

**AN ORDINANCE OF COUNCIL AMENDING, MODIFYING AND RE-ENACTING
PART THIRTEEN, ARTICLES 1315, 1320, AND 1341, OF THE CODIFIED
ORDINANCES OF THE CITY OF HUNTINGTON, AS REVISED, CONCERNING
ACCESSORY DWELLING UNITS IN PLANNING AND ZONING CODE.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HUNTINGTON,
CABELL AND WAYNE COUNTIES, WEST VIRGINIA,** that Part Thirteen, Articles 1315,
1320, and 1341 of the Codified Ordinances of the City of Huntington, as revised, is hereby
AMENDED, MODIFIED AND RE-ENACTED to read as follows:

**PART THIRTEEN
PLANNING AND ZONING CODE**

**ARTICLE 1315
DEFINITIONS**

1315.02 MEANING OF WORDS.

Unless otherwise stated, the following words shall, for the purpose of this Ordinance have the following meanings:

(A)

ACCESSORY DWELLING UNIT - A self-contained and independently accessed living unit on the same parcel as a single-family dwelling of greater square footage that includes its own cooking, sleeping, and sanitation facilities and complies with, or is otherwise exempt from, any applicable regulatory requirements.

ACCESSORY STRUCTURE - A structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building. Examples include, but are not limited to: private garage, carport, tennis court, basketball backboard, household swimming pool, volleyball court, gazebo, storage shed, greenhouse, children's playhouse and children's play equipment.

**ARTICLE 1320
PERMITTED USES**

1320.04 PERMITTED USES.

The chart in this section lists all permitted uses, conditional uses, and use-specific standards.

Legend	
Permitted Use	●
Conditionally Permitted Use	○
Prohibited Use	

Table 1320.A: Permitted Uses	Districts									
Use Type	R-1 & R-2	R-4	R-5	C-1	C-2	C-3	I-1	I-2	(Reserv.)	Use-Specific Standards
Residential										
Single-Family Detached	●	●	●	●	●		○			
Single-Family Duplex		●	●	●	●		○			1323.03
Single-Family Attached (Townhouse)		●	●	●	●	●	○			1341.48
Multi-Family Dwelling Units			●	●	●	●	○			
Home Occupations	●	●	●	●	●	●	●			1341.22
Group Residential Facility			●	●	●	●	●			
Dormitory			●	●	●	●	●			
Assisted Living or Congregate Housing			●	●	●	●	●			
Halfway House			○	○	○	○	○			
Manufactured/Mobile Home Park		○	○		○					1341.32
Live/Work Unit				●	●	●	●			
Residential Flats Above				●	●	●	●			
Accessory Dwelling Unit	●	●	●	●	●	●	●	●		1341.01
Lodging										
Boarding House		○	●	●	●	●	●			

ARTICLE 1341
GENERAL REGULATIONS

1341.01 RESERVED ACCESSORY DWELLING UNITS.

An accessory dwelling unit may be attached, detached, or internal to the single-family dwelling on a lot or parcel. An accessory dwelling unit cannot be built on a parcel without either a single-family dwelling being previously or contemporaneously constructed.

If the accessory dwelling unit is detached from or attached to the single-family dwelling, it shall not be more than 75 percent of the gross floor area of the single-family dwelling or 1,000 square feet, whichever is less. For the purposes of this Article, "gross floor area" means the interior habitable area of a single-family dwelling or an accessory dwelling unit.

A manufactured home may be used as an accessory dwelling unit by right on a lot or parcel that contains a single family dwelling in any zoning district where accessory dwelling units are permitted. For the purposes of this Article, "manufactured home" means a structure constructed in compliance with the federal Manufactured Home Construction and Safety Standards, 42 U.S.C. §5401 et seq., and installed on a permanent foundation.

Accessory dwelling units shall be subject to the same maximum building heights, minimum setback requirements, minimum lot sizes, maximum lot coverages, or minimum building frontages as the primary single-family dwelling unit. Provided that, if an accessory dwelling unit will be placed on a lot where the primary single-family dwelling is lawfully nonconforming regarding maximum building heights, minimum setback requirements, minimum lot sizes, maximum lot coverages, or minimum building frontages, then the accessory dwelling unit shall be subject to the current regulations for maximum building heights, minimum setback requirements, minimum lot sizes, maximum lot coverages, and minimum building frontages.

Exemptions:

(1) An accessory dwelling unit is not required to match the exterior design, roof pitch, or finishing materials of the primary single-family dwelling unless the accessory dwelling unit is located within the bounds of an H-1 Historic Preservation District Overlay, pursuant to Articles 1339 and located within a historic district, as defined in West Virginia Code §8A-1-2.

(2) Accessory dwelling units shall not be used when calculating the minimum parking requirements for a parcel.

(3) Accessory dwelling units shall be exempt from restrictions applicable to accessory buildings.

BE IT FURTHER ORDAINED that all other sections and sub-sections of Article 1315, 1320, and 1341 of the Codified Ordinances of the City of Huntington, as revised, shall remain in full force and effect until further Ordinance of this Council.

SPONSORED BY COUNCILWOMAN MOUNT

APPROVED AS TO FORM: EBH

FIRST READING

5/26/2026 - ORDERED ADVERTISED

SECOND READING

6/8/2026 - ADOPTED (7 yea, 0 nay, 4 absent - Arthur, Blough, Holley, and Sweeney)

DATE 6/8/2026

Lisa Adkins Assistant City Clerk
LISA ADKINS, CITY CLERK

6/8/2026
DATE

Patrick J. Farrell
PATRICK J. FARRELL, MAYOR

✓
APPROVE

6/9/24
DATE

VETO