

<b>Topic:</b>	Affordable Housing
<b>Resource Type:</b>	Guidance Materials and Scholarly Articles
<b>State:</b>	North Carolina
<b>Jurisdiction Type:</b>	Municipal
<b>Municipality:</b>	City of Raleigh
<b>Year:</b>	2020
<b>Title</b>	You Finally Have the Right to Build an ADU In Raleigh
<b>Document Last Updated in Database:</b>	August 2021

Previously restricted ADU construction to a specific overlay zone, did not allow ADUs as of right in any residential zone, and required residents to petition their neighbors when seeking to develop ADUs on their property. Now, Raleigh allows ADUs as of right in all residential zones without any significant restriction on their construction or subsequent use. This promotes affordable housing and encourages diversity in both housing stock and occupancy.



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# INDY<sup>week</sup>

## You Finally Have the Right to Build an ADU in Raleigh

BY LEIGH TAUSS JUL. 07, 2020 9:23 P.M.

After at least eight years of tedious debate and a complicated but **short-lived petition overall process**, Raleigh residents can finally build accessory dwelling units by right.

The Raleigh City Council approved new rules governing ADUs—also known as backyard cottages or granny flats—on Tuesday night in a 6-1 vote.



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The new rules allow the construction of accessory dwelling units by right in any residential district in the city. The unit may be attached to the home, detached, or above a garage. The dwellings, which can be no bigger than the primary residence, cannot be mobile and must be attached to a permanent foundation on the property. Only one ADU is allowed per property and can be up to 1,000 square feet depending on the lot size.

The rules are about a million times less complicated than **the process put in place by the prior council**, which required property owners to petition their neighbors for permission to enter into an overlay zone. That process, unsurprisingly, resulted in little if any actual ADUs being built (which was probably the point.)

Council member Nicole Stewart asked to amend the text change by striking rules limiting occupancy and banning the units from being used as short-term rental units. Cox objected to this, claiming it undermined the city's affordable housing initiatives.

"It really doesn't address our housing shortage and will end up relegating a large number of these units to Airbnb-like vacation rentals," Cox said. "Clearly, what Ms. Stewart wants to do is introduce commercial into our residential areas and really it negates the quality of us to be able to create affordable housing. I'll vote no."



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communities are waiving fees, others are allowing premade designs," Baldwin said.

You can read the new rules below (Note: Items 3, 6, and 7 were removed at Stewart's request).

[Raleigh ADU Ordinance](#) by [Leigh Tauss](#) on Scribd



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AN ORDINANCE TO AMEND THE  
**RALEIGH UNIFIED DEVELOPMENT ORDINANCE**  
**DWELLING UNITS ON LOTS WITH EXISTING DI**  
**HOUSES**

**WHEREAS**, the City of Raleigh has determined it appropriate to allow Accessory Dwelling Units to expand housing options in certain neighborhood character and scale;

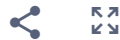
**WHEREAS**, the City of Raleigh has determined it appropriate to create a Dwelling Unit Overlay District that currently regulates Accessory Dwelling Units;

**WHEREAS**, the City of Raleigh has determined it appropriate to allow Accessory Dwelling Units on the same lot as a detached or attached house in order to increase the housing inventory;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF RALEIGH THAT:**

Section 1. Section 1.2.2. of the Part 10, Raleigh Unified Development Ordinance is amended to read as follows:

1 of 5



If you want to know just how far the debate on ADUs has come in Raleigh, [check out this INDY article from 2012](#) on the topic.

Follow Raleigh News Editor Leigh Tauss on [Twitter](#) or send an email to [ltauss@indyweek.com](mailto:ltauss@indyweek.com).

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### Increased Funding for Police

The council adopted the budget in a 6-2 vote Monday; RPD will get a \$5 million increase in funding.

Jun. 07, 2021

### Due to Pandemic-Driven Census Delays

If the majority of council members get what they want, this year's municipal election would be delayed until November 2022. Not every council member is onboard.

Jun. 08, 2021



### Are Tiny Homes Coming to Raleigh?

Raleigh could expand its housing options by allowing small-scale developments.

Apr. 06, 2021



### Without Public Input or Notice, the Raleigh City Council Just Killed Citizen Advisory Councils

The issue wasn't on the agenda. The votes were whipped in secret. David Cox wasn't told beforehand. "We didn't want a fight," says Saige Martin.



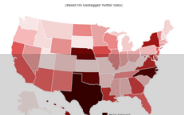
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## LATEST IN NEWS

Report: North  
Carolina is the  
No. 2 State for  
Searches for Fake COVID  
Vaccine Cards





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### Counties

## Follow Durham's Lead With a Mask Mandate

The state's percent positive test rate was 14 percent Tuesday, well over the state's 5 percent goal. And experts say the state's COVID surge now is steeper than that of the past winter.

Jane Porter **NORTH CAROLINA**

## Backtalk: On tipping, masking, and unionizing



And other things our readers told us this week.

### LETTERS TO THE EDITOR

## Durham Reinstates Its Mask Mandate as the Delta Variant Spreads Rapidly and ICUs Approach Capacity



Metrics, including case rate and hospitalizations, are increasing in Wake County.



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### Semester Fear the Delta Variant Will Run Rampant in the Classroom

“It is kind of like rearranging the furniture when the house is on fire. None of us feel quite ready to tackle this beast again but here we go whether we’re ready or not.”

Leigh Tauss **NORTH CAROLINA**

### House Bill 96 Permits Pharmacists to Administer More Injections, But It Prevents Teens From Getting COVID Shots On Their Own



The bill is on Governor Cooper's desk, but Cooper hasn't said whether he will sign it.

Elizabeth Thompson **NORTH CAROLINA**



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