

ACCESSORY DWELLING UNIT/GUEST HOUSE

An Accessory Dwelling Unit/Guest House is allowed in all residential districts when developed according to the supplemental regulations listed below. To request a permit, a zoning application must be filed out and a site plan submitted to the Catawba County Planning, Parks and Development Department..

The following supplemental regulations must be met before a zoning compliance permit can be issued:

Sec. 44-631. Accessory dwelling unit/guesthouse.

- (a) The following are allowed to be used as an accessory dwelling unit/guesthouse:
- (1) Stick-built home meeting all applicable sections of building code;
 - (2) Modular home meeting all applicable sections of building code; or

(3) Class A or B (doublewide/multi-section or singlewide) manufactured home subject to:

- a. A lineal family member or sibling use; and
- b. Parcel must be located within the DWMH-O district.

(b) The use must comply with all requirements of the County Division of Environmental Health, for on-site sewage and well regulations.

(c) A detached accessory dwelling unit shall be permitted as an accessory to any detached primary single-family dwelling unit. A manufactured home may be considered a primary residence only if it is categorized as real estate by the Catawba County Tax Office, as opposed to personal property. The accessory dwelling unit must be clearly subordinate to the principal structure.

(d) No more than one accessory dwelling unit shall be permitted on a single deeded lot in conjunction with the principal dwelling unit.

(e) The accessory dwelling unit and the principal dwelling must be owned by the same person. The owner must reside in one of the dwellings or on an adjacent parcel.

(f) Accessory dwelling units must adhere to the maximum permitted height requirement for the zoning district.

(g) Unless the accessory dwelling unit is accessed from a different road or street than the principal structure, the accessory dwelling unit must share a driveway with the principal structure.

(h) Where a stick-built or modular unit is the principal dwelling, the accessory dwelling

unit must not exceed 650 square feet or 50% of the gross heated floor area of the principal dwelling, whichever is greater.

(i) Where a manufactured home is the principal dwelling, the accessory dwelling unit must occupy less than the square footage of the principal dwelling.

(j) The accessory dwelling unit may be combined with a garage, workshop, etc.

(k) An accessory dwelling unit must adhere to the principal setbacks for the district.

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Parks and Development**

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