

843 ACCESSORY HISTORIC DWELLINGS

843.01 PROCEDURE

An accessory historic dwelling requires review as a Type I application pursuant to Section 1307, *Procedures*.

843.02 MINIMUM LOT SIZE

An accessory historic dwelling may only be permitted on a lot of record at least two acres in size.

843.03 CONVERSION IN CONJUNCTION WITH NEW DWELLING

A. A detached single-family dwelling legally built between 1850 and 1945 may be converted from a primary dwelling to an accessory dwelling upon completion of a new detached single-family dwelling, or the placement of a manufactured dwelling, on the same lot of record.

B. As used in Subsections 843.03(A) and 843.04(A):

1. “New” means that the single-family dwelling being constructed did not previously exist in residential or nonresidential form; “new” does not include the acquisition, alteration, renovation, or remodeling of an existing structure;
2. “Placement of a manufactured dwelling” means the placement of a manufactured dwelling that did not previously exist on the subject lot of record; it may include the placement of a manufactured dwelling that was previously used as a dwelling on another lot and moved to the subject lot of record.

843.04 ALTERATION AND REPLACEMENT

A. An accessory historic dwelling may not be altered, renovated, or remodeled so that its square footage is more than 120 percent of its square footage at the time construction of the new detached single-family dwelling, or placement of a manufactured dwelling, commenced.

B. An accessory historic dwelling may not be replaced if it is lost to fire, destroyed, or removed for any reason.

~~**843.05 OWNER OCCUPANCY**~~

~~Owner occupancy of either the accessory historic dwelling or the primary dwelling shall be required. A deed restriction requiring owner occupancy of one of the dwelling units shall be recorded prior to issuance of a building or placement permit for the new primary dwelling.~~

[Added by Ord. ZDO-269, 9/6/18]