

Sec. 975. Accessory historic barn dwelling units.

- (a) To permit accessory dwelling units in historic barns and carriage houses in certain residential zoning districts where lots are developed principally with single-family dwellings.
- (b) To provide for the preservation of historic barns and carriage houses while increasing the City's tax base and providing incentive for private community investment.

Sec. 976. Accessory historic barn dwelling units in the R-5, R-6, and R-7 districts.

- (a) Accessory dwelling units in the R-5, R-6, and R-7 zoning districts are permitted by special permit and with the following qualifying conditions:
 - (1) The property proposed for an accessory dwelling unit shall contain an existing single-family dwelling and no property shall contain more than one accessory dwelling unit.
 - (2) The property must be improved with an historic barn or carriage house built before 1940 that contributes to the architectural or historic character of the City.
 - (3) The property must be owner-occupied in the principal structure.
 - (4) The property owner shall, on the first day of every year, sign and file an affidavit with the Zoning Administrator that the said property is owner-occupied in the principal structure and that the historic barn accessory unit complies with the municipal zoning code.
 - (5) The proposed accessory historic barn unit must be within the existing footprint and height of the historic accessory building, and be configured to include a kitchen, a separate bathroom, two (2) means of egress, a separate entrance/exit, and comply with all applicable City building code requirements.
 - (6) Parking for the accessory historic barn unit must be provided on-site.
 - (7) The property containing the accessory historic barn unit shall not be subdivided unless it meets the regulations of the zone. The accessory historic barn unit may not be offered for sale but may be rented.
 - (8) The orientation of the proposed accessory historic barn unit shall, to the maximum extent practical, maintain the privacy of residents in adjoining dwellings as determined by the physical characteristics surrounding the accessory unit including landscaped screening, fencing, and window and door placement.
 - (9) The property owner applying for the accessory historic barn unit shall supply the Planning and Zoning Commission with certification that the water supply and sewage disposal facilities are adequate for the projected number of residents.
 - (10) The lot size must be a minimum of twelve-thousand (12,000) square feet.
 - (11) A carriage house is defined as a detached outbuilding originally constructed to house horse-drawn vehicles and related equipment, or horses, or used to store grain or shelter animals and incorporates a hay loft, second story or half-story, or open interior space under a pitched roof in excess of fifteen (15) feet from the floor to the roof peak. The structure must also demonstrate characteristics of contributing buildings within the Local Historic District in which it is located.