



Secondary Dwelling Guidelines

Accessory Dwelling Units.

- a. Except for properties 2 acres or larger, an accessory dwelling unit shall not be larger than fifty percent (50%) of the primary structure. For properties 2 acres or larger, an accessory dwelling unit shall not be larger than fifty percent (50%) of the primary structure or 2.5% of the total lot size, which ever is larger.
- b. No accessory dwelling unit shall be sold separately from the primary structure.
- c. A dwelling unit shall have a minimum of one (1) bathroom.
- d. An accessory dwelling unit shall be constructed in a manner in keeping with the general architecture and building material of the main or primary dwelling.
- e. No accessory dwelling unit shall have a front facing door unless located to the rear of the primary dwelling.
- f. An accessory dwelling unit shall be constructed only with the issuance of a building permit and with the same minimum building standards as the primary dwelling.
- g. Any required additional parking for the accessory dwelling unit shall be provided with the required parking for the primary dwelling.
- h. If detached, any wall of the secondary dwelling must be placed no closer than six feet (6') from the primary dwelling and/or any other structure existing or under construction on the same lot.
- i. For properties 2 acres or larger, accessory dwellings shall be exempt from items 'c', 'd', and 'e'.
- j. A Special Exception may be approved by the Board of Adjustment for accessory dwellings larger than permitted by this Land Development Code. As part of the Special Exception, only items 'a', 'c', 'd', and 'e' above may be modified in addition to the size of the accessory dwelling.

(5) The maximum square footage for accessory buildings and dwellings shall be as follows in **Table 2-13:**

TABLE 2-13: MAX SQUARE FOOTAGE FOR ACCESSORY BUILDINGS/DWELLINGS IN RESIDENTIAL DISTRICTS

Zoning District or Lot Size		Maximum Square Footage
Accessory Buildings		
	AO	None
	RS-6, RS-8, RS-12	Ten percent (10%) of the entire lot area
	MF	One-half of the square footage of the principal building(s)
Accessory Dwelling Units		
	AO, RR, and RS	Lots less than 2 acres in size: 1,200 sq. ft. or 10% of lot area max Lots 2 acres and larger in size: 50% of the primary structure or 2.5% of the total lot size, whichever is greater

Foundation:

- Shall follow the requirements set forth in the current adopted edition of the International Residential Code.
- Shall follow the design requirements according to soil conditions/type of the area to where the dwelling is to be placed.

***Accessory/storage building floors typically will not meet the minimum foundation requirements of the code for dwelling use.**

Framing:

- All framing, joist, and bracing shall meet the requirements set forth in the current adopted edition of the International Residential Code.
- Roof pitch and shingle materials shall meet the minimum code requirements and be of similar material of the primary structure.
- Each dwelling unit shall have at least one habitable room that shall have not less than 120 square feet of floor area.
- Dwelling unit shall be designed to meet the current adopted wind and snow load requirements.

***Accessory/storage buildings typically will not meet these minimum requirements.**

HVAC and Plumbing:

HVAC-

- All dwelling units shall have a permanent source of heat to maintain a temperature of 68 degrees.

Plumbing-

- Dwelling units shall be provided with a minimum of one restroom facility. Each facility shall be provided with a water closet, lavatory, and a bathtub or shower.
- Dwelling units shall be provided with a kitchen area for the proper preparation and cooking of food. Each kitchen shall have a sink.
- Dwelling units shall be provided with hot and cold potable water.
- Dwelling units shall connect to an approved sanitary sewer system and potable water supply.

Electrical:

- Residential lots 1 acre or less in size shall not have more than one electric meter.
- Dwelling units shall meet the minimum electrical requirements of the current adopted edition of the International Residential Code.

***This is meant as a guide only, Other requirements and or regulations may apply.**