

## **ACCESSORY DWELLING UNITS**

In order to encourage accessory dwellings as an alternative housing choice, accessory dwelling units (ADUs) are permitted in the RC-1, RC-2, RR, CC, CL, R-1, R-2, R-3, R-4, WG-W, and PD\* zoning districts, provided all of the following conditions are met. For full regulations see Sections [156.110](#) and [156.111](#) of the Town of Mount Pleasant Code of Ordinances. The below excerpt is from § 156.110 (A) (11):

- (a) Prior to construction, a scaled site plan must be submitted which shall show all information listed on the Accessory Dwelling Unit Site Plan Checklist provided by the Department of Planning and Development, as may be amended from time to time;
- (b) In conjunction with the site plan, a Recorded Covenant Affidavit must be submitted, which certifies that no covenants exist that prohibit the construction of an accessory dwelling unit;
- (c) There shall be a limit of one accessory dwelling unit per lot, subject to lot coverage requirements;
- (d) Each accessory dwelling unit shall be limited to 850 square feet of conditioned floor area.
  - 1. 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.
  - 2. In the case of an accessory dwelling unit located on the ground level and attached to or located within a detached garage building or similar building, neither the building footprint nor the total conditioned floor area of the entire building shall exceed 850 square feet.
- (e) No detached accessory dwelling unit shall exceed 25 feet in height;
- (f) The architectural design, color and material of an accessory dwelling unit shall be compatible with the neighborhood in which it is established;
- (g) 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. The location of this dedicated off-street parking space must be clearly indicated on the site plan. Tandem parking is not permitted unless the tandem spaces serve only the accessory dwelling unit;
- (h) The following conditions shall be memorialized in a recorded covenant to run with the property:
  - 1. Either the principal structure or the accessory dwelling unit must be owner-occupied and serve as the owner's primary residence;
  - 2. Occupancy of an accessory dwelling unit shall be limited to no more than three persons; and
  - 3. Under no circumstances shall the property be converted to a horizontal ownership regime.

\* Note: At this time, the only neighborhoods zoned PD, Planned Development District, that allow ADUs are: Carolina Park, Cassina Plantation, Central Mount Pleasant, l'On, Pepper Tract (includes Pepper Plantation and Tupelo), Pinckney Place, Seaside Farms, Wando Farms, and Watermark. No other PD neighborhoods have amended their ordinances to allow accessory dwelling units. Please contact your Neighborhood Association if you would like them to consider allowing ADUs. The regulations governing ADUs in PDs may be different from the Town regulations. Check with the Department of Planning & Development if you are unsure which standards apply.



## **Building Permit Application for Accessory Dwelling Unit (ADU)**

### **PLAN REVIEW CHECKLIST-2018 IRC/2009 IECC**

#### **ALL ITEMS LISTED BELOW MUST BE SHOWN ON DRAWINGS**

- ✓ \_\_\_\_\_ **Compliance Documentation for 2009 International Energy Conservation Code**
- ✓ \_\_\_\_\_ **Provide (NPDES) Certificate of Compliance Forms **Signed By Owner****
- ✓ \_\_\_\_\_ **Non-Conversion Agreement Form for Elevated Structures (If Applicable)**
- ✓ \_\_\_\_\_ **Manual J Calculations for HVAC**
- ✓ \_\_\_\_\_ **Construction Plans**
  - ✓ **ELEVATIONS**-Must show front, rear and side elevations as required with building height indicated, and to include DFE/Slab/First Floor Elevations if in a flood zone. \*\*Height is measured from finished grade to highest ridge\*\*
  - ✓ **BUILDING PLANS**-Must be signed and sealed by a S.C. Registered Design Professional indicating that the structure is designed in compliance with the 2018 I.R.C. and all SC adopted modifications
  - ✓ **FOUNDATION**-Must include foundation dimensions, reinforcement/continuous tie-down details, pier locations and floor framing
  - ✓ **FLOOR PLANS**-Must include interior layout, window/door locations, floor, floor/ceiling and ceiling framing. A separate ground floor plan is required for elevated buildings
  - ✓ **SQUARE FOOTAGE**-Must state square footage of principal dwelling, attached garages, parking and storage spaces under elevated structures\*\***MUST BREAK OUT HEATED and UNHEATED SQUARE FEET\*\***
  - ✓ **WALL SECTIONS**-Must include footing/foundation, framing, and anchor/connector details
  - ✓ **MECHANICALS**-Must include electrical, HVAC and plumbing details as applicable
  - ✓ **WINDBORNE DEBRIS**-Must include means of protection for windborne debris. You may use impact rated glass, a listed and approved shutter system, a permanent anchoring system or precut plywood or OSB Boards. The last option must be accompanied with written acknowledgement that installation will be in accordance with the building code and reference the table number in the IRC, Table R 301.2.1.2
  - ✓ **FIRE WALL DETAIL**-Refer to 2018 IRC Code if proposed structure is 5' or less from property line OR has a shared wall.
- ✓ \_\_\_\_\_ **Zoning (Zoning Code Chapter, including but not limited to: 156.100-108, 156.170-176, 156.303)**
  - ✓ **SCALED SITE PLAN**-Must be correctly scaled with all buildings, additions, accessory structures, and all other improvements shown with corresponding distances to the property lines.
    - a. Scaled site plan with boundary data and reference.
    - b. Title block on all sheets that includes address, contact information, original and revision submittal dates
    - c. Signed and sealed by a SC registered design professional indicating that structure is designed in compliance with current IRC and all adopted SC modifications.

- d. Legend containing symbology for plan elements.
- e. North arrow, graphic scale, and written scale on all sheets
- f. Access.
- ✓ **ZONING-**
  - a. Zoning district
  - b. Required setbacks- Must clearly identify and label on Site plan minimum front, rear and side yard setbacks including all easements, buffers, and O.C.R.M. Critical Lines
  - c. Zoning conditions, if applicable
  - d. Building Coverage- Must show maximum lot coverage calculations
  - e. Flood zone
  - f. Maximum height allowed (if in flood zone or PD, modified height)
  - g. Location of all equipment (HVAC, gas tanks, etc)
  - h. Required Parking (9'x18') – one parking space required for ADU in addition to required parking for principal structure (Tandem parking is not permitted unless the tandem spaces serve only the accessory dwelling unit)
- ✓ There shall be a limit of one accessory dwelling unit per lot, subject to lot coverage requirements
- ✓ Each accessory dwelling unit shall be limited to 850 square feet of conditioned floor area.
  - 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.
  - In the case of an accessory dwelling unit located on the ground level and attached to or located within a detached garage building or similar building, neither the building footprint nor the total conditioned floor area of the entire building shall exceed 850 square feet.
- ✓ No detached accessory dwelling unit shall exceed 25 feet in height.
- ✓ **RECORDED COVENANT** – These conditions shall be memorialized in a [recorded covenant](#) to run with the property. **CONTACT PLANNING DEPARTMENT FOR FURTHER INFORMATION (843)884-1229.**
- ✓ Either the principal structure or the accessory dwelling unit must be owner-occupied and serve as the owner's primary residence.
- ✓ Occupancy of an accessory dwelling unit shall be limited to no more than three persons.
- ✓ Under no circumstances shall the property be converted to a horizontal ownership regime.
- ✓ **DRAINAGE PLAN**-Must show all design contours, swales, and positive directive drainage
  - \*\*Provide amount of fill in feet above existing grade\*\*
  - a. Drainage arrows demonstrating intended flow direction, indicate swale low points and high points (if applicable)
  - b. Indicate points of concentrated stormwater discharge, such as roof gutter downspouts (cannot be within 10 feet of a common property line).
  - c. Existing grade and proposed changes in grade in amount of fill (in feet) to be added above existing grade
  - d. Existing and proposed contours
  - e. Show FFE/Garage slab and elevation points at property corners
  - f. Must illustrate all existing utilities within the construction area
- ✓ **TREE SURVEY (§156.221)**
  - a. Size and species with corresponding tree protection zone (TPZ)
  - b. Details of disturbance within any TPZ
  - c. Tree mitigation plan: payment to tree bank, inches and location, or combination

- ✓ **BUFFERS (§156.201)**
  - a. If applicable, buffer locations, types, and size
  - b. If applicable, critical line buffer and impervious surface buffer OCRM line needs to be updated (less than 5 years old)

**Flood Zone Requirements AE ZONE *\*\*See Section 252.22 and 152.23 of Revised 2007 Flood Ordinance\*\****

- ✓ **ELEVATED STRUCTURES**-If ground floor perimeter decorative partitions such as lattice or louvers are to be used, provide details that demonstrate compliance with the 40% open requirement. Also, indicate hydrostatic openings (location and type) for all solid wall enclosed areas below DFE
- ✓ **CRAWL SPACE**- Hydrostatic vents (1 sq.in./1sq.ft) at crawl space perimeter and attached garage. Indicate locations and specify type to be used

**Flood Zone Requirements VE ZONE *\*\*See Section 152.26 of Revised 2007 Ordinance\*\****

- ✓ **V ZONE**- V-Zone certification and breakaway wall certification stamp on plans and separate paperwork for file. **\*\* Required for Submittal\*\***
- ✓ **Equipment Mounting and location of utilities**
- ✓ **Post V-Zone certification and breakaway wall certification.** **\*\*Required prior to release of C.O. Inspection\*\***
- ✓ **Breakaway Wall Detail**-must also demonstrate Breakaway Panels having a total net open area of not less than 40% of the total partition area.

**Applicant will be contacted upon completion of review**

**DETACHED STRUCTURES MUST BE APPLIED FOR AND PERMITTED  
SEPERATELY**

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF CHARLESTON )

**RESTRICTIVE COVENANTS AFFIDAVIT**

I, \_\_\_\_\_, am the property owner of the below-referenced  
(Print Name)

property and have researched the restrictive covenants applicable to Parcel Identification

Number(s) \_\_\_\_\_ located at (address/es)

\_\_\_\_\_, and have found and hereby certify that either there are no restrictive covenants applicable to the aforementioned property or that the proposed application for constructing an accessory dwelling is not contrary, does not conflict with, and is not prohibited by any of the restrictive covenants, as specified in South Carolina Code of Laws, Section 6-29-1145 and Town of Mount Pleasant Code of Ordinances Chapter 156.110(A)(11). Further, I understand that should any such restrictive covenants exist and apply, the Town of Mount Pleasant may revoke any applicable permit(s) and all work must be stopped.

I also certify the following pursuant to Town of Mount Pleasant Code of Ordinances Chapter 156.110(A)(11)(h):

- (a) either the principal structure or the accessory dwelling unit will be owner-occupied and serve as the owner's primary residence;
- (b) occupancy of the accessory dwelling unit will be limited to no more than three persons;  
and
- (c) under no circumstances will the property be converted to a horizontal ownership regime.

*Signature Page Follows*

