

Revised Definitions:

APARTMENT – See “dwelling unit”.

DWELLING GROUP - Two or more Single-Family dwellings on the same lot.

IN-LAW APARTMENT - a separate dwelling unit within an owner-occupied Single-Family dwelling without a separate entrance that includes one kitchen or kitchenette, one bathroom, and one bedroom, and not to be advertised as Bed and Breakfast, Short-term rental, or Long-term rental property, and not sold or marketed as a double or duplex.

DWELLING UNIT - A building or portion thereof containing kitchen, bathroom, dining, sleeping and related facilities necessary and/or incidental to human habitation, designed and intended as a self-contained household unit for a single individual or family.

Revised code sections:

116-8.1 R1 Single-Family Residential District

116-8.1B Permitted uses when approved by the Town Board through special use permit:

Add – (3) In-Law apartment

(a) Requirements

- (1) A survey showing parking and detailed floor plan(s) is required.
- (2) All parking must be accommodated on site by one common driveway. At least two parking spaces shall be provided for the Single-Family dwelling, and at least one space for the In-Law apartment.
- (3) Exterior of building must have or maintain the appearance of a Single-Family dwelling.
- (4) All utilities hookups will be single service and be metered for gas, water, and electric.
- (5) Must meet current State Building and County Health codes.
- (6) Only one In-Law apartment is allowed per lot or Dwelling Group.
- (7) The Special Use permit is not transferable.
- (8) Property Owner shall make their property available to the Code Enforcement Officer for a Fire Safety Inspection in accordance with Section 116-46 for an existing In-Law apartment prior to the review by the Town Board of a Special Use permit application.

116-8.1D Building size

Revise - (1) Single-Family dwelling: not less than 1,200 square feet.

Add – (2) In-Law apartment: not less than 500 square feet and shall not exceed 50% of the size of the dwelling within or attached to in size.

Revise – (3) Accessory building/structure: footprint not to exceed 25% of the required rear yard.

116-8.2 R2 Residential District

116-8.2D Building Size

Add – (3) In-Law apartment: not less than 500 square feet and shall not exceed 50% of the size of the dwelling within or attached to in size.

Revise – (4) Accessory building/structure: footprint not to exceed 25% of the required rear yard.

116-8.3 R3 Residential District

116-8.3B Permitted uses when approved by the Town Board through a special use permit:

Revise - (2) Dwelling group consisting of two or more Single-Family dwellings units on the same lot.

116-8.3D Building size

Revise – (1) Single-Family dwelling: not less than 1,200 square feet.

Revise - (2) Two-family dwelling: not less than 1,800 square feet, with a minimum dwelling unit size of 500 square feet.

Add - (4) In-Law apartment: not less than 500 square feet and shall not exceed 50% of the size of the dwelling within or attached to in size.

Revise – (5) Accessory building/structure: footprint not to exceed 25% of the required rear yard.

116-8.4 RR Residential District

116-8.4B Permitted uses when approved by the Town Board through special use permit:

Revise – (2) Dwelling group consisting of two or more Single-Family dwellings units on the same lot.

116-8.4D

Revise – (1) Single-Family dwelling: not less than 1,200 square feet.

Add – (2) Two-Family dwelling: not less than 1,800 square feet, with a minimum dwelling unit size of 500 square feet.

Add – (3) In-Law Apartment: not less than 500 square feet and shall not exceed 50% of the size of the dwelling within or attached to in size.

116-8.5 A Agriculture

116-8.5B Permitted uses when approved by the Town Board through a special use permit:

Add – (14 or 16) In-Law Apartment. See 116-8.4B(2) for requirements.

116-8.6 Commercial districts generally

116-8.6E

Revise – (1) Single-Family dwelling: not less than 1,200 square feet

Revise – (2) Two-Family dwelling: not less than 1,800 square feet with a minimum dwelling unit size of 500 square feet.

Add – (4) In-Law Apartment: not less than 500 square feet and shall not exceed 50% of the size of the dwelling within or attached to in size.

Revise - (5) Accessory building/structure, residential and commercial: The combined footprint of all accessory buildings/structures is not to exceed 50% of the footprint of the principal building.

116-8.7 C1 Commercial

116-8.7D

Add – (14) In-Law Apartment. See 116-8.1B(2) for requirements.