

Section 7800.B.35

35. The construction of an accessory dwelling in any A, PR or SF zoning district shall be permitted, subject to the following:
- a. The accessory dwelling shall be built with the main residential building at the time of the original building permit.
 - b. The accessory dwelling shall be made structurally a part of the main residential building and:
 1. Have a common wall with the main residential building, or,
 2. Have a continuous roof assembly and common attic with the main residential building.
 - c. The habitable floor area of an accessory dwelling shall not exceed 1,000 square feet or fifty (50) percent of the habitable floor area of the main residential building, whichever is less. The accessory dwelling and the main residential building together shall not exceed the maximum lot coverage allowed by the regulations of the zoning district in which the property is located.
 - d. The maximum height of an accessory dwelling shall not exceed the height of the main residential building.
 - e. 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 twelve-month period.
 - f. An accessory dwelling shall not be rented as an apartment or used as a separate domicile.
 - g. No more than one accessory dwelling shall be allowed on any lot or tract.
 - h. An accessory dwelling must comply with the same minimum side and rear setback requirements as the main residential building.
 - i. No separate driveway approach shall be permitted for an accessory dwelling.
 - j. An accessory dwelling shall be constructed of the predominant building and roofing materials used on the main residential building.
 - k. All utilities must be on the same meter as the main residential building.
 - l. Applications may be made to the Board of Adjustment for a special exception for any accessory dwelling which does not comply with the regulations above, subject to the provisions of Section 6300.E.7 of this ordinance.