Accessory Apartments	
Existing Zoning	**Proposed Draft** (denotes change from existing code)
Definition of Accessory Apartment: A second dwelling unit that is part of an existing one-family detached dwelling, or is located in a separate existing accessory structure on the same lot as the main dwelling, with provision within the accessory apartment for cooking, eating, sanitation, and sleeping. Such a dwelling unit is subordinate to the main dwelling.	**Definition of Accessory Apartment:** A second dwelling unit in a detached house building type must be subordinate to the principal dwelling and requires a separate entrance.

Size restriction:
    Attached ≤ 1,200sf
    Detached ≤ 2,500sf
	Size restriction:
	    Attached: small (≤ 800sf), large (801 - 1,200sf)
	    Detached: small (≤ 800sf), large (801 - 1,200sf)

Lot size requirements:
    Attached accessory apt - on a lot of one acre or less apartment must have one party wall in common.
    Detached accessory apt - on a lot of more than 1 acre created through conversion of separate accessory structure existing on lot prior to 12/2/1983. Or, detached accessory apartment in an accessory structure built after 12/2/1983 requires 2 acres and will house either a care-giver or relative.
	Lot size requirements:
	    Minimum lot size required in the zone

N/A (no Limited uses in existing code)	**Limited Use in the following zones:**
	    Attached, small:
	    All zones except industrial, (in a detached house)
	    Attached, large:
	    RE-2, RE-1, RLD-20, RHD-3, RHD-2, RHD-1, CRN, CRT, CR, EG, ELS, EOF
	    Detached, small and large:
	    RE-2, RE-1, RLD-20, RHD-3, RHD-2, RHD-1, CRN, CRT, CR, EG, ELS, EOF

Special Exception use in the following zones: **Attached and Detached:** Rural, RC, LRDC, RDT, RNC, RNC/TDR, RE-2,RE-2C, RE-1, R-200, R-150, R-90, R-60, RMH200	**Conditional Use in the following zones:** **Attached, large:** AC, RR, RC, RNC, RMD-9, RMD-6, TLD, TMD, THD **Detached, small and large:** AC, RR, RC, RNC, RMD-9, RMD-6, TLD, TMD, THD

Standards for Special Exception approval:	Standards for Limited use approval:
1. Principal dwelling unit must be detached house	1. Principal dwelling unit must be detached house
2. Only one accessory apartment per lot; must be subordinate to principal dwelling	2. Only one accessory apartment per lot; must be subordinate to principal dwelling
3. Owner of lot must occupy either principal dwelling or apartment	3. Owner of lot must occupy either principal dwelling or apartment
4. Must not be located on a lot occupied by a family of unrelated persons	4. Occupancy limited to maximum of 3, **Small** Occupancy limited to maximum of 5, **Large**
5. Must have separate entrance to preserve appearance of the building type	5. Separate entrance must not be located along the front building line
6. Apartment must have same address as principal dwelling	6. Apartment must have same address as principal dwelling
7. 2 parking spaces required unless Board finds that there is adequate on-street parking	7. 1 parking space required
8. Principal dwelling must be at least 5 years old	8. N/A
9. No excessive concentration	9. Spacing requirement: In the RMD-9, RMD-6, TLD, TMD, THD, RHD-3, RHD-2, RHD-1 zones an accessory apartment must not be located: 1) within 300 feet of another accessory apartment measured in a straight line from side property line to side property line along the same block face; and 2) on a lot abutting the rear lot line of any property with an accessory apartment In the RE-2, RE-1, and RLD-20 zones an accessory apartment must not be located 1) within 500 feet of another accessory apartment measured in a straight line from side property line to side property line along the same block face; and 2) on a lot abutting the rear lot line of any property with an accessory apartment
10. External modifications must be compatible with main house and surrounding property	10. N/A
11. General Special Exceptions standards	11. N/A (see standards for Conditional use approval)
	Standards for Conditional use approval:
	1. All Limited use standards
	2. General Conditional use standards