

Introduction

MEMORANDUM

July 20, 2012

TO: County Council

FROM: Jeffrey L. Zyontz,  Legislative Attorney

SUBJECT: Introduction – Zoning Text Amendment 12-11, Accessory Apartments - Amendments

Zoning Text Amendment (ZTA) 12-11, sponsored by the District Council at the request of the Planning Board, is scheduled for introduction on July 24, 2012. A public hearing on ZTA 12-11 will be scheduled for September 11, 2012 at 7:30 p.m.

This ZTA would amend virtually every provision in the Zoning Ordinance concerning accessory apartments. Currently, accessory apartments can only be granted by a special exception.¹ ZTA 12-11 as introduced would allow accessory apartments to be permitted without a special exception under certain circumstances. Among other requirements for an accessory apartment in ZTA 12-11, an accessory apartment would be prohibited if the proposed location was located within 500 feet of a pre-existing accessory apartment on the same street. ZTA 12-11 would limit the number of people in an accessory apartment to three people and would require at least one off-street parking space for the apartment.² The Planning Board recommends guarding against a County-wide proliferation of accessory apartments; it recommends a return to current special exception requirements if the total number of accessory apartments exceeds 2,000.

Under ZTA 12-11, there still would be circumstances under which an accessory apartment could only be approved by a special exception. Larger accessory apartments (over 800 square feet of floor area) and apartments in cluster developments would only be permitted through the special exception process.

This Packet Contains
ZTA 12-11
Planning Board request

© number
1 – 18

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¹ There are approximately 400 such approved apartments in the County. These apartments would be permitted to continue under the conditions of their special exception.

² Currently, there are no limits to the number of family members that can live in an accessory apartment other than housing code limits; two off-street parking spaces are required for a special exception unless the Board of Appeals finds that adequate on-street parking permits fewer off-street spaces; §59-G-2.00(c)(3).

Zoning Text Amendment No.: 12-11
Concerning: Accessory Apartments –
Amendments
Draft No. & Date: 1-7\17\12
Introduced:
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: District Council at the Request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- revise the definitions for one-family dwelling and one-family detached dwelling-unit;
- establish definitions for an attached accessory apartment and a detached accessory apartment to replace the definition for an accessory apartment;
- revise the standards and requirements for a registered living unit;
- establish standards for attached and detached accessory apartments as permitted uses;
- amend the land use table in one-family residential zones and agricultural zones to add attached and detached accessory apartments as a permitted use under certain circumstances; and
- establish special exception standards for attached and detached accessory apartments

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-A-2	“DEFINITIONS AND INTERPRETATION.”
DIVISION 59-A-6	“USES PERMITTED IN MORE THAN ONE CLASS OF ZONE.”
Adding Section 59-A-6.19	“Attached accessory apartments.”
Adding Section 59-A-6.20	“Detached accessory apartments.”
DIVISION 59-C-1	“RESIDENTIAL ZONES, ONE-FAMILY.”
Section 59-C-1.3	“Standard development.”
Section 59-C-1.5	“Cluster development.”
Section 59-C-1.6	“Development including moderately priced dwelling units.”

DIVISION 59-C-9	“AGRICULTURAL ZONES.”
Sec. 59-C-9.3	“Land uses.”
Sec. 59-C-9.4	“Development standards.”
DIVISION 59-G-2.	“SPECIAL EXCEPTIONS—STANDARDS AND REQUIREMENTS.”
Sec. 59-G-2.00.	“Accessory apartment.”
Adding Sec. 59-G-2.00.6	“Attached accessory apartment.”
Adding Sec. 59-G-2.00.7	“Detached accessory apartment.”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate that text is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. DIVISION 59-A-2 is amended as follows:**

2 DIVISION 59-A-2. DEFINITIONS AND INTERPRETATION.

3 * * *

4 **59-A-2.1. Definitions.**

5 * * *

6 **[Accessory apartment:** A second dwelling unit that is part of an existing one-
7 family detached dwelling, or is located in a separate existing accessory structure on
8 the same lot as the main dwelling, with provision within the accessory apartment
9 for cooking, eating, sanitation and sleeping. Such a dwelling unit is subordinate to
10 the main dwelling.]

11 **Accessory apartment, attached:** A second dwelling unit that is part of a one-
12 family detached dwelling and provides for cooking, eating, sanitation, and
13 sleeping. An attached accessory apartment has a separate entrance and is
14 subordinate to the principal dwelling.

15 **Accessory apartment, detached:** A second dwelling unit that is located in a
16 separate accessory structure on the same lot as a one-family detached dwelling and
17 provides for cooking, eating, sanitation, and sleeping. A detached accessory
18 apartment is subordinate to the principal dwelling.

19 * * *

20 **Dwelling and dwelling units:**

21 **Dwelling:** A building or portion thereof arranged or designed to contain one or
22 more dwelling units.

23 * * *

24 **Dwelling, one-family:** A dwelling containing not more than one dwelling
25 unit. An accessory apartment[, if approved by special exception,] or a
26 registered living unit may also be part of a one-family dwelling. A one-

27 family dwelling with either of these subordinate uses is not a two-family
28 dwelling[,] as defined in this section.

29 * * *

30 **Dwelling unit:** A building or portion [thereof] of a building providing complete
31 living facilities for not more than one family, including, at a minimum, facilities
32 for cooking, sanitation, and sleeping.

33 **Dwelling unit, one-family detached:** A dwelling unit that is separated and
34 detached from any other dwelling unit on all sides, except where the
35 dwelling is modified to include an accessory apartment[, approved by
36 special exception,] or a registered living unit.

37 * * *

38 **Sec. 2. DIVISION 59-A-6 is amended as follows:**

39 DIVISION 59-A-6. USES PERMITTED IN MORE THAN ONE CLASS OF
40 ZONE.

41 * * *

42 **59-A-6.10. Registered living unit--Standards and requirements.**

43 A registered living unit, permitted in[, agricultural, one-family residential, and
44 planned unit development zones[,] must:

45 * * *

- 46 (i) be removed whenever it is no longer occupied as a registered living unit,
47 unless the owner applies for and is granted either a special exception or a
48 license for an attached accessory apartment [in accordance with Section 59-
49 G-2.00] under Section 59-G-2.00.6 or Section 59-A-6.19, or whenever the
50 one-family detached dwelling unit in which it is located is no longer
51 occupied by the owner.

52 * * *

53 **Sec. 59-A-6.19 Attached accessory apartment.**

54 (a) Where an attached accessory apartment is permitted in a zone, only one
55 accessory apartment is permitted for each lot and it is only permitted under
56 the following standards:

- 57 (1) the apartment was approved as a special exception before
58 {EFFECTIVE DATE} and satisfies the conditions of the special
59 exception approval; or
- 60 (2) the apartment is registered with the Department of Housing and
61 Community Affairs in the same manner as a registered living unit
62 under Subsection 59-A-6.10(a)(3); and
- 63 (A) the owner of the lot occupies a dwelling unit on the lot at least 6
64 months of every calendar year;
- 65 (B) the apartment has the same street address as the principal
66 dwelling;
- 67 (C) a separate entrance is located on the side yard or rear yard;
- 68 (D) one on-site parking space is provided in addition to any
69 required on-site parking for the principal dwelling;
- 70 (E) in the RE-2, RE-2C, RE-1, R-200, RMH-200, and R-150 zones,
71 the attached accessory apartment is located at least 500 feet
72 from any other attached or detached accessory apartment,
73 measured in a straight line from side lot line to side lot line
74 along the same block face;
- 75 (F) in the R-90, R-60, and RNC zones, the attached accessory
76 apartment is located at least 300 feet from any other attached
77 accessory apartment, measured in a straight line from side lot
78 line to side lot line along the same block face;

- 79 (G) the rear lot line of the lot with the accessory apartment does not
80 abut a lot with another accessory apartment;
- 81 (H) if the accessory apartment is limited to a floor area of 800
82 square feet, it must be no greater than 50% of the principal
83 dwelling or 800 square feet, whichever is less;
- 84 (I) if the accessory apartment is limited to a floor area of 1,200
85 square feet, it must be no larger than 50% of the principal
86 dwelling or 1,200 square feet, whichever is less; and
- 87 (J) the maximum number of occupants is limited to 3 persons.
- 88 (3) The accessory apartment must not be located on a lot where any of the
89 following otherwise allowed residential uses exist: guest room for
90 rent; boardinghouse; registered living unit; or any other rental
91 residential use, other than an accessory dwelling in an agricultural
92 zone.
- 93 (b) (1) An attached accessory apartment special exception petition may be
94 filed with the Board of Appeals to deviate from any permitted use
95 standard regarding:
- 96 (A) location of the separate entrance;
- 97 (B) number of on-site parking spaces; or
- 98 (C) minimum distance from any other attached or detached
99 accessory apartment.
- 100 (2) To approve a special exception filed under Subsection (b)(1), the
101 Board of Appeals must find, as applicable, that:
- 102 (A) the separate entrance is located so that the appearance of a
103 single-family dwelling is preserved;
- 104 (B) adequate on-street parking permits fewer off-street spaces; or

105 (C) when considered in combination with other existing or
106 approved accessory apartments, the deviation in distance
107 separation does not result in an excessive concentration of
108 similar uses, including other special exception uses, in the
109 general neighborhood of the proposed use.

110 **Sec. 59-A-6.20 Detached accessory apartment.**

111 (a) Where a detached accessory apartment is permitted in a zone: it must be
112 located on a lot one acre or greater in size; only one accessory apartment is
113 permitted for each lot; and it is only permitted under the following
114 standards:

115 (1) the accessory apartment was approved as a special exception before
116 {EFFECTIVE DATE} and satisfies the conditions of the special
117 exception approval; or

118 (2) the accessory apartment is registered with the Department of Housing
119 and Community Affairs in the same manner as a registered living unit
120 under Subsection 59-A-6.10(a)(3); and

121 (A) the owner of the lot occupies a dwelling unit on the lot at least 6
122 months of every calendar year;

123 (B) the apartment has the same street address as the principal
124 dwelling;

125 (C) a separate entrance is located on the side yard or rear yard;

126 (D) one on-site parking space is provided in addition to any
127 required on-site parking for the principal dwelling;

128 (E) in the RE-2, RE-2C, and RE-1 zones, the detached accessory
129 apartment is located a minimum distance of 500 feet from any
130 other attached or detached accessory apartment, measured in a

- 131 straight line from side property line to side property along the
132 same block face;
- 133 (F) the rear lot line of the lot with the accessory apartment does not
134 abut a lot with another accessory apartment;
- 135 (G) if the accessory apartment is limited to a floor area of 800
136 square feet, it must be no greater than 50% of the principal
137 dwelling or 800 square feet, whichever is less;
- 138 (H) if the accessory apartment is limited to a floor area of 1,200
139 square feet, it must be no greater than 50% of the principal
140 dwelling or 1,200 square feet, whichever is less;
- 141 (I) the maximum number of occupants is limited to 3 persons; and
- 142 (J) any structure built after {EFFECTIVE DATE} to be occupied
143 as an accessory apartment must have the same minimum side
144 yard setback requirement as the principal dwelling and a
145 minimum rear yard setback requirement of 12 feet, unless more
146 restrictive accessory building or structure yard setback
147 standards are required under Section 59-C-1.326.
- 148 (3) The accessory apartment must not be located on a lot where any of the
149 following otherwise allowed residential uses exist: guest room for
150 rent; boardinghouse; registered living unit; or any other rental
151 residential use, other than an accessory dwelling in an agricultural
152 zone.
- 153 (b) (1) A detached accessory apartment special exception petition may be
154 filed with the Board of Appeals to deviate from any permitted use
155 standard regarding:
- 156 (A) location of the separate entrance;
- 157 (B) number of on-site parking spaces; or

158 (C) minimum distance from any other attached or detached
159 accessory apartment.

160 (2) To approve a special exception filed under Subsection (b)(1), the
161 Board of Appeals must find, as applicable, that:

162 (A) the separate entrance is located so that the appearance of a
163 single-family dwelling is preserved;

164 (B) adequate on-street parking permits fewer off-street spaces; or

165 (C) when considered in combination with other existing or
166 approved accessory apartments, the deviation in distance
167 separation does not result in an excessive concentration of
168 similar uses, including other special exception uses, in the
169 general neighborhood of the proposed use.

170 * * *

171 **Sec. 3. DIVISION 59-C-1 is amended as follows:**

172 DIVISION 59-C-1. RESIDENTIAL ZONES, ONE-FAMILY.

173 * * *

174 **Sec. 59-C-1.3. Standard development.**

175 The procedure for approval is specified in Chapter 50.

176 **59-C-1.31. Land uses.**

177 No use is allowed except as indicated in the following table:

178 **-Permitted Uses.** Uses designated by the letter "P" are permitted on any lot in the
179 zones indicated, subject to all applicable regulations.

180 **-Special Exception Uses.** Uses designated by the letters "SE" may be authorized
181 as special exceptions under Article 59-G.

182

	RE-2	RE-2C	RE-1	R-200	R-150	R-90	R-60	R-40	R-4 plex	RMH 200
(a) Residential										
[Accessory apartment. ⁴]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]			[SE]
<u>Accessory apartment, attached (up to 800 square feet).</u> ⁴	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>			<u>P*/SE***</u>
<u>Accessory apartment, attached (greater than 800 square feet, up to 1,200 square feet).</u> ⁴	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>P*/SE***</u>	<u>SE***</u>	<u>SE***</u>			<u>P*/SE***</u>
<u>Accessory apartment, detached (up to 800 square feet).</u> ⁴	<u>P**/SE****</u>	<u>P**/SE****</u>	<u>P**/SE****</u>							
<u>Accessory apartment, detached (greater than 800 square feet, up to 1,200 square feet).</u> ⁴	<u>P**/SE****</u>	<u>P**/SE****</u>	<u>P**/SE****</u>							

183 * * *

184 ⁴ Not permitted in a mobile home.

185 ^{*} See Sec. 59-A-6.19. Attached accessory apartment.

186 ^{**} See Sec. 59-A-6.20. Detached accessory apartment.

187 ^{***} See Sec. 59-G-2.00.6. Attached accessory apartment.

188 ^{****} See Sec. 59-G-2.00.7. Detached accessory apartment.

189 * * *

190 **Sec. 59-C-1.5. Cluster development.**

191 * * *

192 **59-C-1.53. Development standards.**

193 All requirements of the standard method of development in the respective zones, as
 194 specified in Section 59-C-1.3, apply, except as expressly modified in this section.

195

	RE-2C	RE-1	R-200	R-150	R-90	R-60	RMH 200
59-C-1.531. Uses Permitted. No uses shall be permitted except as indicated by the letter "P" in the following schedule. Special exceptions may be authorized as indicated in [section] <u>Section 59-C-1.31.</u>							
* * *							
[Accessory apartment. ²]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]
<u>Accessory apartment, attached (up to 800 square feet).</u> ²	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>
<u>Accessory apartment, attached (greater than 800 square feet, up to 1,200 square feet).</u> ²	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>SE**</u>	<u>SE**</u>	<u>SE**</u>	<u>SE**</u>	<u>SE**</u>
<u>Accessory apartment, detached (up to 800 square feet).</u> ²	<u>P***/SE****</u>	<u>P***/SE****</u>					
<u>Accessory apartment, detached (greater than 800 square feet, up to 1,200 square feet).</u> ²	<u>P***/SE****</u>	<u>P***/SE****</u>					

196 * * *

197 ² Not permitted in a townhouse, one-family attached dwelling unit, or mobile
 198 home.

199 ^{*} See Sec. 59-A-6.19. Attached accessory apartment.

200 ^{**} See Sec. 59-G-2.00.6. Attached accessory apartment.

201 ^{***} See Sec. 59-A-6.20. Detached accessory apartment.

202 ^{****} See Sec. 59-G-2.00.7. Detached accessory apartment.

203 * * *

204 **Sec. 59-C-1.6. Development including moderately priced dwelling units.**

205 * * *

206 **59-C-1.62. Development standards.**

207

	RE-2C ⁸	RE-1 ⁸	R-200	R-150	R-90	R-60	R-40
59-C-1.621. Uses Permitted. No uses are permitted except as indicated by the letter "P" in the following schedule. Special exceptions may be authorized as indicated in [section] <u>Section 59-C-1.31</u> , [title "Land Uses,"] subject to [the provisions of article] <u>Article 59-G</u> .							
* * *							
Registered living unit. ^{3,5}	P	P	P	P	P	P	
[Accessory apartment. ³]	[SE]	[SE]	[SE]	[SE]	[SE]	[SE]	
<u>Accessory apartment, attached (up to 800 square feet).</u> ³	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	
<u>Accessory apartment, attached (greater than 800 square feet, up to 1,200 square feet).</u> ³	<u>P*/SE**</u>	<u>SE**</u>	<u>SE**</u>	<u>SE**</u>	<u>SE**</u>	<u>SE**</u>	
<u>Accessory apartment, detached (up to 800 square feet).</u> ³	<u>P***/SE****</u>	<u>P***/SE****</u>					
<u>Accessory apartment, detached (greater than 800 square feet, up to 1,200 square feet).</u> ³	<u>P***/SE****</u>	<u>P***/SE****</u>					

208

* * *

209

³ Not permitted in a townhouse, one-family attached dwelling unit, or mobile home.

210

211

* See Sec. 59-A-6.19. Attached accessory apartment.

212

** See Sec. 59-G-2.00.6. Attached accessory apartment.

213

*** See Sec. 59-A-6.20. Detached accessory apartment.

214 ^{****} See Sec. 59-G-2.00.7. Detached accessory apartment.

215 * * *

216 **Sec. 4. DIVISION 59-C-9 is amended as follows:**

217 DIVISION 59-C-9. AGRICULTURAL ZONES.

218 * * *

219 **Sec. 59-C-9.3. Land uses.**

220 No use is allowed except as indicated in the following table:

221 — **Permitted uses.** Uses designated by the letter “P” are permitted on any lot in
222 the zones indicated, subject to all applicable regulations.

223 — **Special exception uses.** Uses designated by the letters “SE” may be authorized
224 as special exceptions under Article 59-G.

225

	Rural	RC	LDRC	RDT	RS	RNC	RNC/ TDR
* * *							
(e) Residential: ²							
[Accessory apartment. ^{6,7}]	[SE]	[SE]	[SE]	[SE ⁴⁸]		[SE]	[SE]
Accessory dwelling. ⁷	SE	SE	SE	SE ⁴⁸	SE	SE	SE
Accessory dwelling for agricultural workers. ⁴²				P			
<u>Accessory apartment, attached (up to 800 square feet).</u> ^{6,7}	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P^{48,*}/S E^{48,**}</u>		<u>P*/SE**</u>	
<u>Accessory apartment, attached (greater than 800 square feet, up to 1,200 square feet).</u> ^{6,7}	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P*/SE**</u>	<u>P^{48,*}/S E^{48,**}</u>		<u>SE**</u>	
<u>Accessory apartment, detached (up to 800 square feet).</u> ^{6,7}	<u>SE***</u>	<u>SE***</u>	<u>SE***</u>	<u>SE^{48,***}</u>			
<u>Accessory apartment, detached (greater than 800 square feet, up to 1,200 square feet).</u> ^{6,7}	<u>SE***</u>	<u>SE***</u>	<u>SE***</u>	<u>SE^{48,***}</u>			

226

* * *

227

⁶ Not permitted in a mobile home.

228

⁷ [As a special exception regulated by divisions 59-G-1 and 59-G-2, such a] An

229

accessory dwelling unit, including an attached or detached accessory apartment, is

230

excluded from the density calculations [set forth] in [sections] Sections 59-C-9.41[,

231

title "Density in RDT Zone,"] and 59-C-9.6[, title "Transfer of Density-Option in

232

RDT Zone."]. Once the property is subdivided, such a dwelling would no longer

233

comply with [the special exception regulations or with] this exclusion. A special

234 exception is not required for a dwelling that was a farm tenant dwelling in
235 existence [prior to] before June 1, 1958[, provided, that] if the dwelling meets all
236 applicable health and safety regulations.

237 * * *

238 ⁴⁸ If property is encumbered by a recorded transfer of developments rights
239 easement, this use is prohibited. However, any building existing on October 2,
240 2007 may be repaired or reconstructed if the floor area of the building is not
241 increased and the use is not changed.

242 * * *

243 ^{*} See Sec. 59-A-6.19. Attached accessory apartment.

244 ^{**} See Sec. 59-G-2.00.6. Attached accessory apartment.

245 ^{***} See Sec. 59-G-2.00.7. Detached accessory apartment.

246 * * *

247 **Sec. 59-C-9.4. Development standards.**

248 * * *

249 **59-C-9.41. Density in RDT zone.**

250 Only one one-family dwelling unit per 25 acres is permitted. (See [section] Section
251 59-C-9.6 for permitted transferable density.) The following dwelling units on land
252 in the RDT zone are excluded from this calculation, provided that the use remains
253 accessory to a farm. Once the property is subdivided, the dwelling is not excluded:

254 (a) A farm tenant dwelling, farm tenant mobile home, or guest house, as defined
255 in [section] Section 59-A-2.1 [, title "Definitions."].

256 (b) An accessory apartment or accessory dwelling regulated by the special
257 exception provisions of Division 59-G-1 and 59-G-2 and Sections 59-A-6.19
258 and 59-A-6.20.

259 * * *

260 **Sec. 5. DIVISION 59-G-2 is amended as follows:**

261 DIVISION 59-G-2. SPECIAL EXCEPTIONS—STANDARDS AND
 262 REQUIREMENTS.

263 The uses listed in this Division, as shown on the index table below, may be
 264 allowed as special exceptions in any zone where they are so indicated, as provided
 265 in this Article, subject to the standards and requirements in this Division and the
 266 general conditions specified in Section 59-G-1.21.

267 USE	SECTION
268 * * *	
269 Accessory apartment	G-2.00
270 <u>Accessory apartment, attached</u>	<u>G-2.00.6</u>
271 <u>Accessory apartment, detached</u>	<u>G-2.00.7</u>
272 * * *	

273 **Sec. 59-G-2.00. Accessory apartment. (The standards below reflect the**
 274 **conditions required only for an accessory apartment approved before**
 275 **{EFFECTIVE DATE}.**)

276 A special exception may be granted for an accessory apartment on the same lot as
 277 an existing one-family detached dwelling, subject to the following standards and
 278 requirements:

279 * * *

280 **Sec. 59-G-2.00.6 Attached accessory apartment.**

281 A special exception may be granted for an attached accessory apartment on the
 282 same lot as an existing one-family detached dwelling, subject to the special
 283 exception provisions of Division 59-G-1 and the standards and requirements of
 284 Section 59-A-6.19.

285 **Sec. 59-G-2.00.7. Detached accessory apartment.**
286 Where a detached accessory apartment is permitted in a zone, only one detached
287 accessory unit is permitted for each lot and it is only permitted under the special
288 exception provisions of Division 59-G-1 and the standards and requirements of
289 Section 59-A-6.20.

290

291 **Sec. 6. Effective date.** This ordinance becomes effective 20 days after the
292 date of Council adoption.

293

294 **Sec. 7. Sunset.** Sections 1-5 of ZTA 12-11 shall cease to be effective after
295 the 2,000th accessory apartment is registered with the Department of Housing and
296 Community Affairs.

297

298 This is a correct copy of Council action.

299

300

301 _____
Linda M. Lauer, Clerk of the Council