

GLA April 9th, 2024 Meeting Minutes

6:30-6:33 –Jeff

- Welcome to all!
- **Don't forget to pick up our new flyers to hand out** to potential members. There is a free meeting coupon inside. And the member who recruits the most members will win a prize at the Holiday dinner. Let the challenge begin!
- **Our Coffee Chat** is next Tuesday, **April 16th, 2024** at Amoroso's Bakery. These are very popular!
- Do we have any guests or new members that would like to introduce themselves? Yes, Harry Vo.
- **Do we have any GLA sponsors or Corporate Members that would like to stand and introduce themselves to the group?** Yes, Steve Tyree with T'Vinci Properties
- Finally do we have any members that have any questions, comments or announcements? (Limit to 3 minutes.) Yes, Louis Liu has 2 condos for sale and Steve Tyree has 2 AirBnB's for sale.

6:33 – 6:36 – **Chandra Cagle** with PayCare charity to told us about their Rental Insurance Program for Rent that you buy into before tenants get behind on their rent. Pays up to 90%.

6:36- 6:40 - **Jeff**– Review General Contractors from our Preferred Vendors List:

Quid Pro Quo Service	General Contractor	938-4490	Steve Tyree
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6:40 - **Jeff** – Please welcome Chris Andrews with the Land Planning Department with the City of Greensboro.

6:45 – 7:25 – **Chris**– See video link below for entire meeting and the following pages for his whole presentation.

<https://youtu.be/gnlshQi2c0w>

7:25 – 7:30 - **Jeff**

- Thank you Chris!
 - **Reminder – Coffee Chat is next week Tuesday the 16th** at Amoroso's Bakery off College Rd.
 - Next Month is **Jenny Ruby Tenant/Landlord Relations attorney to answer our burning questions!**
 - **Please pick up a handful of flyers from Jenn and bring a guest next month!**
 - **Thank you** everyone and have a very nice evening!
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City of Greensboro

Accessory Dwelling Unit (ADUs)

Greensboro Landlord Association

April 9, 2024



Chris Andrews, Land Development Division Manager

Accessory Dwelling Units

Accessory Dwelling Units; Accessory/Principal relationship

- **Context: What are they?**

A dwelling unit that exists either as part of a principal dwelling or as an accessory building and is **secondary and incidental** to the use of the property as single-family residential. (*30-15-2, Greensboro Land Development Ordinance*)

- **Context: Benefits**

- Range of housing options
- Aging in place
- Generate income for property owners
- Gentle density (Imperceptible in most instances)
- Incremental infill development





▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

AARP





Greensboro City Council – Strategic Priorities

Accessory Dwelling Units (ADU) and Housing Diversity

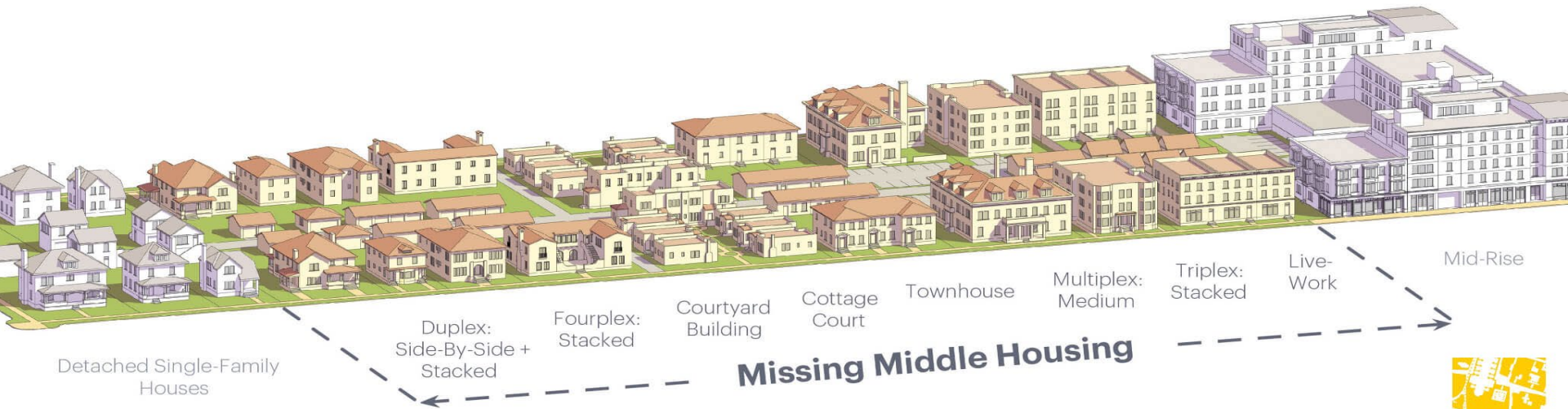
Why the discussion?

- Council Strategic Priority
 - “*Abundance of Attainable Housing*”
- Policy initiative direction from a February 2023 Council strategy session; priority on attainable housing
- Support adopted policy guidance
- Routine maintenance of Land Development Ordinance (LDO) – Variances at BOA



Abundance
of Attainable
Housing





Accessory Dwelling Units and Housing Diversity

These strategies can assist in helping the City of Greensboro provide more housing options to people who want to live here.



Who might live in an ADU?







An Opportunity to Provide Some Clarity...



Providing Clarity

- **Not a new use**

ADUs are permitted in every single-family residential district within the City of Greensboro right now. No new use is being proposed.

Providing Clarity

- **Not a new permit process**

ADUs require a residential building permit, the same as any other new house, residential building addition/expansion or accessory structure might need. There is no new ADU permit being proposed. There is no additional ADU fee.

Providing Clarity

- **Not a new permit process**

Residential Building Permit is required

- Plot plan
- Building plans
- Inspections, as normal
- Anything else that goes with a residential building permit!

Providing Clarity

- **ADUs are not being built by the City**

These amendments are not connected to any funding or construction of dwelling units. These are simply amendments to the City's ordinances that may make it easier for property owners to build an ADU.

Providing Clarity

- **No direct tie taxation**

These amendments are not directly connected to any new form of taxation. However, please know that any improvements to a property may raise the appraised value of a property.

The Guilford County Tax Department is responsible for those valuations. Not the City of Greensboro.



Providing Clarity

- **No direct tie to Short Term Rentals** (AirBnB, etc.)

These amendments are attempting to address challenges of built form, not how a particular accessory building is being used.

Yes, an ADU could be used as a Short Term Rental (STR), but would need to adhere to the STR standards approved in May 2023, and that were effective April 1, 2024.



Providing Clarity

- **Rental guidelines**
 - **Month-to-month (30 days) basis or longer requires no review/application**
 - **An ADU would fall under the “household living” definition**

Providing Clarity

- **Dimensional Standards**

These amendments are primarily addressing challenges of built form, parking requirements, size and ownership standards.

Accessory Dwelling Units

- **What was done?**

- Staff research / work

- UDO (Unified Development Ordinance) to LDO (Land Development Ordinance), past amendments
 - Other NC/Triad jurisdictions (*ordinances and permit data*)
 - Staff goals / recommendations
 - Identify other areas of ordinance amendment (*district or use setbacks, parking, etc.*)
 - Pre-approved / permit-ready plan sets

Accessory Dwelling Units

- **Challenges / Barriers**

- Existing ordinance

- Occupancy requirement
- Detached ADU dimensional requirements
- Minimum square footage of dwelling unit
- Appearance
- Parking

Accessory Dwelling Units

- **Challenges / Barriers**
 - Public perception
 - “Gentle Density”
 - Design and permit process
 - Pre-approved or “permit-ready” plan sets
 - Congress of New Urbanism On the Park Bench discussion
 - Pre-fabricated dwellings





SOUTH BEND NEIGHBORHOOD INFILL

Pre-approved, ready-to build housing

The Carriage House

The Carriage House is an ancillary dwelling unit with a private entrance, available to be located in the rear yard of any primary building. The additional unit typically sits above a 2-car garage and provides gentle neighborhood density, flexible living space for multi-generational arrangements, or opportunities for a rental income.



Option A



Option B



Option C



Ground Floor



Second Floor

ZONING DISTRICTS ALLOWED

S1 S2 U1 U2 U3 UF NC DT

In a S1, U1, or U2 district the owner(s) of the lot upon which the carriage house is located shall occupy at least one of the dwelling units on the premises.

Building Type Overview

Building Dimensions	
Building Height	2 story
Building Width	24'
Building Depth	24'
Program	
Unit Configuration	1 bed / 1 bath
Unit Size (gross building)	1,152 sq. ft.
Basement (unfinished)	None
Garage (unconditioned)	576 sq. ft.
2nd Floor	576 sq. ft.
Lot Standards	
Lot Width (min.)	34'
Lot Width (max.)	None
Cost Assumptions	
Preliminary Construction Estimates *	\$130,000 - \$180,000
Financing Options	Personal Financing

* Numbers shown are for basic estimation purposes only. Pricing is based on Fall 2021 cost assumptions and are subject to future market variation.



Double-House

DESIGN BY
TEAM DOUBLE-HOUSE

Double-House is composed of two side-by-side sliding rectangular volumes, each with a unique material and spatial character. As the volumes slide past one another and adapt to the conditions of a given site, they produce a series of spaces with increasing levels of privacy, including two outdoor porches along the front and rear. The soaring nature of the curved roofline marks the moment of entry off the front porch. The facade embodies the ADU's repetitive duality through its use of inverted rooflines, which are optimized for solar energy and water collection. This duality is further emphasized through the material juxtaposition of vertical and horizontal elements on each volume. Inside, programmatic shifts divide the two rectangular volumes into three zones: (1) an entry threshold, (2) a shared living space, and (3) a private sleeping area. The ADU's rooflines create a layered experience that lends an intimate quality to the shared living, dining, and kitchen area.

Categories:

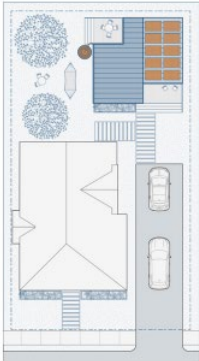
Sustainable
Detached
Affordable

Dimensions:

530 square feet
27 x 26 feet

Features/Amenities:

- 1 bedroom / 1 bath
- Shared Living & Kitchen Area
- 2 Porches
- Post & Beam Foundation
- Roofs Optimized for Solar Panels & Water Collection



PROHousing Grant

- A \$1.35 million grant opportunity
- Analysis and update of ordinances and processes
- Administered by HUD
- Hopes to help broaden the range of housing types

PROHousing Grant



Demonstration Projects

Incentivize new projects that show how missing middle housing, accessory dwelling units, and other non-traditional housing options can improve neighborhoods.

\$350k



Education & Outreach

Educate builders, developers, and the community about expanded housing choices and increased opportunities for attainable housing.

\$250k



Regulatory Framework

Expand choices in the housing market through strategic amendments to our Land Development Ordinance and other City codes and policies.

\$750k



Request Total = \$1.35 million

ADUs

Staff Analysis

- 38 known/permitted ADUs in the city (*We know there are more!*)
- Median size of 508 sf
- 74% are detached
- Nearly **half** of the known ADUs required Board of Adjustment decision
 - (Variance for size/setback/separation)
- Average: 26.15% of principal structure
 - (Ordinance maximum of 30%)



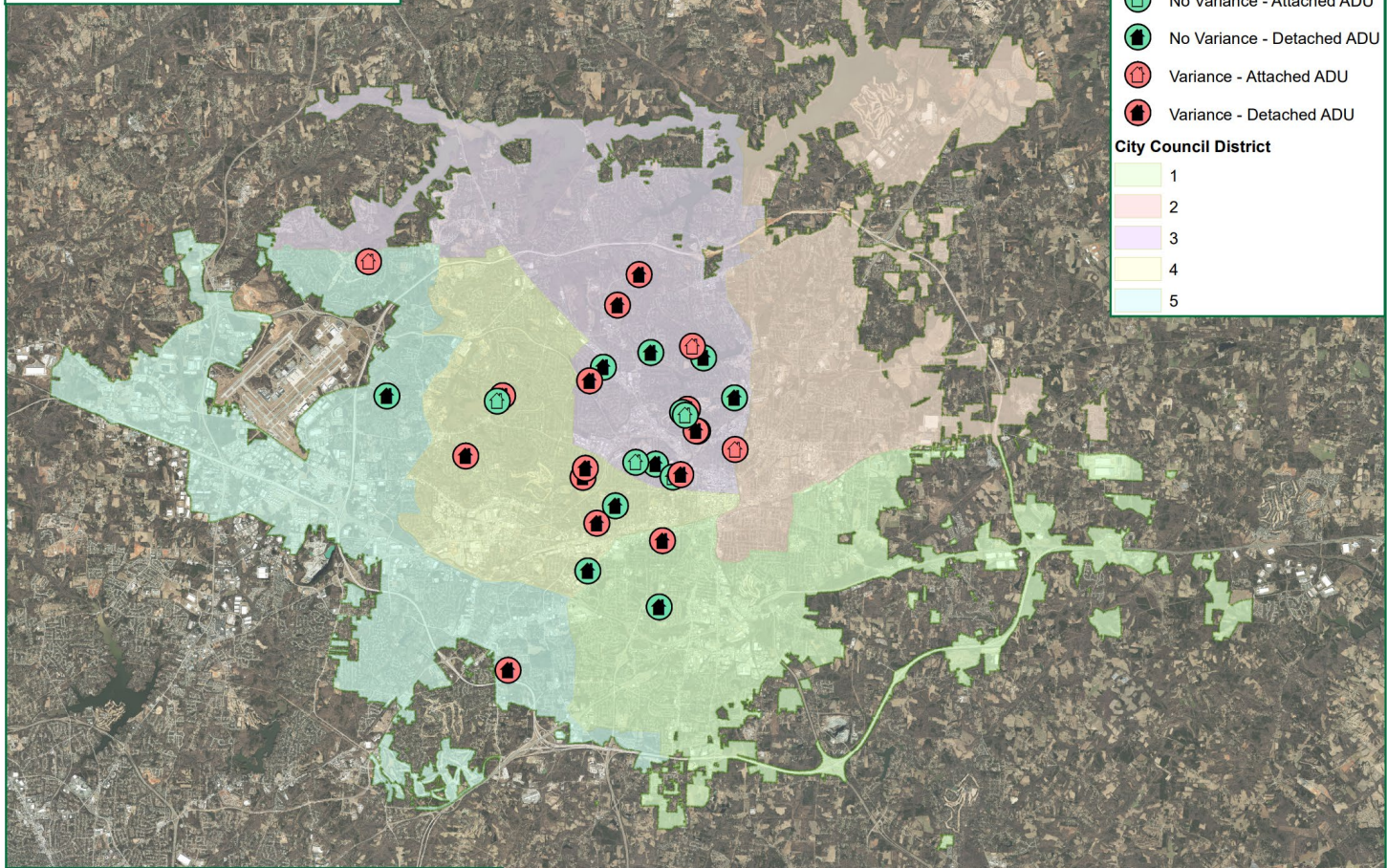
Known Accessory Dwelling Units Locations & Specifications - DRAFT - 6/29/2023

Prepared by: City of Greensboro Planning Department
Cartographers: Mottinger, M. / Sora, H. Version: 29 June 2023

Legend

- ### ADU Specifications
- No Variance - Attached ADU
 - No Variance - Detached ADU
 - Variance - Attached ADU
 - Variance - Detached ADU

- ### City Council District
- 1
 - 2
 - 3
 - 4
 - 5



1 inch = 3,000 feet

Background

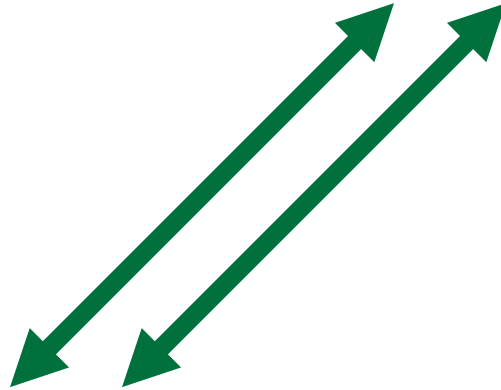
- **ADU Webpage**
 - Links to past presentations
 - Link to proposed ordinance (PDF)
 - ADU survey (*over 200 responses!*)

www.greensboro-nc.gov/ADUs



ADU Working Groups

Technical
Group



Community
Focus Group

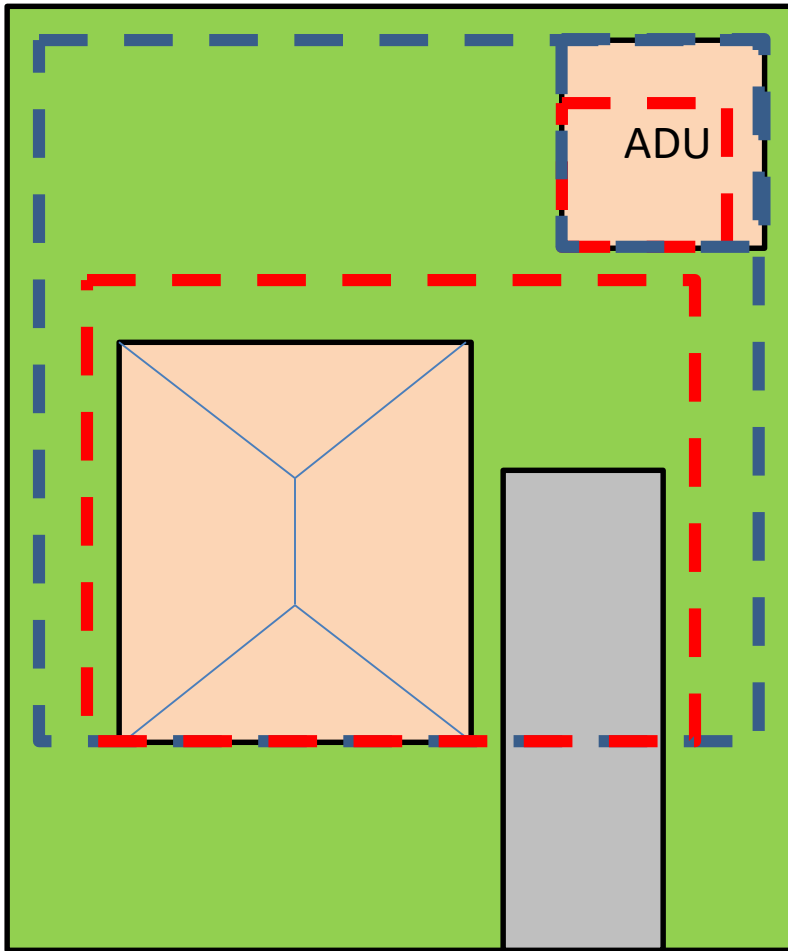
ADU Working Groups

Amendment Suggestions

- Ownership requirement
- Number of ADUs per lot
- Minimum square footage
- Setbacks (compared to other accessory structures)
- Relationship to principal structure, “single family appearance”
- Off-street parking requirement
- Provision of pre-approved or pre-fabricated designs

Summary of Amendments

- ADUs to meet the standards of accessory buildings, not principal buildings
- No longer require an owner to live within the ADU or the primary dwelling
- ADU size increased to 50% of the primary dwelling
- No additional parking space required
- “Single-family appearance” no longer a standard



	R-3	R-5	R-7
Side setback	10	5	5
Rear setback	30	20	15
Accessory Structure	3*	3*	3*

*if over 15 feet, the setback becomes 10 feet

*5-foot separation between structures still applies

Thank You / Questions

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