

A. Accessory Apartments - The criteria for an Accessory apartment shall include the following:

- a. The accessory apartment shall have a minimum of 300 square feet of net floor area and shall not exceed the lesser of (i) forty percent (40%) of the sum of the net floor area of both the finished dwelling unit and the finished accessory apartment, or (ii) 1,200 square feet. ~~In addition to the foregoing area limitations, in the case of an accessory apartment in an accessory structure, the accessory structure shall have one or more accessory uses, not including guest quarters, other than the accessory apartment, and the net floor area of the accessory apartment shall not exceed the net floor area of the other accessory use or uses of the accessory structure.~~ (11 Mar 08)
- b. The accessory apartment may be physically attached to or incorporated within a ~~the~~ principal **residence**, ~~residential structure~~ or incorporated in an accessory structure to such principal residence, **or a standalone structure**. There shall not be more than one accessory apartment on any lot. An accessory apartment shall not be a Short-Term Rental. The distance between ~~an accessory structure containing~~ an accessory apartment and the nearest point of the enclosed living space of the principal residential structure shall not exceed 150 feet. (13 Mar 25)
- c. Accessory apartments shall include no more than two (2) bedrooms.
- d. ~~Accessory apartments may be created through the internal conversion of existing housing unit or through the creation of a new principal dwelling unit / accessory apartment structure or thru the internal conversion or creation of a non-residential accessory structure such as a barn or garage.~~ (11 Mar 08)
- e. ~~Either the principal dwelling unit or the accessory apartment shall be occupied by the owner of the property~~
- f. ~~The construction and occupancy of accessory apartments shall not be detrimental to the neighborhood in which the lot is located by virtue of overcrowding or traffic congestion.~~
- g. Means of egress for both the principal ~~single-family~~ residence and the accessory apartment shall meet all applicable codes.
- h. Off-street parking shall be provided as follows: include 2 spaces for the principal residence and 1 space for the accessory apartment. ~~and be surfaced in a manner consistent with the neighborhood.~~
 1. ~~2 spaces - principal residence, 1 space - accessory apartment.~~

2. ~~Parking spaces must be surfaced in a manner consistent with the neighborhood; and~~
 3. ~~Parking spaces required pursuant to this section shall not be constructed within the front setback required pursuant to the applicable zoning district.~~
- i. All applications under this section shall demonstrate adequate provision for sewage disposal, water, and drainage generated by the future occupancy of an accessory apartment.
- j. ~~No exterior changes shall be made which do not conform to the single-family character of the neighborhood.~~
- k. Any application filed under this section shall include the following:
 1. Scaled plot ~~site~~ plan showing location of existing and proposed structures with dimensions, parking layout, and lot coverage.
 2. Detailed floor plan with labeled rooms, square footage, and egress.
 3. Structural details demonstrating compliance with all applicable building and fire codes.
 4. ~~Parking layout and yard area.~~
 5. ~~Sketch any proposed expansion or change to a structure showing overall dimensions.~~
 6. ~~Square footage of construction or alteration of floor area.~~
 7. ~~Location and number of exits.~~

~~Any additional information that will adequately describe the proposed work.~~