

## Background

In 2006, the Town of Mount Pleasant established a Workforce Housing Advisory Committee to provide recommendations and suggest strategies for the promotion and development of safe, decent, and affordable housing. One of their recommendations was to determine the feasibility of allowing accessory dwelling units as an affordable housing option.

The Committee, with input from the Lowcountry Housing Trust and other stakeholders, developed regulations for accessory dwelling units that were presented to Town Council. Town Council unanimously approved the ordinance at its September 8, 2009 meeting.

An accessory dwelling unit (ADU) is defined as:

*A separate housing arrangement within, attached to, or detached from a single-family home (not including townhouses or duplexes) which includes a kitchen and bath separate from those contained within the principal structure, and therefore functions as a complete living unit.*

The intent behind allowing accessory dwelling units is to provide alternative housing choices in the Town. In addition to being an affordable housing option, ADU's can also provide additional living options for an elderly parent who can no longer live on their own or for a child who has moved back home. ADU's can also be rented out to provide an additional source of income.

Regulations for Accessory Dwelling Units can be found in sections 156.110 and 156.111 of the Town of Mount Pleasant Code of Ordinances available online.

## FAQs

### **My HOA says I can not have an ADU but the Town says I can, which is correct?**

While the Town Zoning Code allows ADU's in certain areas, if your neighborhood covenants and restrictions prohibit them, that takes precedence. In those cases, you may wish to address your HOA to see about amending the covenants and restrictions.

### **I have an existing detached garage or shed. How do I convert it to an ADU?**

You can convert an existing structure provided that it will comply with the ADU regulations and building code. You will still need to submit plans to the Planning and Development Department for approval.

### **Will my ADU be assigned an address?**

Yes. All ADU's will be assigned an address. The number will be the same as the primary structure followed by Apartment 1.

### **Can I have a garage and an ADU on my lot?**

Yes, you can have multiple accessory structures on a lot but only one accessory dwelling unit. However, you must meet your lot coverage requirements.

### **Is my ADU required to meet flood regulations?**

Yes. ADU's must meet all applicable flood regulations.



Town of Mount Pleasant  
Department of Planning and Development

## Accessory Dwelling Units



This brochure provides information about Accessory Dwelling Units. The regulations contained herein may change periodically. Please contact the Department of Planning and Development for the most up to date regulations.

Planning & Engineering  
Phone: 843-884-1229  
Fax: 843-856-2195  
planning@tompsc.com

Building Inspection  
Phone: 843-884-5184  
Fax: 843-216-3869  
planning@tompsc.com

or  
Come see us at 100 Ann Edwards Lane. Office hours are Monday - Friday, 8:00 am to 4:30 pm.  
www.tompsc.com



## Regulations

Accessory dwelling units are permitted in the RR, CC, R-1, R-2, R-3, RPH, and PD\* zoning districts, provided all of the following conditions are met:

1. Prior to construction, a scaled site plan must be submitted, which shows, at a minimum, the location and dimensions of the principal structure, proposed accessory dwelling unit, and required off-street parking space; all applicable setbacks; and a calculation of lot coverage.

2. In conjunction with the site plan, a recorded covenant affidavit must be submitted certifying that no covenants exist that prohibit the construction of an ADU.

3. There is a limit of one ADU per lot, subject to lot coverage requirements; however, ADUs shall not be permitted on non-conforming lots.

4. Each accessory dwelling unit shall be limited to 850 square feet in area, with such limit applying only to conditioned space.

- a. In the case of an accessory dwelling unit located above a detached garage, footprint maximums described in §156.111(A)(4) take precedence over the requirements of this section.
- b. In the case of an accessory dwelling unit located on the ground level and attached to or located within a detached garage or similar building, neither the building footprint nor the total conditioned floor area of the entire building shall exceed 850 square feet.

5. Detached accessory dwelling units shall not exceed 25 feet in height.

6. The architectural design, color and material of an accessory dwelling unit shall be compatible with the neighborhood in which it is established.

7. One private, off-street parking space is required for use by occupants of each accessory dwelling unit, in addition to any and all spaces required for the principal structure. Dedicated ADU parking must be clearly indicated on the site plan. Tandem parking is not permitted unless the tandem spaces serve only the accessory dwelling unit.

8. Either the principal structure or the accessory dwelling unit must be owner-occupied and serve as the owner's primary residence. If neither unit is owner-occupied, the accessory dwelling unit may not be rented separately from the principal structure. No subleases of the accessory dwelling unit are permitted.

9. Occupancy of an accessory dwelling unit shall be limited to no more than three persons.

10. Under no circumstances shall the property be converted to a horizontal ownership regime.



## Location requirements

1. ADU's shall be no less than 6 feet to the side or rear property lines. However, in the SR2-OD and RPH zoning districts the side and rear setback shall be no less than 3 feet.

2. ADU's shall be no less than 15 feet to the principal dwelling unit on the adjoining property. However, in the SR2-OD and RPH zoning districts the separating distance shall be no less than 6 feet.

3. If located in the front yard, the setback requirement of that zoning district must be maintained.



## \*Planned Developments

PD neighborhood regulations for ADU's may be different than the Town's. Please contact the Planning Department if you are unsure which regulations apply.

Planned Development neighborhoods that allow ADU's include: Carolina Park, Cassina Plantation, I'On, Pepper Plantation, Seaside Farms, Wando Farms, and Watermark. Please contact your Neighborhood Association if you would like them to consider allowing ADU's.

In order to amend a PD, the Developer or the Homeowners Association will need to apply to the Planning Commission for an amendment to their Planned Development zoning ordinance. The amendment will be reviewed by Planning Commission, Planning Committee and Town Council.



## Submittal Requirements

An ADU site plan checklist must be completed by the applicant and submitted with the ADU site plan and the Recorded Covenant Affidavit to the Planning and Engineering Division.

A complete set of construction plans must be submitted to the Building Inspection Division.

All required forms are available on the Planning Department page of the Town's website, under Applications and Forms.

The Planning and Engineering Division will review plans for compliance with the Zoning Code, and the Building Inspection Division will review the plans for compliance with the Building Code. Approval from both divisions is required prior to the issuance of a building permit.