

5200 ACCESSORY APARTMENTS

5210 PURPOSE AND INTENT

5220 STANDARDS

One (1) accessory dwelling unit within or attached to the main dwelling unit on a parcel provided that it conforms to all of the following requirements:

1. The owner of the property shall occupy either the principal dwelling unit or the accessory dwelling unit and an annual affidavit shall be filed by January 31 of each year attesting to such occupancy.
2. The area devoted to the accessory dwelling unit shall not exceed:
 - a. Forty percent (40%) of the area of the principal dwelling (exclusive of garage, attic, and basement) in the Residence A District.
 - b. Forty percent (40%) of the area of the principal dwelling (exclusive of garage, attic, and basement) in the Residence B District.
 - c. 1,500 square feet in any zoning district.
3. The accessory dwelling unit shall not contain more than two bedrooms.
4. Utility services for the accessory dwelling unit shall not be configured separately from those for the principal dwelling unit.
5. The accessory dwelling unit shall be accessible from the principal dwelling by an operable door along a common wall so that the apartment can be integrated back into the principal dwelling in the future.
6. The accessory dwelling unit shall not be located in a story below the first floor (a cellar or a basement) unless substantial portions of the walls (>50% of the perimeter walls) of the accessory apartment are above grade and it is determined that the accessory apartment, as configured, has sufficient light, ventilation and a direct entrance to the outside planned or in place, so as to permit use as a separate living unit.
7. The lot shall conform to the minimum lot area requirement for the district.
8. The principal dwelling unit and the accessory dwelling unit shall comply with the building code and health and safety regulations.
9. Upon establishment of the accessory dwelling unit, the building shall:
 - a. Maintain the exterior appearance and style (roof line, roof pitch, building materials, window style and spacing, etc.) of a single-family residence and no exterior evidence of the accessory apartment use (e.g. outside stairs, doors, fire escapes, etc.) shall be visible from the street;
 - b. Have any secondary entrance incorporated into the principal residence to reflect the architectural style of a single-family unit; and
 - c. Share access from the public right-of-way and parking facilities shall serve both the principal and accessory units.