

ADU DISCUSSION

ACCESSORY DWELLING UNITS OR ADU

MERRYMOUNT ANNUAL MEETING JUNE 6, 2026

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)

- An attached or detached dwelling unit on a residential dwelling lot that:
 - Provides complete independent living facilities for one or more individuals
 - Is located on the same lot as a proposed or existing primary residence
 - Includes facilities for living, sleeping, eating, cooking, and sanitation



WHY IS VIRGINIA ALLOWING ADU'S? EFFECTIVE JULY 2027

- To address the severe housing supply shortage, combat rising living costs, and provide flexible living options like in-law suites.
- Primary Goals:
 - **Affordability:** Increases the housing inventory, ADUs provide more affordable, lower-cost rental options to help curb market competition.
 - **Multigenerational Living:** Accommodates evolving family needs, keeps family close.
 - **Property Rights & Value:** Homeowners can maximize the utility of their land and generate supplemental income.



MECKLENBURG COUNTY EFFECTIVE JULY 2026

- ADUs are subject to all applicable district regulations, the issuance of a zoning and permits, etc.
- Equipped with a kitchen, sanitation and sleeping areas
- A manufactured home is only allowable as an ADU on a lot of at least two (2) acres*
- One off street parking place shall be required for each unit on the lot*
- One of the units on a property shall be owned by the lot owner

TYPES OF ADU'S

- Attached or internal to the primary residential structure
- A separate freestanding structure
- Part of an existing freestanding non-dwelling accessory structure that is permitted in the zoning district

LOCATION AND SIZE

- ADU shall be located behind the front building line of the principal structure; may not exceed the height of the main building
- For *attached or internal* ADUs, the floor area of the ADU shall not exceed forty percent (40%) of the finished floor area of a principal residential use to which it is associated
- For *detached* ADUs in separate freestanding structures, the floor area of the ADU shall not exceed fifty percent (50%) of the finished floor area of a principal residential use to which it is associated

THOUGHTS?

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