

5.2 USE-SPECIFIC STANDARDS

5.2.8 DWELLING, ACCESSORY

5.2.8.1 Accessory dwelling units in freestanding structures

5.2.8.1.d ~~The structure containing the accessory dwelling must meet the applicable primary building setbacks established in Table 6.3.1, Dimensional Requirements—residential OR Section 7.5.3, Non-conforming lot setback requirements. The existing, primary dwelling may be non-conforming in regard to building setbacks required in the zoning district. The setback provision in Section 9.1.5.2.c of this ordinance is not available for an accessory building containing a dwelling unit. An accessory dwelling unit shall be located to the side or rear of the primary dwelling and behind the primary dwelling’s front façade. Accessory dwelling units shall conform to all applicable setback requirements of this ordinance except that the minimum setback from each property line shall be five (5) feet.~~

5.2.8.1.f The accessory dwelling unit ~~does shall~~ not exceed fifty (50) percent of the ~~heated living area gross floor area~~ of the principal dwelling unit or ~~800-1,000~~ square feet in gross floor area, whichever is ~~less~~ greater. In no case shall the accessory dwelling unit exceed the gross floor area and/or height of the principal dwelling unit.

5.2.8.2 Accessory dwelling units within a principal single-family dwelling

5.2.8.2.d The accessory dwelling unit ~~does shall~~ not exceed fifty (50) percent of the ~~heated living area gross floor area~~ of the principal dwelling unit or ~~800-1,000~~ square feet in gross floor area, whichever is ~~less~~ greater. In no case shall the accessory dwelling unit exceed the gross floor area of the principal dwelling unit.

5.2.18 HOME OCCUPATION

5.2.18.1 All home occupations shall comply with the following conditions:

5.2.18.1.c The area occupied by the home occupation shall not exceed ~~25~~ fifty (50) percent of the ~~heated floor area gross floor area~~ of the dwelling unit to which it is accessory. ~~A home occupation may also occupy no more than 500 square feet of an accessory building on the same parcel as the dwelling to which it is accessory.~~ In no case may the area of a home occupation account for more than ~~600-1,000~~ square feet of total area on a parcel (dwelling, outbuilding, and area involved in raising an agricultural product).