

One accessory dwelling unit may be located within the proposed space of a single-family dwelling, or the existing space of a single-family dwelling or accessory structure, and the accessory dwelling unit conversion within an existing accessory structure may include an expansion of not more than one hundred fifty square feet beyond the same physical dimensions as the existing accessory structure only for the purpose of accommodating ingress and egress.

- ii. One detached or attached, new construction accessory dwelling unit may be located on lots which contain or are proposed to be developed with a single-family dwelling.
 - iii. One junior accessory dwelling unit may be located within the proposed space of a single-family dwelling, or the existing space of a single-family dwelling.
 - iv. One junior accessory dwelling unit under B.5.a.iii above, plus one detached new construction accessory dwelling unit under subsection B.5.A.ii above, may be located on lots which contain or are proposed to be developed with a single-family dwelling; provided that the accessory dwelling unit shall be no more than eight hundred square feet in floor area, no more than sixteen feet in height, and have at least four-foot side and rear yard setbacks.
- b. Medium Density (R-2) and High Density (R-3) Zones. The number of accessory dwelling units that may be constructed on any lot in R-2 and R-3 zones is limited as follows:
- i. A maximum of two detached accessory dwelling units may be constructed on lots which contain or are proposed to be developed with a multi-family dwelling unit, so long as the accessory dwelling unit is no more than sixteen feet in height and has at least four-foot side and rear yards setbacks.
 - ✓ ii. Within an existing multifamily dwelling structure an accessory dwelling unit may be converted from areas not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages. At least one such accessory dwelling unit conversion, and up to twenty-five percent of the existing units within the multifamily dwelling structure is permitted under this subsection, and all such units shall comply with applicable fire and building code requirements.
 - iii. Junior accessory dwelling units are not permitted in multi-family dwellings.
6. Number of Bedrooms. Accessory dwelling units can be either one or two bedrooms, and junior accessory dwelling units shall be limited to a maximum of one bedroom.
7. Dwelling Size.
- a. All newly constructed detached one-bedroom accessory dwelling units shall not exceed eight hundred fifty square feet, and two-bedroom accessory dwelling units shall not exceed one thousand square feet.