60. Accessory Uses

Permitted uses and approved conditional uses shall be deemed to include accessory uses and activities that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the principal use. All interpretations regarding allowed accessory uses shall be made by the Planning and Zoning Administrator.

A. Accessory Dwelling Units

1. Accessory dwelling units that are never rented (e.g. 'mother-in-law' apartments, guest suite, guest house, maid's quarters,) are permitted in R-A, R-1, and R-1A districts and may be allowed in all other zoning districts through a Conditional Use Permit.

1. An accessory dwelling unit may be incorporated within the principle structure or may be a separate unit located within 100 feet of the principle structure.

2. No more than 1 accessory dwelling unit shall be allowed on any lot or parcel.

3. The accessory dwelling unit shall not have a separate address or utilities from the primary residence, whether attached or detached

4. No accessory dwelling unit shall exceed 33 percent of the size of the principal dwelling unit or 850 square feet, whichever is greater.

5. No more than 2 bedrooms shall be permitted within the accessory dwelling unit.

6. Limited kitchen facilities in an accessory dwelling unit shall be as follows:
   a. Permitted
      Single basin hospitality sink, 16" x 16" maximum
      Apartment-sized refrigerator, 16 cu. ft. or less
      Microwave
      Built-in oven
      Dishwasher
   b. Not permitted are:
      Range top/stove/burners/hot plates
      Double basin kitchen sink

7. Internal conversions shall not result in a reduction in the number of offstreet parking spaces below the minimum required for the principal dwelling unit. At least 1 off-street parking space must be provided for the accessory dwelling unit.

8. The combined total number of individuals that reside in the principal and accessory dwelling units shall not exceed the number that is allowed for a single household