

Resources

1. Town of Waynesville Ordinance, Appendix A- Land Development Standards:

<https://www.waynesvillenc.gov/code-ordinances>

2. Land Development Standards, Section 2.4. Dimensional Standards by District.

3. Land Development Standards, Section 3.2.1. Dwelling- Accessory.

4. Contact our office to check your zoning district. You can also find this information yourself by going to Haywood County GIS website:

<http://maps.haywoodnc.net/gisweb/default.htm>

Click on the Address tab above the search field. Enter your address. After the results appear, go to Layers tab. Turn on the Zoning layer by clicking the box beside it. Your zoning district is color-coded and named.

The Development Services Department provides services related to land use and community planning. This includes administration of zoning, building inspections, code compliance, minimum housing, subdivision, floodplain administration, sedimentation and erosion control regulations, and permits.

Our Staff

Elizabeth Teague - Development Services Director
eteague@waynesvillenc.gov

Esther Coulter - Administrative Assistant
ecoulter@waynesvillenc.gov

David Kelley - Senior Code Enforcement Official
dkelley@waynesvillenc.gov

Tom Maguire - Building Inspector
tmaguire@waynesvillenc.gov

Jody Nichols - Building Inspector
jnichols@waynesvillenc.gov

Byron Hickox - Land Use Administrator
bhickox@waynesvillenc.gov

Olga Grooman- Planner
ogrooman@waynesvillenc.gov

Sam Cullen- Code Enforcement Official
scullen@waynesvillenc.gov

Accessory Dwelling



Development Services Department

9 South Main Street, Suite 110

Waynesville, NC 28786

T: (828) 456-8647 • **F:** (828) 452-1492

www.waynesvillenc.gov

What is an Accessory Dwelling?

- Accessory dwelling is a unit either detached or attached, such as a garage apartment or cottage, designed for living purposes and located on a lot with an existing single-family dwelling.
- The accessory dwelling shall be clearly subordinate to the main structure.
- Examples include: an apartment over garage, a tiny house on a foundation in the backyard, a small cottage in the backyard to rent out, etc.
- Manufactured housing, campers, recreational vehicles, travel trailers, tiny homes on wheels, etc. are **not allowed** for use as an accessory dwelling.

How many Accessory Dwellings are allowed on a property?

Only one accessory dwelling is permitted per lot.

Placement on a property

A detached accessory dwelling shall be located to the rear of the principal building. If the lot exceeds 2 acres in size, an accessory dwelling may be placed to the side of the principal building.

Design

The exterior of the accessory dwelling shall be compatible with the principal residence in terms of color, siding, and roofing appearance.



Is Building Permit Required?

Building permits are required for all accessory dwellings.

Building Permit

Fill out a Residential Building Permit Application available in our office or Town website: <https://www.waynesvillenc.gov/departments/development-services/applications-and-forms>

Make sure to fill out Affidavit as to Status of Licensure and Affidavit of Workers Compensation Coverage. If applicable, fill out Lien Agent Information form as well. These forms are provided with your application. Sign these forms only in the presence of a notary provided free of charge in our office.

What to Include with Application?

- Include a site plan with your application indicating the location of a proposed dwelling and setbacks (distance in feet) of the dwelling from the front, back, and side property lines and the distance between the accessory dwelling and any other structure.
- A scaled floor plan of a proposed accessory dwelling

Inspections

- Footing inspection
- Under slab inspection, as appropriate
- Foundation inspection
- Rough-in inspection
- Building framing inspection
- Insulation inspection
- Fire protection inspection, and
- Final inspection

Additional Information

The accessory dwelling shall meet all yard requirements and building standards as established for principal uses within the district in which it is located.

Accessory dwellings must comply with all applicable local, state, and federal laws.

Please contact our office for more details.