Definition to be added to Article 11:

* Accessory Dwelling Unit (ADU): A residential dwelling unit located on the same parcel as another single-family residence which may or may not be attached to, detached from or a portion within the existing residence. The unit may or may not be independent from the principal residence.

Section 710.5

The purpose of the Accessory Dwelling Unit provision is to allow for the efficient use of existing housing stock, parcels of land and community infrastructure to allow limited flexibility of residential units while respecting the scale and character of existing neighborhoods.

Regulations Pertaining to an Accessory Dwelling Unit (ADU):

1. The allowance of an ADU shall be limited to a parcel that has an area of at least twenty thousand (20,000) square feet, including any right of ways or easements.
2. An ADU shall be a detached or adjoining permanent structure with a permanent foundation as defined by the applicable code or a portion of the existing single-family residence. Modular structures which meet the International Building Code (IBC) shall be permitted with a permanent foundation.
3. There shall be no more than one (1) ADU per parcel and is limited to a parcel with a single-family residence.
4. A maximum of two (2) bedrooms and two (2) related residents are permitted in an ADU. Not more than one (1) unrelated residents are permitted in an ADU.
5. The maximum conditioned area of a detached accessory dwelling unit shall not exceed 1,250 square feet.
6. ADU’s shall meet all setback requirements for accessory structures within the applicable zone.
7. One off-street parking space on an improved surface shall be provided for each bedroom in an ADU and shall be located to the side or the rear of the primary dwelling and outside of any applicable setback requirements
8. The owner shall reside on the parcel and maintain their legal residence as defined by South Carolina law(s) in either the principal residence or the ADU.
9. The ADU shall retain similar external characteristics or appearance of the principal residence.
10. The maximum height of an ADU shall not exceed that of the principal residence.
11. The occupancy of an ADU shall not negatively affect the quality of life of adjoining properties through noise, light, or other means.