

COMPANION UNIT REGULATIONS

Minimum lot area	No minimum lot area required.	
Gross floor area	700 sq. ft. of habitable floor area, maximum, and 200 sq. ft. for a garage, maximum, provided the total floor area for the lot does not exceed the maximums allowed for the R1 zoning.	
Location of unit	Attached to a principal structure	Basement, ground level or above the garage with no internal access to the primary dwelling.
	Detached unit	Rear half of lot.
	Above a detached garage	Rear half of lot.
Site coverage, detached rear-yard units	30% of the rear yard, maximum, including any other accessory structures, and projections of the primary dwelling.	
Setbacks	Side	1-story detached structure: 5 ft. minimum, 12 ft. total.
		1-story attached (basement): comply with required setbacks of the main house. See Sec. 36.10.25.
		2-story over attached or detached garage: See Sec. 36.10.25 for 2nd story setbacks.
	Rear	1-story detached: 10 ft. minimum.
		1-story attached (basement): comply with required setbacks of the main house. See Sec. 36.10.25.
		2-story over attached or detached garage: See Sec. 36.10.25 for 2nd story setbacks.
Interior	10 ft. minimum, from primary dwelling or other structure, if detached.	
Height limit	1-story detached: 16 ft. maximum building height and 9 ft. at top of wall plate.	
	1-story attached: See Sec. 36.10.25 for height limits for principal structures.	
	2-story (over garage): 28 ft. maximum building height and 22 ft. at top of wall plate.	
Parking	Required Spaces	1 space per unit, which can be covered or uncovered.
	Shared Parking	A driveway, garage or carport may be shared with the primary dwelling unit if the companion unit has direct, unobstructed (or shared) access to the parking space(s).