

PROPOSED ZONING CHANGES

GENERAL:

Existing

Section 5.04 Construction Standards:

All habitable dwellings, including those considered overflow accommodations, and public buildings, shall be constructed utilizing the Uniform Dwelling Code requirements and permitting except a primitive rural hunting cabin.

Change

Section 5.04 Construction Standards

- A. All habitable dwellings, including those considered overflow accommodations, and public buildings, shall be constructed utilizing the Uniform Dwelling Code requirements and permitting except a primitive rural hunting cabin.*
- B. No plumbing is allowed in an accessory building unless the property already has a habitable structure.*
- C. A change of use permit will be required for any accessory structure turned into a residence.*

Section 21:

Add

Accessory Structure: defined as a garage, storage building, or a structure incidental to a principal building or use.

Cooking and Food Preparation Facilities:

Any area containing any or all of the following equipment:

- A. Kitchen sink and/or other device for dishwashing*
- B. Stove or other device for cooking*

- C. Cabinets and/or shelves for storage of equipment and utensils*
- D. Counter or table for food preparation.*

SHORELAND

Section 3 Definitions

Add

Accessory Structure: A garage, storage building, or a structure incidental to a principal building or use.

Cooking and Food Preparation Facilities:

Any area containing any or all for the following equipment:

- A. Kitchen sink and/or other device for dishwashing*
- B. Stove or other device for cooking*
- C. Cabinets and/or shelves for storage of equipment and utensils*
- D. Counter or table for food preparation.*

Existing

Section 14.2 Erection of More Than One Principal Structure on a Lot

In any district, no more than one principal structure may be erected on a lot. Accessory structures may be used as overflow accommodations if built to UDC (Uniform Dwelling Code) standards.

ADD:

- A. Overflow accommodations are used primarily for extra sleeping quarters*
- B. Cooking and food preparation facilities are prohibited in accessory structures used as overflow accommodations*
- C. Any property utilizing a Private Onsite Wastewater Treatment System (POWTS) on the lot must have the system sized to handle the number of occupants in the overflow quarters.*