

Cary North Carolina Ordinances

5.3.4 Accessory Uses and Structures Allowed

(A) Accessory Dwelling Units

An accessory dwelling unit shall be permitted as an accessory use subject to the following standards:

(1) Districts Allowed

Accessory dwelling units shall be allowed as accessory uses to principal residential uses as depicted in Table 5.1-1 as well as the following:

(a) In planned developments where such uses are indicated in the Planned Development Master Plan; and

(b) In the TC district, as allowed by Section 4.2.2(N).

(2) Where Permitted on Lot

A permitted accessory dwelling unit shall comply with all applicable site and building design, access, and other standards for principal dwelling units in the zoning district in which the accessory dwelling unit will be located. Mobile homes, recreational vehicles, and travel trailers shall not be used as accessory dwelling units.

(3) Size of Accessory Unit

No accessory dwelling unit shall exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 800 square feet, whichever is less. An accessory dwelling unit shall contain private sanitary facilities with hot and cold running water and cooking and food storage facilities.

(4) Limit on Number

There shall be no more than one accessory dwelling unit on a lot in addition to the principal single-family dwelling.

(5) Off-Street Parking

At least one off-street parking space shall be provided for each bedroom located in an accessory dwelling unit.

(6) Home Occupations

Home occupations shall be prohibited within an accessory dwelling unit.