

839 ACCESSORY DWELLING UNITS

839.01 APPLICABILITY

Section 839 applies to accessory dwelling units.

839.02 GENERAL STANDARD

Only one accessory dwelling unit shall be allowed on a lot of record.

839.03 STANDARDS IN THE URBAN LOW DENSITY RESIDENTIAL DISTRICTS

In the Urban Low Density Residential Districts, accessory dwelling units shall comply with the following standards:

- A. Maximum Area: The maximum area of an accessory dwelling unit shall be 720 square feet, except in the R-2.5 District, where the maximum shall be 500 square feet.
- B. Entrances: If an accessory dwelling unit is attached to a primary dwelling, the accessory dwelling entrance(s) shall be on the side or rear of the structure. An exception to this requirement may be granted if there is no ground-level access to the accessory dwelling unit, or if the primary dwelling has additional front entrances prior to the development of an accessory dwelling unit and the total number of entrances is not increased.
- C. Owner Occupancy: Owner occupancy of either the accessory dwelling unit or the primary dwelling shall be required. A deed restriction requiring owner-occupancy of one of the dwelling units shall be recorded prior to issuance of a building permit for the accessory dwelling unit.

839.04 STANDARDS IN THE VR-4/5 AND VR-5/7 DISTRICTS

In the VR-4/5 and VR-5/7 Districts, accessory dwelling units shall comply with the following standards:

- A. An accessory dwelling unit either may be located above a detached garage, or it may be integral to a primary dwelling unit.
- B. If the accessory dwelling unit is located above a detached garage:
 - 1. The maximum area of the accessory dwelling unit shall be 720 square feet.
 - 2. The accessory dwelling unit shall be subject to the dimensional standards for accessory structures in the VR-4/5 and VR-5/7 Districts listed in Table 315-4 and to Subsections 315.05(H) and (M).

- C. If the accessory dwelling unit is integral to a primary dwelling unit, it shall be subject to the dimensional standards for primary dwellings in the VR-4/5 and VR-5/7 Districts listed in Table 315-4 and to Subsections 315.05(H) and (I).

839.05 STANDARDS IN THE VTH DISTRICT

In the VTH District, accessory dwelling units shall comply with the following standards:

- A. An accessory dwelling unit either may be located above a detached garage, or it may be integral to a primary dwelling unit.
- B. If the accessory dwelling unit is located above a detached garage:
 - 1. The maximum area of the accessory dwelling unit shall be 500 square feet.
 - 2. The accessory dwelling unit shall be subject to the dimensional standards for accessory structures in the VTH District listed in Table 315-4 and to Subsection 315.05(M).
- C. If the accessory dwelling unit is integral to a primary dwelling unit, it shall be subject to the dimensional standards for primary dwellings in the VTH District listed in Table 315-4 and to Subsection 1005.12(A).

[Added by Ord. ZDO-249, 10/13/14; Amended by Ord. ZDO-250, 10/13/14]