
Accessory dwelling units

The following criteria will apply to accessory dwelling units:

1. The unit shall be accessory to and on the same property as a single-family dwelling unit.
2. The unit shall be developed in conjunction with or after development of the principal dwelling unit and the owner of the property must reside within either the principal or the accessory dwelling unit.
3. Accessory dwelling units shall provide additional parking to the primary residence pursuant to the parking requirements for single family homes as set forth in Sec. 113-157 Off Street Parking requirements matrix in the City Land Development Code.
4. No accessory dwelling unit shall be sold separately from the principal dwelling unit. The accessory dwelling unit and the principal dwelling unit shall be located on a single lot or parcel.
5. The air-conditioned floor area of the accessory dwelling unit shall not exceed 25 percent of the air-conditioned floor area of the principal structure. The accessory dwelling unit shall be no less than 200 square feet of air-conditioned floor area.
6. The unit shall meet the density controls specified in Sec. 117-88(b) for a two-family dwelling.
7. The unit shall be designed so that the exterior façade material is similar in appearance (material and color) of the existing principal structure.
8. Construction of the accessory dwelling unit, in combination with all structures on the property, shall not cause the maximum lot coverage of this PUD to be exceeded.
9. The accessory dwelling unit shall be serviced by centralized water and wastewater.
10. An accessory dwelling unit shall be treated as a townhome unit for impact fees.
11. Accessory dwelling units may only be located on property that is subject to an existing homestead exemption or on property that meets the requirements for a homestead exemption which the property owner has applied for through the Clay County Property Appraiser's Office with the expectation that the exemption will be granted.
12. Accessory dwelling units shall be accessory to a conforming single-family dwelling and may be attached to or detached from the principal structure. Accessory dwelling units attached to the principal structure shall be physically separated from said structure so as to prevent direct, internal access between the primary structure and the accessory dwelling units
13. The Department shall include a certification in the permit application for requests to construct an accessory dwelling units that requires the applicant to certify whether their property is part of a deed restricted community or subject to a homeowner's, neighborhood or master association and, if answered in the

affirmative, that the applicant has confirmed an accessory dwelling units are allowed under the deed restrictions and/or rules of the homeowner's, neighborhood or master association, as applicable.