

## 8-2C-14 DWELLING UNIT, ACCESSORY:

### A. Setbacks And Dimensional Standards:

1. Setbacks shall meet the zoning district setback requirements.
2. No accessory structure shall be allowed in front of the principal structure ~~without design review approval.~~
3. ~~Accessory dwelling units may not be any greater in size than six hundred (600) square feet.~~

### B. Additional Standards: In addition to meeting all building codes for a dwelling unit the following provisions shall be complied with:

1. Not more than one accessory dwelling unit shall be allowed per property.
2. Direct ingress and egress to the unit shall be provided.
3. The unit shall provide a kitchen with appliances for the cooking of food, a sink and storage.
4. The unit shall provide a bathroom with minimally a sink, toilet and either tub and/or shower.
5. The unit shall have at least three hundred (300) square feet of habitable space as defined by the building code.
6. The unit shall provide for at least one closet.
7. The unit shall be identified with an approved address.
8. Manufactured and mobile homes not declared as real property and, on a foundation, shall not be permitted as an accessory dwelling unit.
9. There must be at least one onsite parking space provided. The principal structure parking must also be code compliant.
10. Accessory dwelling units shall be compatible with the look and scale of the principal structure.
11. Accessory dwelling units shall be clearly incidental to the principal structure.