Accessory Dwelling Unit Provisions

Greene County Zoning Ordinance - Latest Revision July 22, 2025

Scope. This document compiles every express occurrence of the term “Accessory Dwelling Unit” identified in the zoning ordinance, together with district use provisions in R-2, SR, and PUD that may affect how the ADU provisions are read. Ordinance language is reproduced as written; source page and section references are provided for convenience.

By-right districts	C-1 Conservation; A-1 Agricultural; R-1 Residential (per Article 22, parameter C)
Size	300 to 800 sq. ft.
Bedrooms	Maximum 2
Parking	2 additional off-street spaces
Owner occupancy	Owner must occupy at least one unit as permanent legal residence; affidavit required
Limit	No more than 1 ADU per parcel

1. Conservation District, C-1

Article 3, Section 3-1-1, Uses Permitted by Right - page 6

3-1-1 Uses Permitted by Right

.14 Accessory Dwelling Unit (Revised 7/23/13)

2. Agricultural District, A-1

Article 4, Section 4-1-1, Uses Permitted by Right - page 10

4-1-1 Uses Permitted by Right

Same as Conservation C-1 plus:

.6 Accessory Dwelling Unit (Revised 7/23/13)

3. Residential District, R-1

Article 5, Section 5-1-1, Uses Permitted by Right - page 15

5-1-1 Uses Permitted by Right

.8 Accessory Dwelling Unit (Revised 7/23/13)

4. Related R-2 By-Right Cross-Reference

Article 6, Section 6-1-1, Uses Permitted by Right - page 19

6-1-1 Uses Permitted by Right

.1 All uses permitted by right in R-1 excluding public facilities agriculture and keeping of domestic laying hens. (Revised 11/10/2020)

Textual note: Section 6-1-1.1 imports most R-1 by-right uses into R-2, while Article 22 parameter C expressly lists only A-1, C-1, and R-1 as districts where an accessory dwelling unit is permitted by right. This compilation flags that wording without resolving the apparent tension.

5. Senior Residential District, SR

Article 6A, Section 6A-1-1, Uses Permitted by Right - page 23

6A-1-1 Uses Permitted by Right

.1 Age Restricted Communities (100% Age Restricted) meeting the requirements of Section 6.1-2 of this ordinance, and within such Age Restricted Communities (100% Age Restricted), the following uses are permitted by right:

.a Single Family Detached Dwellings

.3 Accessory uses or structures as defined. (Revised 1/11/05)

Textual note: Section 6A-1-1 lists single-family detached dwellings and accessory uses or structures, but does not expressly list accessory dwelling units. Article 22 parameter C does not name SR as a district where an ADU is permitted by right. The excerpt above omits other SR uses; the complete list and age-restriction requirements remain in Article 6A.

6. Planned Unit Development District, PUD

Article 7, Section 7-3, Permitted Uses - page 27

7-3 PERMITTED USES

The following uses are permitted in PUD districts:

.1 Single-family detached and semi-attached dwellings.

.10 Accessory uses and structures clearly subordinate and incidental to the permitted principal uses and structures.

.11 Uses permitted by right in the SR Senior Residential district subject to an eight (8) dwelling unit per acre density. (Revised 1/11/05)

Textual note: Section 7-3 lists residential and accessory uses, but does not expressly list accessory dwelling units. Article 22 parameter C does not name PUD as a district where an ADU is permitted by right. The excerpt above omits other PUD uses. An approved PUD development plan may also affect a particular lot.

Article 22 Definition and ADU Parameters

Article 22, Definitions - page 145

ACCESSORY DWELLING UNIT (Revised 7/23/13): A separate living unit located on a single family residential lot. The accessory dwelling unit includes a kitchen, sleeping and bathroom facilities, located within the single family residence or within an accessory building on the property. Accessory dwelling unit is by definition subordinate in use, size, location and appearance to the primary unit. The accessory dwelling unit shall be in accordance with the following parameters:

A. The accessory dwelling unit and the principal dwelling shall be in the same ownership. The owner must occupy at least one of the dwelling units as a permanent legal residence, except for temporary absences not to exceed six months. The owner occupancy shall be verified by a notarized affidavit from the owner. (Revised 7/23/13)

B. Reserved (Revised 7/23/13)

C. The installation of accessory dwelling unit is permitted by-right in Agriculture, A-1, Conservation, C-1 and, Residential, R-1, zoning districts. (Revised 7/23/13)

D. The accessory dwelling unit must be a complete, separate housekeeping unit, independent in function from the principal dwelling. (Revised 7/23/13)

E. Reserved (Revised 7/23/13)

F. Not more than one accessory dwelling unit may be established on the parcel. (Revised 7/23/13)

G. The accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in a conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance. (Revised 7/23/13)

H. The accessory dwelling unit shall be designed so that the appearance of the building in which it is located remains that of a single family detached dwelling or accessory structure. (Revised 7/23/13)

I. The accessory dwelling unit shall be no larger than 800 square feet, or smaller than 300 square feet. (Revised 7/23/13)

J. The accessory dwelling unit shall not have more than two bedrooms. (Revised 7/23/13)

K. Two additional off-street parking spaces shall be provided for the accessory dwelling unit. (Revised 7/23/13)

L. All Health Department, State and County Code requirements shall be met. (Revised 7/23/13)

M. Reserved (Revised 7/23/13)

N. Reserved (Revised 7/23/13)

O. Mobile or manufactured homes shall not be used as an accessory dwelling unit. (Revised 7/23/13)