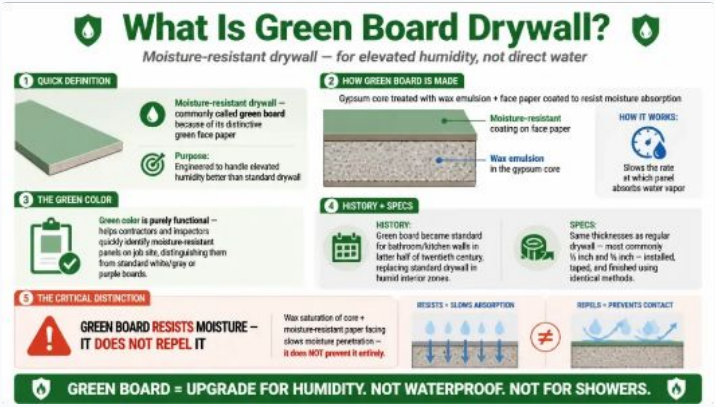
FOUNDATIONS: SITE INTERACTION

Foundation Type	Best Use Case	Key Considerations
Concrete Slab-on-Grade	Level lots, standard ADUs	Traditional, durable, on-grade access.
"Concrete-less"	Specific site constraints	On grade but not concrete, High-performance detail
Elevated Foundation	Sloped lots, poor drainage	Finished floor 30″ min from grade Must insulate and protect plumbing "underbelly."

BUILDING SCIENCE: MOISTURE & CLIMATE

The Armature Strategy

We use **Green Board (Moisture Board)** for all drywall in the building, not just bathrooms. This prevents mold if the HVAC is left off in summer.



Semi-Conditioned Spaces

ADUs often sit unoccupied. Building them to be "bulletproof" against Raleigh's humidity ensures long-term durability for family members or renters.

DESIGNING FOR PEOPLE: ACCESSIBILITY MATTERS

Turning Radiuses

Motorized wheelchairs require specific radiuses. In a small space, every inch of door swing and closet access must be planned.

Mobility Logic

ADUs are often for aging parents. Standard layouts fail in tight bedrooms when a bed competes with a swinging closet door.

Aging in Place

The "Mother-in-Law" suite is a reality of demographics. We build to ensure safe, independent living for the long term.

ZONING NUANCE:
ADU VS. ACCESSORY BUILDING

Distinct Legal Entities

Under the Raleigh UDO, an ADU and an Accessory Building (like a garage) are different structures with different allotments.

The Hybrid Play

We have successfully built ADUs **above** Accessory Buildings. This strategy allows homeowners to maximize their lot usage and square footage efficiently.

CONCLUSION:
WORK WITH GOOD PEOPLE

Thank you for listening. Navigating ADUs requires a working with people who understand the science, the city, and the site.

Joel Lubell
JoelLubell@Armaturedesignbuild.com
Armaturedesignbuild.com

Join the Conversation

Join our local chapter of **BS and Beer Raleigh** (Building Science and Beer). We meet monthly at bars or job sites to discuss building things better.

BS & BEER RAL

Full Project Roadmap: From Idea to Move-in

Q & A Panelists:

a homeowner, a designer, a builder, and a regulator walk into a bar…….

RALEIGH FORWARD WakeUP WAKE COUNTY CITYBUILDER

Wrap Up: What's Next

If we want more ADUs...

- What do we need to STOP?

- What do we need to START?

- What do we need to CONTINUE?

CITYBUILDER

Thank You!

Raleigh, NC

YIMBY TOWN '26

NOVEMBER 17-19, 2026 • RALEIGH, NC

GET TICKETS

CALL FOR SPEAKERS

 Archives Contact Us