



ACCESSORY DWELLING UNITS

PURPOSE. The purpose of this Section is to:

1. Provide small additional dwelling units to rent without adding to the number of buildings in the City or substantially altering the appearance of the City.
2. Provide alternative housing options for elderly residents and small families; and
3. Enable owners of single-family dwellings larger than required for their present needs to share space and the burdens of home ownership.

PROCEDURES. Accessory dwelling units may be allowed as of right in an existing principal dwelling or by special permit from the Community Development Board (the SPGA) in an existing detached structure on the same lot, providing that each of the additional conditions are met.

CONDITIONS.

1. A plot plan of the existing dwelling unit and proposed accessory dwelling unit shall be submitted to the SPGA, or Building Commissioner, as the case may be, showing the location of the building on the lot, the proposed accessory dwelling unit, location of any septic system and required parking. A mortgage inspection survey shall be sufficient to meet this requirement.
2. An affidavit shall be provided stating that one of the two dwelling units shall be occupied by the owner of the property, except for bona fide temporary absence. No accessory dwelling unit shall be held in separate ownership from the principal structure/dwelling unit.
3. No more than one accessory dwelling unit may be established in a lot.
4. The accessory dwelling unit shall not be larger in floor area than $\frac{1}{2}$ the floor area of the principal dwelling, or 900 square feet, whichever is smaller. Exceptions may be made by the SPGA in the event that the detached accessory structure has some preservation value, as with carriage house or a barn.
5. The external appearance of the structure in which the internal accessory apartment is to be located shall not be significantly altered from the appearance of a single-family structure or accessory structure thereto. "Significantly Altered" shall mean no increase in gross floor area greater than 10% shall be allowed and no additional entrances facing the principal street. Exterior alterations to an existing detached accessory structure are permitted provided they improve the materials, design and visual screening of the existing structure, subject to the direction of the SPGA.
6. Where the accessory dwelling unit or the principal dwelling is occupied as a rental unit, the minimum occupancy or rental term shall be 30 days.

7. Sufficient and appropriate space for no more than one (1) additional parking space, when necessary and feasible, shall be accommodated on-site by the owner to serve the accessory dwelling unit. If newly constructed, said parking space shall be permeable, incorporate visual screening, and have vehicular access to the driveway.
8. The special permit shall expire after five years; provided, however, that the special permit may be renewed every five years by the Building Commissioner without a public hearing if the permittee submits an affidavit to the Building Commissioner prior to such expiration date indicating that there has been no change in circumstances with regard to the accessory dwelling unit and that one of the dwelling units on the property continues to be owner occupied.

DECISION. Special. Permits for an accessory dwelling unit may be granted by SPGA upon a finding that the construction and occupancy of the accessory dwelling unit will not be detrimental to the neighborhood in which the subject property is located and after consideration of the facts set forth in Section 11.6 of this Ordinance.