

SECTION 152. 267 DEFINITIONS

ACCESSORY DWELLING UNIT (ADU): A second dwelling unit on the same lot as an existing single-family dwelling, where the physical character of such second dwelling unit is clearly subordinate to the existing single-family dwelling and the second dwelling unit functions in an accessory manner to the existing single-family dwelling. The existing dwelling on the lot is commonly referred to as the principal dwelling.

ATTACHED: The sharing of a common wall between an ADU and the principal dwelling for a minimum length of ten (10) feet, or a fully enclosed corridor between an ADU and principal dwelling that does not exceed ten (10) feet in length.

SECTION 152. xxx ACCESSORY DWELLING UNITS (ADU)

INTENT: It is the intent of the Village of Pinckney to address the need to provide and preserve affordable and secure housing for all the population, while preserving the appearance and character of the Village's residential areas by permitting, as an accessory use, the creation of a separate self-contained dwelling unit within, incidental and subordinate to, an existing single-family residence. The creation of such accessory dwelling units will promote the general welfare of the Village, without increasing the number of residential buildings.

(1) General Requirements

No ADU shall be established prior to the issuance of a land use permit for the ADU. The Zoning Administrator shall be the approving body for all ADUs.

The following regulations shall apply to all accessory dwelling units whether on conforming or non-conforming lots:

- a) An ADU shall be established only on a lot on which a principal dwelling exists. The splitting of a lot that results in an ADU on a different lot than the principal dwelling to which it is accessory is prohibited.
- b) The accessory dwelling unit shall be a maximum of forty (40) percent of the gross floor area of the principal structure, not to exceed 600 square feet.
- c) An ADU shall be established only on a lot owned by the occupant of the principal dwelling though upon construction of the ADU, the lot owner shall reside in the principal dwelling or the ADU.
- d) The accessory dwelling unit shall have a maximum of two bedrooms.
- e) The occupancy of the accessory dwelling unit shall be no more than two (2) persons.
- f) Access to an attached accessory dwelling unit shall be limited to a common entrance foyer or exterior entrance to be located on the side or rear of the building;
- g) The principal residence and the accessory dwelling unit shall share the same vehicular access to the property.
- h) The number of off-street parking spaces for the accessory dwelling unit shall be not less than one (1) and shall not block the required parking for the main residence.
- i) All zoning district bulk and setback requirements shall apply to the site (Section 152.044).

- j) In the case of an ADU that is not attached to the principal dwelling, the ADU shall be located in the rear yard only.
- k) An ADU shall not be comprised of a mobile home or any device designed for regular or periodic movement including vehicles and cargo containers.
- l) No lot shall have more than one (1) ADU on such lot and the lot shall maintain one (1) mailing address that shall service the ADU and principal dwelling.
- m) An ADU, and modifications to the principal dwelling to accommodate an ADU shall be of similar or better workmanship as the principal dwelling, shall not detract from the appearance of the lot as a place of one (1) residence and shall be aesthetically compatible in appearance with other single-family dwellings in the immediate area based on architectural design and exterior materials.