

DWELLING, ACCESSORY: A secondary dwelling established in conjunction with and clearly subordinate to a primary dwelling, whether a part of the same structure as the primary dwelling or within an accessory structure on the same lot. (See SECTION 404 of these Regulations.)

SECTION 404: ACCESSORY DWELLING UNIT An accessory dwelling unit that is located within or appurtenant to an owner-occupied onefamily dwelling shall be a permitted use. An accessory dwelling unit shall be defined as an **efficiency or one-bedroom apartment**, located within or appurtenant to an owner-occupied single-family dwelling, that is clearly subordinate to a one-family dwelling, and has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following:

1. The owner occupies either the primary dwelling or accessory dwelling.
2. The property has sufficient wastewater capacity.
3. For the purposes of this section, "Clearly Subordinate" shall mean that:
 - a. the accessory unit does not exceed the greater of 30 percent of the total habitable floor area of the single-family dwelling or **900** sq. ft.;
 - b. **the accessory unit shall have a lesser number of bedrooms than the main structure;**
 - c. **new construction shall be set back from the front property line 20 feet greater than the main structure;**
 - d. **new construction shall have a height of at least 20% less than the main structure;**
 - e. **new construction shall generally use consistent design features and materials compatible with the main structure.**
4. Applicable setback, coverage, and parking requirements specified in these Regulations are met.

Any accessory dwelling unit, new or existing, that meets the above conditions is a permitted use in all districts.