

15-4 -4. SECONDARY LIVING QUARTERS.

Secondary Living Quarters are a permitted Accessory Use in all Districts except the HRL, HR-1, HR-2, and ROS, unless previously approved by a Master Planned Development. Any request for Secondary Living Quarters within residential dwellings shall be reviewed and approved by the Planning Department. The following criteria must be established prior to issuance of Building Permit or Certificate of Occupancy issuance:

(A) **SIZE**. The maximum size for Secondary Living Quarters shall be 1,000 square feet. This amount shall be included in the total Building Floor Area square footage calculations for all Structures.

(B) **PARKING**. One (1) on-Site Parking Space for each Secondary Living Quarter shall be provided in addition to the underlying parking requirement. Tandem Parking is allowed.

(C) **SINGLE UTILITY METERS**. The main dwelling and the Secondary Living Quarters shall be on the same utility meters.

(D) **KITCHENS**. Secondary Living Quarters shall not contain full Kitchens, as defined by this Code.

(E) **ACCESS**. The secondary quarters shall be designed to have direct Access into the main dwelling.

(F) **NO SEPARATE LEASES**. The secondary quarters shall not be rented or leased separately from the main dwelling. Nightly Rentals and other seasonal rentals are prohibited. Secondary Living Quarters are for the Use of the Owner of the main dwelling for guests, household help, relatives, and other similar Persons.

(Amended by Ord. No. 06-22)