

2.14 Uses

Farm. A Farm shall ~~be construed to mean at~~ consist of at least five (5) acres of land and may includewith buildings which are mainly used for, or are incidental to farming or the keeping of Farm Animals. Farms are subject to the provisions of Section 17 and shall comply with all applicable sections of these Zoning Regulations.

Farm Building. A building in which farm animals are housed or fed. No farm building or manure pile may be within one hundred fifty feet (150') of any property line. Farm buildings shall meet the height requirements of the principal structure.

2.8 Housing, Dwelling, Family & Residential

Accessory Dwelling Unit ~~(In-Law Apartment)~~. A separate dwelling unit which is interior to a single family house, or an addition to the side or rear of the house, or over a garage, and which meets zoning setbacks. . Units over garages may not exceed the garage roof line. that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations.

Affordable Accessory Dwelling Unit. An accessory dwelling unit that is subject to binding recorded deeds which contain covenants or restrictions that require such accessory dwelling unit be sold or rented at, or below, prices that will preserve the unit as housing for which, for a period of not less than ten years, persons and families pay thirty per cent or less income, where such income is less than or equal to eighty per cent of the median income.

4B.6A Accessory Dwelling Units (ADU)

Accessory Dwelling Units, as defined by these regulations, are only permitted on lots with a principal Single Family Home and subject to the provisions of Section 17 and Table 4B.16. ADUs shall comply with the provisions of all applicable section of these Zoning Regulations including the following:

1. Shall be an accessory use to a Single Family Home located on the same lot.
2. All ADUs shall be Affordable Accessory Dwelling Units.
3. An ADU may be detached, attached or interior to the Single Family Home, or associated with a detached garage.
4. ADUs, including those associated with a detached garage, shall comply with principal structure bulk standards.
5. Maximum Accessory Dwelling Unit Size
 - a. For Single Family Homes under 800 square feet, the ADU shall not be more than 70% of the floor area of the principal structure.
 - b. For Single Family Homes of 800 – 2,500 square feet in size, the ADU shall not be more than 750 square feet.
 - c. For Single Family Homes of greater than 2,500 – 3,000 square feet, the ADU shall not be more than 30% of the floor area of the principal structure.

- d. For Single Family Homes greater than 3,000 square feet, the ADU shall not be more than 1,000 square feet.
- 6. One parking space shall be provided for the ADU and shown on the site plan.
- 7. Recreational vehicles, travel trailers, and any other wheeled or transportable structures shall not be used as an ADU.
- 8. Single Family Home may be converted to an ADU only in conjunction with the construction of a new Single Family Home at the size ratio prescribed herein.