

718. Accessory Dwellings

718.01. An accessory dwelling for the purpose of this section shall be a dwelling unit, either within an existing single-family dwelling unit or in a detached accessory building serving a single-family dwelling on the same lot.

718.02. Accessory Dwellings are a permitted use in all residential zoning districts and shall conform to all requirements of the St. Mary's Point ordinance applicable to principal residential dwellings except as may be provided herein.

718.03 Accessory Dwellings shall adhere to the following standards:

- (1) Accessory dwelling units are permitted only on lots with an existing single-family detached dwelling.
- (2) No more than one accessory dwelling unit per lot is permitted.
- (3) Detached accessory dwellings shall be architecturally compatible with the principal dwelling.
- (4) Accessory dwellings shall not be rented for profit, and shall be strictly limited to the types of occupants stated herein.
- (5) Occupants of accessory dwelling units are limited to the following:
 - a. Family members of the person occupying the principal structure. Family members include parents, children, siblings, grandparents, aunts, uncles, and cousins of an occupant of the primary structure.
 - b. Employee of the occupant of the principal structure whose employment is directed to the principal structure and/or the associated land area of the principal structure.
 - c. Persons who provide medical and/or personal care services to an occupant of the primary structure.
 - d. Temporary guests residing in the accessory dwelling for no more than three (3) weeks in a row.
- (6) Accessory dwelling units shall be positioned in one of the following locations:
 - a. Within the principal structure (e.g. a lower level apartment);
 - b. Attached to the principal building;
 - c. Detached and behind the principal structure as a freestanding building or above a detached outbuilding.

- (7) Attached accessory dwelling units shall adhere to the following:
 - a. The accessory dwelling unit must be attached to the principal structure and have an operative interconnecting door with the principal structure.
 - b. Exterior access to the unit shall only be from the side or rear yard of the principal structure.
- (8) Detached accessory dwelling units shall adhere to the following:
 - a. The detached accessory dwelling unit shall be a minimum of six (6) feet from the principal structure.
 - b. The detached accessory dwelling unit must be located in the same base zoning district as the principal structure.
 - c. The detached accessory dwelling unit shall meet all applicable accessory structure setbacks.
- (9) The use of mobile homes, travel trailers, campers, tractor trailers, boats or similar vehicles as an accessory dwelling unit shall be prohibited.
- (10) An accessory dwelling unit shall have a floor area of at least 300 square feet and shall not exceed 25 percent of the floor area in the principal structure.
- (11) At least one, but no more than two, off-street parking spaces shall be provided for an accessory dwelling unit (in addition to the required off-street parking serving the principal use).
- (12) Accessory dwelling units shall not be subdivided, severed, sold, or otherwise transferred apart from the principal structure.
- (13) Accessory dwelling units shall not include home occupations.
- (14) Accessory dwelling units shall be connected to a compliant septic system.
- (15) Accessory dwelling units shall be conforming to all impervious surface requirements.