

ATTACHMENT K

TEXT AMENDMENTS TO THE CURRY COUNTY ZONING ORDINANCE

The following text replaces *Curry County Zoning Ordinance* ARTICLE IV - Section 4.090.

Added text is in **bold in red**;

Deleted text is ~~struck through~~ in **red**

Section 4.090 Accessory dwelling unit standards, inside Urban Growth Boundaries (UBG).

An accessory dwelling unit is a second dwelling unit that may be allowed in conjunction with a single family dwelling in the RCR, R-1 and R-2, R-3 zoning districts. Accessory dwelling units may be permitted under limited circumstances in the RC zone. Accessory dwelling units are subordinate in size, location, and appearance to the primary single family dwelling. One accessory dwelling unit on one residential lot may be permitted subject to the following standards:

1. A location either within, attached to, or detached from the primary detached single family dwelling unit. With a building permit, an accessory dwelling unit may be added to or over an attached or detached garage, or constructed as a detached single story structure or as a part of a new single family dwelling.
2. An Accessory dwelling unit must have its own outside address identification, entrance, kitchen and bathroom and sleeping area completely independent of the primary dwelling. Addressing of Accessory dwelling units shall be coordinated with the responsible emergency response agency.
3. The accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet in floor area but shall be no smaller than two hundred forty (240) square feet.
4. An accessory dwelling unit may not be created through the conversion of a main level garage space for living space. This standard does not include the conversion of the attic space above a garage.
5. An accessory dwelling unit that is attached to the primary dwelling shall share a common wall with firewall construction, roof and foundation.
6. A detached accessory dwelling unit shall be located a minimum of twenty (20) feet from the foundation of the primary dwelling.
7. The minimum front, rear and side yard setbacks for the Accessory dwelling shall be that of the underlying land use district.

8. One (1) off-street parking space shall be provided for the accessory dwelling unit;
9. Department of Environmental Quality authorization for septic services shall be provided prior to County authorization for an Accessory dwelling unit
10. Evidence of potable water availability shall be provided prior to County authorization of an Accessory dwelling unit.
11. The primary residence that meets the standards of 4.080(a-k) may be converted to an accessory dwelling upon completion of permitted, larger residence.
12. A home occupation may be conducted from either primary or accessory dwelling unit.
13. Either the primary or accessory dwelling unit shall be occupied by the property owner.