

B. General Provisions:

1. Number of ADU's Per Parcel. An ADU shall only be permitted on a parcel with a single-family dwelling. Only one ADU is permitted on a lot that is zoned less than ☐ five (5) ☐ Ten (10) ☐ _____ acres. On a lot or parcel that is zoned ☐ five (5) ☐ Ten (10) ☐ _____ or more, one additional accessory dwelling unit may be approved ☐ for each additional five (5) acres above the base five (5) acres, ☐ for each additional five (5) acres above the base five (5) acres, in the sole discretion of the town. No more than ☐ four (4) ☐ Two (2) ☐ Other _____ accessory dwellings shall be allowed on a lot or parcel, except when zoned and approved in a planned development that complies with all applicable town ordinances. Only one ADU on the property may be rented.

2. Size and Height. The size and height regulations for an ADU are as follows:

a. ☐ Eight hundred (800) sq. ft. maximum, ☐ _____ sq. ft. maximum

: For all lots ☐ or parcels in zones designated as one-half (1/2) acre minimum lot size or less, the ADU shall not exceed eight hundred (800) sq. ft. or be less than four hundred (400) sq. ft. The height shall not exceed twenty-five (25) ft.

☐ b. Twelve hundred (1200) sq. ft. maximum: For all lots or parcels in zones designated as forty thousand (40,000) sq. ft. minimum lot size up to two and one-half (2.5) acre minimum lot size, the ADU shall not exceed twelve hundred (1200) sq. ft. or be less than (400) sq. ft. The height shall not exceed thirty five (35) ft.

☐ c. Thirty-five hundred (3500) sq. ft. maximum: For all lots or parcels in zones designated as more than two and one-half (2.5) acre minimum lot size, the ADU shall not exceed thirty five hundred (3500) sq. ft. or be less than four hundred (400) sq. ft. The height shall not exceed thirty five (35) ft.