

Accessory Apt Zoning Elements	Existing Special Situation AA Zoning	New General Purpose AA Zoning	Options to Consider for AA Zoning
1. In Existing Residence	Required	Required	Required
2. Age of Residence	10 Years Old as of SUP Application Date	No Age Requirement	Over Half – No Age Req Residence – Exist as of 2007; 1993 & Acc Structure –10 yrs, 7 Yrs, 5 yrs
3. Existing Lot Size	In Residence – Min of at Least 1 Acre In Accessory Structure – Min of 2 Acres	Min Lot Size = per Density Schedule for Zoning District; ex: 1, 3 or 4 acres	Min Lot Size per Density Control
4. Incremental Lot Size for Acc Apt	No Increase Required	In Residence = No Increase Required In Acc Structure = Additional 1 or 2 Acres??	In Res- No Additional Acres In Acc Str- Min Lot Size per DCS & Capable of being Sub-Divided
5. Owner Occupancy	Primary Domicile in Required in Either Residence or Accessory Apartment	Primary Domicile Required in Residence Acc Apartment	Required in Residence
6. Age of Existing Residence Age of Accessory Structure	Residence at Lease 10 Years Old New Build Allowed...Usual & Customary - Ex - Detached Garage,	Existing - No Requirement in Residence Existing - No Requirement in Acc Structure	Res Existed on 1/1/2007 Res at Least 5 yrs, 7 yrs Old Res at Least 10 yrs Old Res & Acc Str Exist on 1/1/1993
7. Accessory Apartment Size	Floor Area 700 sq feet = ZBA Flex	Floor Area 700 sq feet = ZBA Flex	35% of Habitable Space or 650 sf
8. Number of Bedrooms	Max # Bedrooms = 1	Max # Bedrooms = 1	Less Rural = 2 Bedrooms
9. Number of Accessory Apartments	One Additional to SF House	Limited to One Acc Apt in Either Existing Residence or Acc Structure	Only One Accessory Apartment
10. Exterior Appearance	Shall Retain Appearance of Single Family Residence as Viewed from Public Street. Entrances: Only Single Entrance in Front; Apartment: In Side or Rear Yards	Shall Retain Appearance of Single Family Residence as Viewed from Public Street. Entrances: Meet Density Control Req Residence – Only 1 in Front Apartment – On Side or Rear Yards	Entrances: Meet Density Control Req Residence- Only 1 in Front Apartment – On Side or Rear Yard
11. Exterior Space Added	Limited to 100 sq feet	Limited to 100 sq feet or Dormer??	No External Chg to Foundation 100 sf Precludes adding Dormers
12. Water and Sewer	Adequate per County Board of Health	Adequate per County Board of Health	Adequate per County Board of Health
13. Off-Street Parking	One Additional Parking Space for Apartment; Minimum Total of 3 for Lot	Additional Parking Space for Apartment; Minimum Total of 3 for Lot	Min Parking = 2 per Dwelling Unit or 4 Total per Lot; Consider??

Event Venue Zoning...Top Priority Additions to Proposed Regulations:

Potential Top Priority Recommendations	Top Priority	Nice to Have	My Top 4
Require Program Agenda for Each Event that Defines Specific Hours of Alcohol Service; Liquor, Wine, Beer and Specific Types of Amplified Music with Max dBA Sound Levels at Souch Sound Control Point			
Eliminate Max Property Occupancy of 250 and Replace with Max Attendance, Including Guests and Staff, determined by ZBA Considering Property Characteristics and Event Facilities Such as Main Event Structure Max Safe Occupancy, Max Parking Lot Capacity, Property Size and Max Setbaks and Buffering.			
Focus Event Venue Properties to Help Preserve Large Lots that Contribute to Rural and Country Character of Public Streets. Use Overlay District that Identifies Lots of 20/25 Acres or More that are Important Contributors to Neighborhood Rural Character, Important to Preserve or Extend Life of Existing Size. These Lots May Have Been Identified in Environmental Study. Includes Existing Single Family Residence and 250 ft Undisturbed Buffers and/or Setbacks Surrounding Event Site.			
Develop, Train and Provide dBA Sound Measuring Capability for Initial Sound and Zoning Criteria Enfocement to Ensure Mitigating Zoning Requirements are Implemented and Satisfactory.			
Limit First Year Number of Events as Trial Period Including Allowing 3 Pilot Events followed by 3 Routine Events Once Permit is Obtained.			
Close Alcohol Service and Turn Off Amplified Music Strictly at 10 pm. Allow 1 Hour for Wind-Down Meeting with Old Friends with Coffee Hour.			
Other			
Other			
Other			