

**Sec. 27-132. - Regulations governing individual special uses.**

*Accessory dwelling unit.* The following specific standards shall be used in deciding an application for approval of this use:

- a. — An accessory dwelling unit shall be limited to a maximum of nine hundred fifty (950) square feet of living space.
- b. — An accessory dwelling unit may only be approved when the main residence is owner occupied.
- c. — An accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in an conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance.
- d. — At no time may the number of unrelated occupant(s) of an accessory dwelling unit exceed two (2).
- e. — The special use permit shall be review annually by staff and if any conditions change, a new special use permit and public hearing will be required.
- e. — An accessory dwelling unit may be separately metered for utilities.

*Extended family residence.* The specific standards shall be amended as follows:

- a. An extended family residence shall be limited to a maximum of six hundred (600) square feet.
- b. An extended family residence may only be approved when the main residence is owner occupied.
- c. An extended family residence may be designed to be located within the single-family dwelling with a separate entrance or in an conforming accessory structure; however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance. The extended family residence shall not be separately metered for electricity or water.
- d. The occupant(s) of an extended family residence will be limited to family members related by marriage, blood, adoption, or legal guardianship.
- e. The intention of this use is to meet a temporary need. At no time may the number of occupants of an extended family residence exceed two (2).
- f. The occupant(s) of the extended family residence may not pay rent for the use of the residence or property.

- g. The owner(s) of the single-family dwelling must certify his/her understanding that an extended family residence is limited by the conditions presented in the S-1 Application, including: number of occupants, who the occupant(s) will be, the relation of the occupant(s) to the main resident(s), and location and size of the extended family residence. This certification shall be attached to the approval letter as an exhibit.
- h. The special use permit shall be reviewed annually by staff and if any conditions or occupants change, a new special use permit ~~will~~ may be required.

Sec. 27-282.xx Specified Uses. Accessory dwelling units.

The following specific standards shall apply to all accessory dwelling units:

- a. An accessory dwelling unit shall be limited to a maximum of nine hundred fifty (950) square feet of living space.
- b. An accessory dwelling unit may only be approved when the main residence is owner occupied.
- c. An accessory dwelling unit may be designed to be located within the single-family dwelling with a separate entrance or in an ~~conforming~~ accessory structure; ~~however, it may not be located in a nonconforming accessory structure or structure made conforming as a result of a variance.~~
- d. At no time may the number of unrelated occupant(s) of an accessory dwelling unit exceed two (2).
- e. An accessory dwelling unit may be separately metered for utilities.