

Attachment 2: § 286-404.04. Accessory apartments.

- A. Intent. Accessory apartments afford an opportunity for the development of small dwelling units designed to meet the housing needs of single persons, persons with fixed or limited income, and/or extended families who live or desire to live with a degree of privacy and independence. Accessory apartments provide a degree of flexibility for home owners with changing economic conditions and/or family structure, while providing a reasonable degree of protection for existing property values and neighborhood character.
- B. General standards.
 - (1) Adequate parking, as determined by the Administrator, shall be provided.
- C. Additional standards in the RL, RM and RH Districts.
 - (1) An accessory apartment shall only be considered as an accessory use to a detached single-family dwelling and no accessory apartment shall be located in any structure other than the principal structure on the lot, unless a special exception permit is approved for the accessory apartment.
 - (2) Only one accessory apartment shall be allowed on any one lot or parcel, and the owner of the property shall reside on the premises, and only members of the owner's family shall reside in the accessory apartment.
 - (3) No new exterior entrances to an accessory apartment within a detached single-family dwelling shall be allowed. Access to the accessory apartment must be through an existing exterior entrance.
 - (4) Upon completion of the construction, the accessory apartment shall not contain more than 50% of the finished floor area of the principal dwelling unit located on the same lot, but in no case shall the accessory apartment exceed 1,000 square feet.
- D. Additional standards in the RO District.
 - (1) The accessory apartment shall be allowed only in the same structure as, and in conjunction with, an associated civic, office or commercial use type.
 - (2) The civic, office or commercial use type must occupy at least 50% of the gross floor area of the structure.