

ACCESSORY APARTMENTS

Definition

“ A second dwelling unit that is part of an existing one-family detached dwelling, or is located in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent facility with provision within the accessory apartment for cooking, eating, personal sanitation and sleeping. Such a dwelling unit is subordinate to the main dwelling.”

Regulations

1. There shall be no more than one accessory apartment permitted per existing single- family dwelling.
2. If an accessory apartment is located in the principal dwelling building, the entry to such unit and its design shall, to the degree reasonably feasible, reflect the appearance of the single-family residential structure. No external entrance that faces a road or street shall be added to either the principal dwelling or an accessory building.
3. An accessory apartment may be located either in the principal dwelling unit or in an accessory building.
4. *Within the principal dwelling* unit, the minimum floor area shall be 300 square feet but in no case shall it exceed 50% of the gross floor area of the dwelling in which it is located.
5. *Within an accessory building*, the minimum floor area shall be 300 square feet, there shall be no more than two (2) bedrooms in the apartment, and the apartment shall not occupy more than 50 percent of the accessory structure.
6. Prior to the issuance of a building permit, approval of the proposed method of water supply and sewage disposal shall be obtained from the Health Department.
7. Contact The Department of Planning and Growth Management at 301-645-0540 regarding the permitting process.