

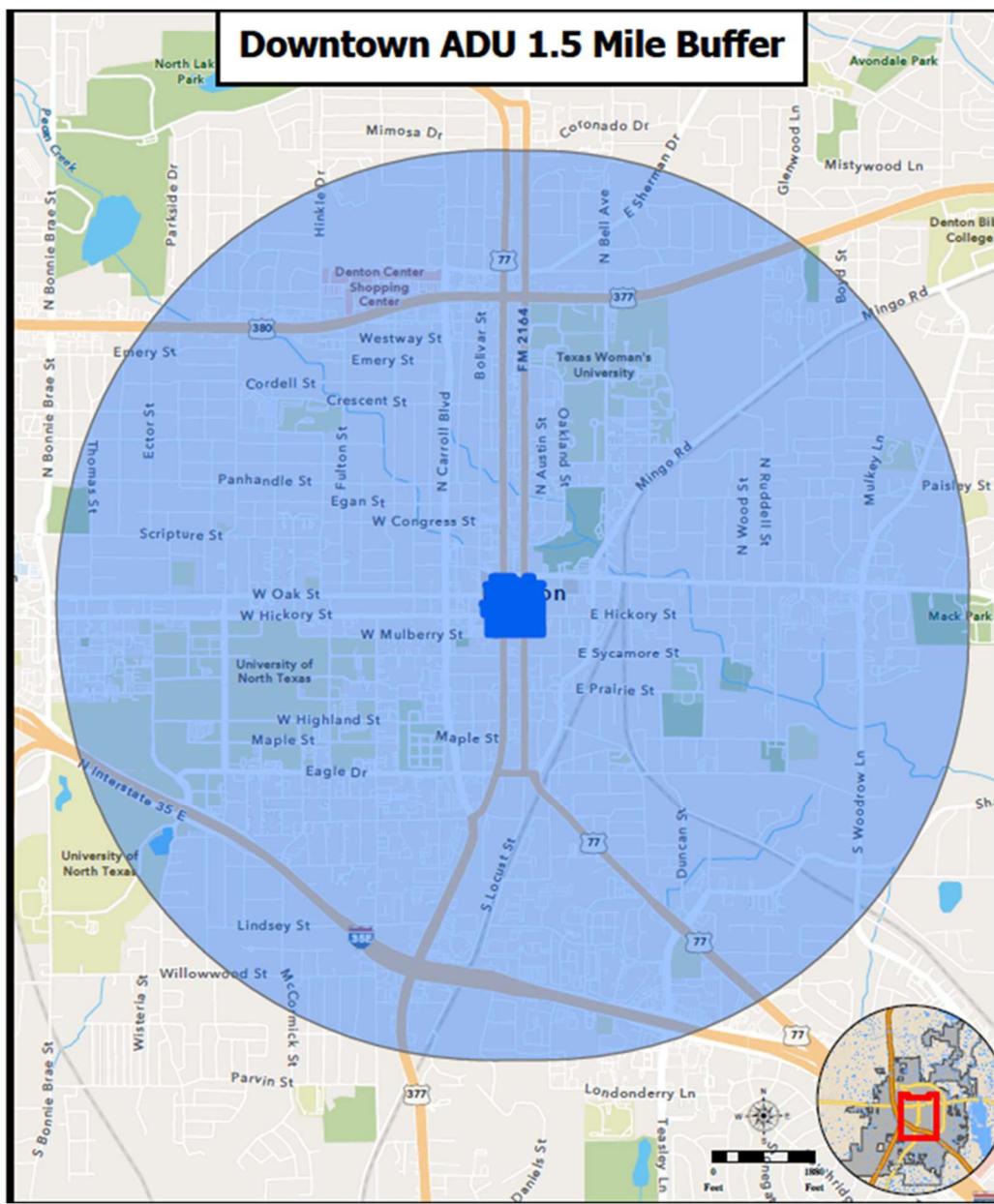
#### **5.4.3 General Standards for Accessory Uses and Structures.**

- A. The combined square footage of the principal structure and accessory structure(s) shall not exceed the zoning district maximum building coverage specified in Subchapter 3: Zoning Districts.
- B. Accessory structures, are only permitted in the rear yard with the following exceptions:
  - i. ~~ef~~ Non-residential detached carports, gas station canopies, gas station car wash facilities, and security/entry booths, are prohibited in front and side yards.
  - ii. Accessory structures for public or private schools may be located in side yards, but shall not be located in front yards.
  - iii. Accessory Dwelling Units may be located in side yards but shall not be located in front yards.
- C. Where permitted, accessory structures shall be set back a minimum of three feet from all property lines.
- D. No portion of an accessory structure may be located in, or encroach upon, any easement.
- E. All accessory structures that require a building permit shall be architecturally compatible with its associated principal structure and/or screened from view of abutting properties and public rights-of-way, unless as provided for in Subsection 5.4.4.A.3c.
- F. Where permitted, accessory outdoor storage shall be located to the rear of the principal structure, shall be subject to the screening standards in Subsection 7.7.8: Walls, Fences, and Screening, and shall be limited to goods or materials sold or used on the premises as part of the principal use of the property.

#### **5.4.4 Additional Standards for Specific Accessory Uses.**

- A. Accessory Dwelling Unit. Accessory Dwelling Units ("ADUs") shall comply with the following standards:
  - 1. Generally.
    - a. ADUS may be attached or detached units.
    - b. a. Only one A maximum of one ADU shall be allowed per lot, provided the combined square footage complies with the size requirements outlined in Subsection 5.4.4.A.2.
      - i. An additional ADU may be allowed per lot with the approval of a Specific Use Permit. For properties within 1.5 miles of the Downtown Square District (Depicted in Figure 5.4-1) an additional ADU may be allowed without requiring a Specific Use Permit.
      - ii. In no case shall an additional ADU create more than four dwelling units on any lot.
    - c. b. ADUs shall only be permitted on lots where the principal use is a single-family detached dwelling, townhome, duplex, or triplex.

Figure 5.4-1 Downtown Square District 1.5 Mile Buffer



2. Size.

- a. Measurements for both the ADU and the primary dwelling unit shall follow the specifications of Subsection 3.7.7.
- b. The square footage of the ADU may be a maximum of 800 square feet or 75 percent of the square footage of the principal dwelling unit, whichever is greater.
- c. ADUs on Lots Smaller than 10,000 Square Feet
  - i. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.
  - ii. ADUs shall not exceed 1,000 square feet per lot.
- d. ADUs on Lots 10,000 Square Feet or Larger. ADUs shall not exceed 50 percent of the square footage of the principal dwelling unit on the lot.

3. Location and Design.

- a. Attached ADUs ADUs may be attached or detached units.
  - i. Attached ADUs shall be fully attached to or within the principal dwelling unit structure on the lot.
  - ii. "Attached" shall mean at least either one-quarter of the total wall area of the ADU shall be fully connected to the principal dwelling unit, or the floor or and ceiling of the ADU shall be fully connected to a wall, floor, or ceiling of the principal residential structure dwelling unit.
  - iii. Attached ADUs shall meet the required setbacks of the primary dwelling unit as specified in Subchapter 3: Zoning Districts.
- b. Detached ADUs.
  - i. Detached ADUs shall be located to the side or rear of the principal dwelling unit.
  - ii. ADUs located in the side yard shall be offset a minimum of three feet behind the front building line of the principal dwelling unit.
- c. Any ADU, or portion thereof, visible from the public right-of-way shall be architecturally compatible with the primary dwelling unit on the lot by providing at least two of the following elements:
  - i. Consistency in color;
  - ii. Consistency in roof pitch;
  - iii. Consistency in orientation of building materials (for example vertical vs. horizontal siding);
  - iv. The same architectural design or detail.
- d. ADUs shall have a separate exterior entrance from the principal dwelling unit and shall contain cooking, sleeping, and sanitary facilities.

4. Public Services and Utilities. Separate water or sewer service for the ADU shall not be allowed. Separate metering of other utilities is allowed.
5. Ownership Requirements. Independent ownership of the ADU may only be allowed as part of a condominium association and the ADU shall not be legally severed from ownership of the associated lot and any other structures on such separately platted as an individual lot.

**Table 7.9-I: Minimum Required Off-Street Parking**

<b>Accessory Uses</b>	
Accessory Dwelling Unit	<del>1 space per bedroom</del> <del>None, however ADUs that remove required parking spaces for the principal dwelling unit shall be required to replace the same number of spaces.</del>