

(1) Accessory Dwelling Units. The following apply to permitting accessory dwelling units (ADU) on legally filed, compliant lots:

- a. Maximum permitted per lot. One detached ADU per lot or ~~up to one detached and one attached~~ ADU per lot.
- b. Bulk regulations. Setbacks, lot coverage, building coverage, and other bulk regulations shall be applicable to the lot, including any/all ADUs.
- c. Principal dwelling. There shall be a legally permitted, owner-occupied principal dwelling upon each lot an ADU is proposed.
- d. Design. The design of the ADU shall be complementary to the principal dwelling in size, scale, and design. The Zoning Officer shall refer the building/site plan to the Planning Board for further review and recommendations as needed. ADUs shall be located in rear or side lots if adequate space exists.
- e. ADU size. Each ADU shall have a minimum livable area of 800 square feet (SF) and a maximum of 1,200 SF in size.
- f. Parking/access. A minimum of one parking spot per ADU is required whether a dedicated space or provided within the existing lot if sufficient space currently exists. An existing driveway access may be utilized for the ADU.
- g. Water/wastewater. The ADU shall be provided with public utility service(s) as they exist with a separate meter for the dwelling. For lots with private utilities (water and/or sewer and/or gas), the applicant shall be responsible for providing proof that sufficient capacity exists for wells and septic systems to handle additional loads to the satisfaction of the Zoning Officer. Proof shall certify both the adequacy of design and the effective operation of the system. Expansions or modifications to sanitary systems shall be designed and certified by a NYS licensed professional engineer.