

Greensboro City Council Work Session

June 29, 2023 DRAFT

Item B.2 – Accessory Dwelling Units

and

Item B.3 – Housing Diversity



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Accessory Dwelling Units (ADU) and Housing Diversity

Why the discussion?

- Council Strategic Priority
 - “*Abundance of Attainable Housing*”
- Serves as an update on the policy initiative direction coming from the February Council strategy session; priority on attainable housing
- Support adopted policy guidance
- Routine maintenance of Land Development Ordinance (LDO)



**Abundance
of Attainable
Housing**



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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.



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Item B.2 – Accessory Dwelling Units



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Accessory Dwelling Units

- Context
- What has been done by staff?
- Next steps for staff?

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Accessory Dwelling Units

- **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*)



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Accessory Dwelling Units

- **Context: What are they?**

An accessory dwelling unit (ADU) is a **smaller, independent residential dwelling unit** located on the same lot as a stand-alone (i.e., detached) single-family home. (American Planning Association)



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Accessory Dwelling Units

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



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

AARP





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Accessory Dwelling Units

- **What has been 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 plan sets



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Accessory Dwelling Units

- **Challenges / Barriers**
 - Existing ordinances
 - Design and permit process
 - Public perception



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Accessory Dwelling Units

- **Challenges / Barriers**
 - Existing ordinance
 - Occupancy requirement
 - Detached ADU dimensional requirements
 - Minimum square footage of dwelling unit
 - Appearance
 - Parking



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Accessory Dwelling Units

- **Challenges / Barriers**
 - Public perception
 - “Gentle Density”
 - Design and permit process
 - Pre-approved plan sets
 - Pre-fabricated dwellings



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GRAND PRIZE WINNER



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:

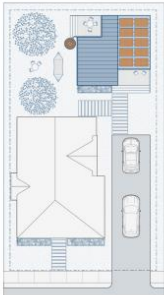
Sustainable
Detached
Affordable

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



Houston, TX



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Accessory Dwelling Units

- **Next steps?**
 - Staff work session with Technical Review Committee (TRC) members (Fire, Development Services)
 - Convening of an ADU work group
 - Community Discussions
 - Timeline
 - Summer – Education and Work Group
 - Fall – Draft Ordinance to Work Session
 - Winter – Ordinance



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Questions?



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Item B.3 – Housing Diversity DRAFT

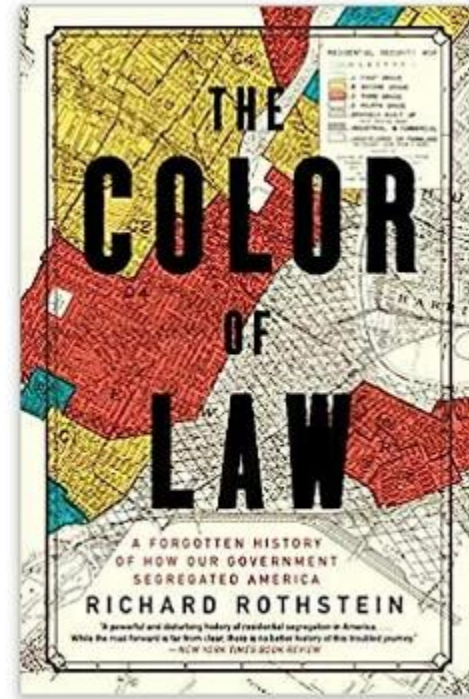


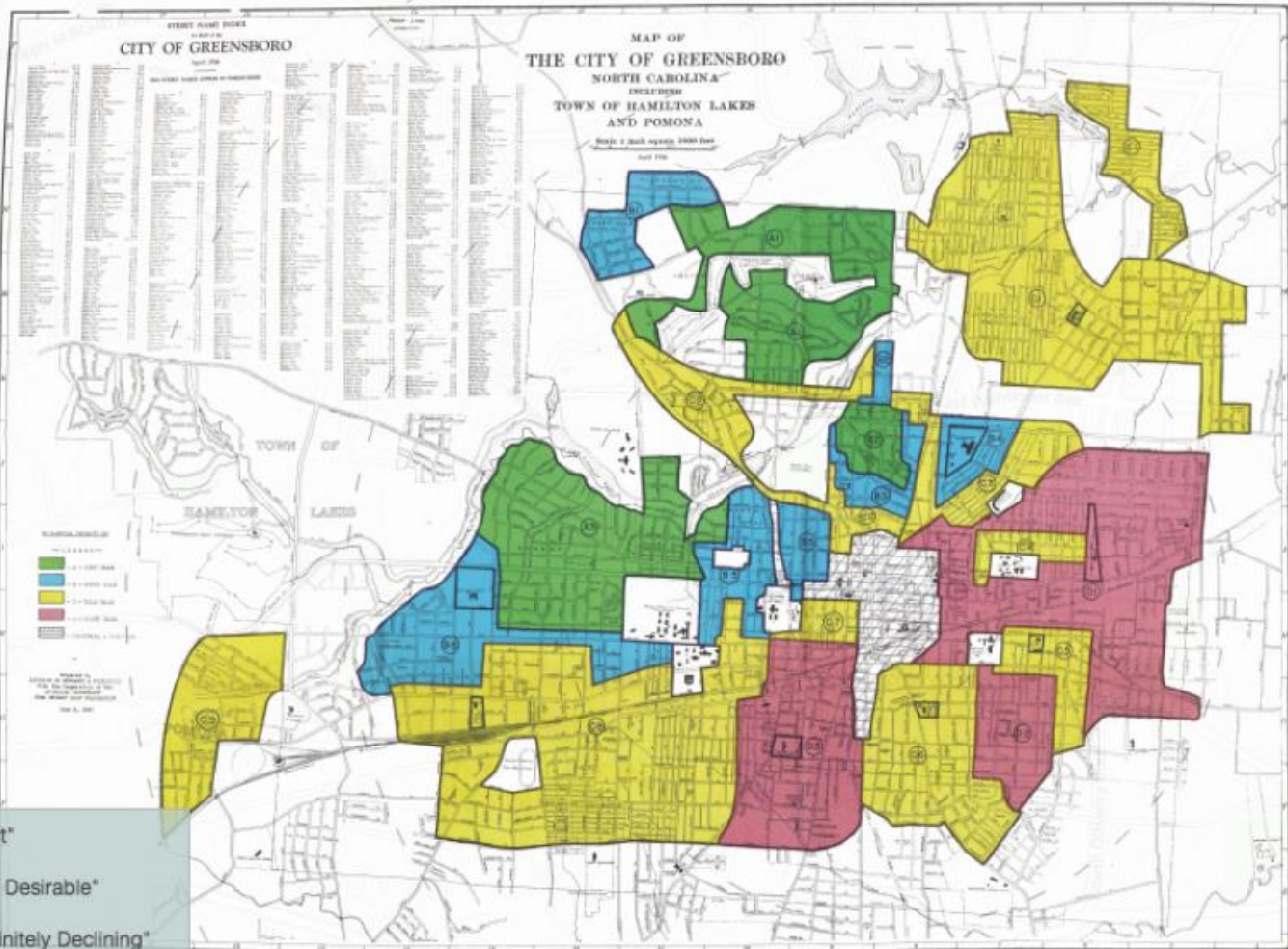
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Variety of Housing Types

- **Challenges / Barriers**
 - Past Policies and Practices
 - Public perception
 - “Gentle Density”





- A "Best"
- B "Still Desirable"
- C "Definitely Declining"
- D "Hazardous"

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Existing Conditions

% of 1 and 2 person household
US Census Bureau 2022

62.5%

% of Land Zoned R-3 or CD-R3 (*Conditional District*) of all Land in GSO Zoned for Single Family Residential
(June 26, 2023)

57.32%



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Market Demand

Greensboro, North Carolina

November 2017

American Strategies designed and administered this telephone survey conducted by professional interviewers. The survey reached 410 adults, age 18 or older who indicated they were Greensboro residents. The survey was conducted from November 13-20, 2017. The sample was randomly selected from TargetSmart's enhanced voter file. Thirty-seven percent of respondents were reached on wireless phones, twenty-one percent on VOIP phones, and forty-two percent on landlines. Quotas were assigned to reflect the demographic distribution of adult residents in Greensboro, North Carolina. The sample was downweighted to 400 respondents and the data were weighted by gender, age, race from file, and party registration from file to ensure an accurate reflection of the population. The overall margin of error is +/- 4.9%. The margin of error for subgroups is larger and varies. (Percentage totals may not add up precisely due to rounding.)

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Since GSO 2040 Adoption

- Evaluation of Barriers in the LDO by Opticos
- Review of Planned Development/Annexation Cases
- Investigation for Best Practices



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Next Steps

- Develop a “Mixed Residential” Zoning District that allows a variety of housing types by right.
- Continue to evaluate barriers to small, gentle density increases and bring recommendations for Land Development Ordinance amendments
- Conduct Community Discussions about concerns
- Periodic Updates



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Questions?

