

§ 155.082 SPECIAL EXCEPTION

(7) The construction of an accessory dwelling in any A, PR or SF zoning district that does not comply with § 155.099(B)(35).

(a) *Conditions of approval.*

1. Occupancy of the accessory dwelling shall be limited to domestic servants or caretakers employed on the premises, temporary guests, or family members of the owner of the premises. Guests may occupy such dwelling no more than 90 consecutive days in any 12-month period.

2. An accessory dwelling shall not be rented as an apartment or used as a separate domicile.

3. No more than one accessory dwelling shall be allowed on any lot or tract.

4. The minimum area of the lot on which a detached accessory dwelling is located shall be 20,000 square feet. There shall be no minimum lot size for accessory dwellings attached to the main residential building.

5. The habitable floor area of an accessory dwelling shall not exceed 50% of the habitable floor area of the main residential building, provided that the combined square footage of the accessory dwelling and the main residential building shall not exceed the maximum lot coverage allowed by the regulations of the zoning district in which the property is located.

6. The maximum height of an accessory dwelling shall be 35 feet. A detached accessory dwelling shall be limited to one story; however, it may have a loft or attic.

7. An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building and must be at least 75 feet from the front property line or behind the rear facade of the main residential building that is furthest from the street. In no case shall an accessory dwelling be located forward of the main residential building.

8. No separate driveway approach shall be permitted for an accessory dwelling.

9. An accessory dwelling shall be constructed of the predominant building and roofing materials used on the main residential building.

10. All utilities must be on the same meter as the main residential building

11. The granting of the special exception does not change the essential character or appearance of the neighborhood, or diminish or impair property values within the neighborhood.