

DWELLING UNIT AS AN ACCESSORY USE

REQUIRED ADDITIONAL STANDARDS

The following are additional standards that must be met to obtain an approved Zoning Compliance Permit for an Accessory Dwelling Unit (ADU). Please read and initial each additional standard on the line provided. If it does not pertain to your situation, please put N/A.

_____ One (1) ADU may be permitted only on a lot containing a single dwelling unit (the principal dwelling) and conforming accessory structures in any single-family zoning district.

_____ Home occupations may be located within the ADU, with Town approval.

_____ The maximum gross floor area for the ADU shall be 900 SF or 40% of the gross floor area of the principal structure, whichever is less.

_____ The ADU may be located within same structure as the principal dwelling unit or it may be a separate structure. If within the same structure, the ADU may have a separate entrance. If the ADU is in a separate structure, the following standards shall apply:

1. The accessory structure housing the ADU must be located behind the principal dwelling.
2. Vehicular access to the ADU shall be via the same drive that provides access to the principal structure unless the ADU is located on a corner or through lot.

_____ One (1) parking space may be provided for the ADU. The parking space shall be located in the same area as the parking provided for the principal dwelling unit unless the lot is a corner or through lot and separate drive provides access to the ADU.

_____ The design and construction of the accessory structure housing the ADU shall be compatible with the design and construction of the principal dwelling unit. To ensure compatibility, the following standards shall be met:

1. The design of the accessory structure housing the ADU shall be of the same architectural style as that of the principal dwelling unit.
2. The roof style and pitch of the accessory structure housing the ADU shall be the same as that of the principal dwelling unit.
3. The exterior building materials used for the accessory structure housing the ADU shall be the same as those used for the principal dwelling unit.
4. Windows and doors used for the accessory structure housing the ADU shall be the same style and design as those used for the principal dwelling unit.
5. Exterior paint colors for the accessory structure housing the ADU shall be the same as (or complementary to) those for the principal dwelling unit.

_____ The use of manufactured dwellings, mobile homes, travel trailers, campers, tiny homes, or similar units as an ADU is prohibited.

_____ The ADU shall not be deeded and/or conveyed to separate and/or distinct ownership separately from the principal dwelling unit.

I, _____, owner of _____, understand that I must adhere to the aforementioned standards in addition to the Zoning standards for an Accessory Dwelling Unit on my property. Should I fail to adhere to all of these standards, my Zoning Permit could be revoked.

Homeowner/Applicant Signature

Date

PLANNING DEPARTMENT USE ONLY

Date Received: _____ By: _____

Complete? Y N Part of Zoning Permit App? Y N

Approved by: _____ Date _____

Comments: _____
