

SUMMARY OF REQUIREMENTS FOR DETACHED RESIDENTIAL ACCESSORY STRUCTURES

FEATURES	2 ND UNIT	GUEST HOUSE	MISCELLANEOUS RESIDENTIAL OCCUPANCIES: OFFICE, GYM, YOGA, ART STUDIO, REC OR MEDIA ROOM, ETC.	POOL HOUSE	GARAGE, WORKSHOP OR AGRICULTURAL STRUCTURE ⁸	STORAGE
Building Code Occupancy	R-3 ¹	R-3 ¹	R-3 ¹	R-3 ¹	U	U
Kitchen²	Required	Not Allowed	Not Allowed	Outdoor Only	Not Allowed	Not allowed
Wet bar³	Allowed	Not Allowed	Allowed	Allowed	Not Allowed	Not allowed
Bedroom⁴	Required	Required	Not Allowed	Not Allowed	Not Allowed	Not allowed
Bathroom⁵	Full Required	Optional ½ or full bath	Optional ½ bath only interior; Shower w/ exterior access only ⁵	Optional ½ bath only interior; Shower w/ exterior access only ⁵	Optional ½ bath only interior; Shower w/ exterior access only ⁵	Not allowed
Allowed above Garage	Yes	Yes	Yes	No	No	Yes
Septic System Clearance	Code Compliant System Required ⁶	Class I System Required	Class III if ≤640 sf total aggregate of additions and accessory structures combined Class I if >640 sf total aggregate of additions and accessory structures combined	Class III if ≤640 sf total aggregate of additions and accessory structures combined Class 1 if >640 sf total aggregate of additions and accessory structures combined	Class III for primary dwelling required	Class III for primary dwelling required
Conditioned Space⁷	Required	Required	Allowed	Allowed	Not Allowed	Not allowed
Size limit	840 sf	640 sf	Must be secondary and incidental to primary residence Size limit applies if meets 2 nd unit, guesthouse or bedroom definition ⁴ Not to exceed 3,000 sf	Must be secondary and incidental to primary residence Size limit applies if meets 2 nd unit, guesthouse or bedroom definition ⁴ Not to exceed 3,000 sf	Garages and agricultural structures ⁸ are not to exceed 3,000 sf Workshops are not to exceed 1,000 sf	Not to exceed 1,000 sf
Other Requirements	a) Recorded Covenant is required b) Must meet all code requirements for 2 nd units c) Location cannot impact primary or potential septic reserve area	a) Must meet all code requirements for guesthouses b) Location cannot impact primary or potential septic reserve area	a) Only allowed accessory to residential use; may require home occupation permit b) Location cannot impact primary or potential septic reserve area	a) Must have a permitted pool existing or under construction b) Location cannot impact primary or potential septic reserve area	a) Floor must be concrete or similar non-combustible floor with garage/barn door b) High heat uses such as welding and kilns allowed c) Location cannot impact primary or potential septic reserve area	a) Only allowed accessory to residential use b) Location cannot impact primary or potential septic reserve area

1. Sprinklers are required for R occupancy R-3 = residential occupancy U= Utility/Misc
2. **Kitchen** is any area designed or used for preparation or cooking of food, with either cooking appliances/rough-ins; or sink and refrigerator > 5 cu ft or space w/outlet (See PRMD Policy 1-4-5, *Definition of a Kitchen*)
3. **Wet bar** is limited to 2 sq ft sink w/drain ≤ 1.5 in, 5 cu ft under-counter refrigerator, and ≤ 6 lineal ft of counter and cabinets (See PRMD Policy 1-4-5, *Definition of a Kitchen*)
4. **Bedroom** is any room >70 sf along exterior wall. Exempt if cannot reasonably function as a bedroom, i.e., no closet AND permanent features prevent use as a bedroom, i.e., built ins such that the room cannot accommodate a bed; 4-ft opening with no doors, or 4-ft half wall separates from another room such that there is no privacy. (See PRMD Policy 1-4-1, *Definition of a Bedroom*)
5. **Full bath** contains a toilet, sink and shower or bathtub; **Half bath** contains a toilet and sink (See PRMD Policy 1-4-6, *Detached Residential Accessory Structures*)
6. Class I septic system may be allowed on sites previously developed with a dwelling. Bedroom swap with primary dwelling may be permitted with Class I system and building permit to verify conversion and recorded covenant. (See PRMD Policy 9-2-12 *OWTS Guidelines for Remodeling and Additions*)
7. **Conditioned space** is any area, room or space being heated or cooled directly or indirectly for the comfort of occupants or for other reasons such as preserving temperature-sensitive goods. (See PRMD Policy 1-4-1, *Definition of a Bedroom*)
8. **Size limit** does not apply to agricultural structures when accessory to a permitted agricultural use as allowed by the base zone.