



Planning and Development Services • Zoning Division
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Accessory Structures and Accessory Dwelling Units

Sec. 17-4.3(c)

All accessory uses and accessory structures shall:

- (1) Directly serve the principal use or structure;
- (2) Be customarily accessory and clearly incidental and subordinate to the principal use and structure;
- (3) Be subordinate in area, extent, and purpose to the principal use or structure;
- (4) Be owned or operated by the same person as the principal use or structure;
- (5) Be located on the **same lot as the principal** use or structure;
- (6) Together with the principal use or structure, not violate any standards of this Ordinance;
- (7) Not be erected closer than **three feet to any side or rear property line**;
- (8) Not be erected within **five feet of any main** building unless proposed structure open on all sides;
- (9) **Not be erected within a required front yard**;
- (10) Not be constructed or established prior to the time the principal use or structure is constructed or established; and
- (11) Not constitute a combination use, which is the combination of two principal uses (combination uses will not meet the above standards in terms of being subordinate or providing service to the principal use).

Sec. 17-4.3(d)

The standards set forth in this subsection for a specific accessory use or structure shall apply to the particular individual accessory use or structure, regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this Ordinance. This subsection is intended to set forth and consolidate the standards for all accessory uses or structures for which a reference to this subsection is provided in the "Standards for Specific Accessory Uses and Structures" column of the accessory use/structure table in Sec. 17-4.3(b), Accessory Use/Structure Table. These standards may be modified by other applicable standards or requirements in this Ordinance.

(1) Accessory Dwelling Unit

An accessory dwelling unit is allowed only as accessory to, and on the **same lot as, a single-family detached dwelling unit**, subject to the following standards:

- a. There shall be **no more than one** accessory dwelling unit on a lot.
- b. Either the principal dwelling unit or the accessory dwelling unit must be the permanent, full-time residence of the owner of the lot.
- c. An accessory dwelling unit may be within or attached to the principal structure (e.g., a downstairs or upstairs apartment), or exist within or as a detached structure (e.g., an apartment above a detached garage or a guesthouse).
 1. **If attached**, the accessory dwelling unit must be attached to the principal structure and have an operative interconnecting door with the principal structure.
 2. **If detached**:
 - (i) A distance of at least **ten feet shall separate** the accessory dwelling unit from the principal structure; and
 - (ii) The accessory dwelling unit must be located in the same base zoning district as the principal structure.

- d. A manufactured home or recreational vehicle, travel trailer, camper, or similar vehicle shall not be used as an accessory dwelling unit.
- e. The floor area of an accessory dwelling unit shall be no more than the lesser of **1,000 square feet or 50 percent of the floor area or the principal** dwelling unit (excluding carports, garages, and unfinished basements).
- f. An accessory dwelling unit shall:
 - 1. Have the **same street address** and mailbox as the principal dwelling
 - 2. Not be subdivided or otherwise segregated in ownership from the principal single-family dwelling unit.
 - 3. Use the **same water, sanitary sewer, gas, and electric utilities** as the principal dwelling.
 - 4. Use the **same driveway** as the principal dwelling, unless it is accessed from a right-of-way not used by the principal use (e.g., a rear alley or separate street access on a corner or through lot).
 - 5. **Maintain the architectural design, style, appearance and character of the principal dwelling** by incorporating design elements of the principal residence like compatible materials, similar façade treatment, colors, window style/treatment and roof design and pitch.
- g. Only **one kitchen** is allowed per accessory dwelling unit.
- h. At least one off-street parking space shall be provided in addition to those required for the primary dwelling.
- i. An accessory dwelling unit shall not be leased or rented for tenancies of **less than 30 days**.
- j. Accessory dwelling units shall not count toward the maximum density standards.
- k. Home occupations are not allowed in accessory dwelling units.