

17.24.010 Specific performance standards.

F. Accessory Family Apartments.

1. Total floor space devoted to an accessory family apartment shall not exceed twenty-five (25) percent of the entire floor area of the primary dwelling (exclusive of porches or basements) and shall be a minimum of four hundred (400) square feet and a maximum of six hundred (600) square feet in gross floor area. The apartment shall have no more than one bedroom. There shall be no more than one accessory family apartment permitted in a single-family structure.

2. Homeowners who install an accessory family apartment shall sign an affidavit stating that the occupant of the apartment is either a parent(s) or grandparent(s) by blood or marriage of the owner of the principal single-family dwelling unit.

3. Special permits for an accessory family apartment shall be renewable on a yearly basis by the building inspector, with a maximum fine of one hundred dollars (\$100.00) for every day the apartment is inhabited by a person who is not of the relationship stated in subsection (F) of this section.

4. The dwelling containing an accessory family apartment shall retain the appearance of a single-family dwelling with no major structural alterations to the exterior. The accessory family apartment shall have no additional external entrance that faces a street.

5. Where sewers are not available, adequate provisions must be made for sewage disposal, including evidence that the on-site septic system is designed to accommodate the additional sewage flow.

6. Change of ownership of the principal single-family dwelling within which an accessory family apartment is located shall cause the special permit for the accessory family apartment to be terminated. A change of ownership occurring as a result of the death of a joint owner with the survivor continuing to own the property shall not cause the special permit to be terminated.

7. The design of the accessory family apartment shall conform to all applicable standards in the health, building and fire codes.

8. A copy of the decision of the zoning board of review granting the special permit for an accessory family apartment shall be recorded with the records of land evidence of the city by the homeowner within thirty (30) days from the date of said decision.

"Accessory family dwelling unit" means an accessory dwelling unit for the sole use of one or more members of the family of the occupant or occupants of the principal residence, but not needing to have a separate means of ingress and egress.

"Dwelling unit" means a structure or portion thereof providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation and containing a separate means of ingress and egress.

"Family" means a person or persons related by blood, marriage or other legal means. See also "household."