

## 10.122 Sustainability Objectives

This Ordinance is intended to promote **sustainable** and balanced **development** in support of the following **sustainability** objectives:

1. Reduce dependence upon fossil fuels, extracted underground metals and minerals **and promote the use of alternative energy sources such as solar and wind**;
2. Reduce dependence on chemicals and other manufactured substances that accumulate in nature;
3. Reduce dependence on activities that harm life-sustaining ecosystems; and
4. Meet the hierarchy of present and future human needs fairly and efficiently.

## Section 10.810 Residential and Institutional Residence or Care Uses

### 10.811 Accessory Uses to Permitted Residential Uses

10.811.10 The following **uses** are permitted as **accessory uses** to permitted residential **uses**, in addition to those **accessory uses** listed in Section 10.440:

- (a) The keeping of dogs and cats and other **household pets**, but not including **kennels**.
- (b) **Yard sale**.

- (c) The **outdoor storage** of one travel trailer or camper that is not used for occupancy or business purposes. The connection of any utility or service such as electrical, water, gas or sewage to the travel trailer or camper for any continuous period exceeding 48 hours shall be prima facie evidence that it is being used for habitation or business purposes.
- (d) Roadside stand or display area in conjunction with a farm for the sale of products raised on the premises by the owner or lessee thereof provided that all the following conditions are met:
  - (1) Such stand or display area shall not cover more than 150 square feet of **gross floor area** or ground area.
  - (2) Such stand or display area shall be located at least 30 feet from the **street** right-of-way.
  - (3) Adequate **off-street parking** shall be provided and arranged in such a way that vehicles will not back into the **street**.
- (e) **EV fueling space A.**
- (f)  **Roof-mounted Solar Energy Systems**, less than or equal in area to 100% of the roof area of the principal **structure** on the **lot**.
- (g)  **Ground-mounted Solar Energy Systems**, provided: 1) Its solar panels are less than or equal in area to 25% of the footprint (SF) of the principal **structure** on the **lot**; and that the area for the structural portion attached directly to the ground, together with the other coverage for existing and any proposed buildings and structures, does not exceed the maximum lot coverage allowed in that zone..

## 10.5A43.30 Building and Story Heights

**10.5A43.32** A roof appurtenance may exceed the maximum allowed building height as specified on Map **10.5A21B** (Building Height Standards) by 10 feet, subject to the following:

(a) All roof appurtenances and other features that exceed the allowed building height for the zoning district shall not exceed 33 percent of the total roof area of the structure and, except for elevators, stair towers, and decorative railing no taller than four feet in height, shall be set back at least 10 feet from any edge of the roof.

(b) Outside the Historic District, **Roof-mounted solar energy panels systems** shall not be subject to the 33 percent limitation or the edge of roof setback. ~~provided that they are not visible from a point 20 feet above the edge of the street right of way on the opposite side of the street.~~

( c ) Inside the Historic District, **Roof-mounted solar energy panels systems** shall not be subject to the 33 percent limitation or the edge of roof setback.

(d) The area of roof appurtenances that comply with this section shall not be considered as part of the building's gross floor area calculations.

## 10.517 Roof Appurtenances and Other Rooftop Features

**10.517.30** All roof appurtenances and other features that exceed the allowed structure height for the zoning district shall not exceed 33 percent of the total roof area of the structure and, except for elevators and stair towers, shall be set back at least 10 feet from any edge of the roof.

### 10.517.31

**(a)** Outside the Historic District, **Roof-mounted solar energy panels systems** shall not be subject to the 33 percent limitation or the edge of roof setback. ~~provided that they are not visible from a point 20 feet above the edge of the street right of way on the opposite side of the street.~~

**(b)** Inside the Historic District, **Roof-mounted solar energy panels systems** shall not be subject to the 33 percent limitation or the edge of roof setback

## Add to Article 15 - Definitions

### **Building coverage**

The aggregate horizontal area or percentage (depending on context) of a lot or development site covered by all **buildings** and **structures** on the **lot**, excluding

- (a) gutters, **cornices** and eaves projecting not more than 30 inches from a vertical wall, and
- (b) **structures** less than 18 inches above ground level (such as decks and patios);
- (c) balconies, bay windows or awnings projecting not more than 2 feet from a vertical wall, not exceeding 4 feet in width, and cumulatively not exceeding 50% of the width of the **building** face;
- (d) fences; and
- (e) mechanical system (i.e. HVAC, power generator, etc.) ~~that is less than 36 inches above the ground level with a mounting pad not exceeding 10 square feet.~~

### **Roof appurtenance**

A device or **structure** not designed for human occupancy, attached to the exterior of the roof of a **building**, such as a stair or elevator tower, cooling tower, mechanical equipment housing, storage tank, antenna, **roof-mounted solar energy system** or similar equipment.

### **Solar Energy Systems**

Any device or structural design feature, including accessory equipment associated with the system, whose primary purpose is to provide for the collection, generation, storage, or distribution of solar energy. This includes **Roof-mounted Solar Energy Systems** and **Ground-mounted Solar Energy Systems**.

#### **Roof-mounted Solar Energy System**

A solar energy system that is structurally mounted to the roof of a building or structure.

#### **Ground-mounted Solar Energy System**

A solar energy system that is structurally mounted to the ground and is not roof-mounted. The horizontal setback requirement shall be to that part of the **Ground-Mounted Solar Energy System** nearest to a property line, but not less than the vertical height of the highest element of the **Ground-Mounted Solar Energy System**.

**Structure** (including **roof structure**)

Any production or piece of work, artificially built up or composed of parts and joined together in some definite manner. **Structures** include, but are not limited to, **buildings**, fences over 4 feet in height, **signs**, swimming pools **and Ground-mounted Solar Energy Systems**. (See also: **temporary structure**.)

**P = Permitted AP = Administrative Approval S = Special Exception CII = Conditional Use**

| Use                                                                                                                                                                                                                                                                        | R | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MROCD4-<br>CD4-L2<br>L1 | MRB | CD5<br>CD4 | GB | G1 | G2 | B<br>CD4-<br>W | WB | OR | I | WI | Supplemental Regulations |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|------------|------------|------------|-----------|-------------------------|-----|------------|----|----|----|----------------|----|----|---|----|--------------------------|
| 14.90 Storage (other than normal accessory use), processing, disposal, or transfer of petroleum, petrochemicals, natural gas and liquid petroleum products, coal, alcohol, wood pulp, solid or liquid waste, junk or hazardous waste as classified by Federal or State law | N | N          | N          | N          | N         | N                       | N   | N          | N  | N  | N  | N              | N  | N  | N | N  |                          |
| <b>15. Transportation and Utilities</b>                                                                                                                                                                                                                                    |   |            |            |            |           |                         |     |            |    |    |    |                |    |    |   |    |                          |
| 15.10 Public or private transformer station, substation, pumping station or automatic telephone exchange, not including any business office, storage yard or storage building                                                                                              |   |            |            |            |           |                         |     |            |    |    |    |                |    |    |   |    |                          |
| 15.11 Essential to service the area in which it is located                                                                                                                                                                                                                 | S | S          | S          | S          | S         | S                       | S   | S          | S  | S  | S  | S              | S  | S  | P | S  |                          |
| 15.12 Providing community-wide or regional service                                                                                                                                                                                                                         | N | N          | N          | N          | N         | N                       | N   | N          | S  | N  | N  | N              | N  | N  | S | S  |                          |

| Use                                                            | R  | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MROCD4-<br>CD4-L2<br>L1 | MRB | CD5<br>CD4 | GB | G1 | G2 | B<br>CD4-<br>W | WB | OR | I  | WI |                                                                                                                         |
|----------------------------------------------------------------|----|------------|------------|------------|-----------|-------------------------|-----|------------|----|----|----|----------------|----|----|----|----|-------------------------------------------------------------------------------------------------------------------------|
| 15.20 Heliport or helipad                                      |    |            |            |            |           |                         |     |            |    |    |    |                |    |    |    |    |                                                                                                                         |
| 15.21 Helipad, as an accessory use to a permitted hospital use | N  | N          | N          | N          | N         | N                       | N   | N          | N  | N  | N  | N              | N  | S  | S  | S  |                                                                                                                         |
| 15.22 Heliport                                                 | N  | N          | N          | N          | N         | N                       | N   | N          | N  | N  | N  | N              | N  | N  | N  | N  |                                                                                                                         |
| 15.30 Ground-mounted Solar Energy System                       | CU | CU         | N          | N          | N         | N                       | N   | CU         | N  | CU | CU | CU             | N  | N  | CU | CU | CU                                                                                                                      |
|                                                                |    |            |            |            |           |                         |     |            |    |    |    |                |    |    |    |    | Installations that exceed the footprint area of the principal structure on a lot or those installed as a principal use. |

P = Permitted   AP = Administrative Approval   S = Special Exception   CU = Conditional Use Permit   N = Prohibited

Section 10.440   Table of Uses – Residential, Mixed Residential, Business and Industrial Districts

| Use                                                                                              | R  | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>CD4-<br>L1 | CD4-<br>L2 | MRB | CD5<br>CD4 | GB | G1 | G2 | B<br>CD4-<br>W | WB | OR | I | WI | Supplemental Regulations          |
|--------------------------------------------------------------------------------------------------|----|------------|------------|------------|-----------|-------------------|------------|-----|------------|----|----|----|----------------|----|----|---|----|-----------------------------------|
| 1. Residential Uses                                                                              |    |            |            |            |           |                   |            |     |            |    |    |    |                |    |    |   |    |                                   |
| 1.20 <b>Accessory dwelling unit (Attached or Detached) up to 750 sq. ft. GLA</b>                 | P  | P          | P          | P          | N         | P                 | P          | P   | P          | N  | P  | P  | N              | N  | N  | N | N  | 10.814 (Accessory Dwelling Units) |
| 1.21 <del>Attached accessory dwelling unit (AADU)</del>                                          |    |            |            |            |           |                   |            |     |            |    |    |    |                |    |    |   |    |                                   |
| 1.211 <del>Up to 750 sq. ft. GLA and entirely within an existing single-family dwelling</del>    | AP | AP         | AP         | AP         | N         | AP                | AP         | AP  | CU         | N  | CU | CU | N              | N  | N  | N | N  |                                   |
| 1.212 <del>Up to 750 sq. ft. GLA and in an expansion of an existing single-family dwelling</del> | CU | CU         | CU         | CU         | N         | CU                | CU         | CU  | N          | N  | CU | CU | N              | N  | N  | N | N  |                                   |



P = Permitted   AP = Administrative Approval   S = Special Exception   CU = Conditional Use Permit   N = Prohibited

| Use                                                                                                                                                                                                              | R  | SRA<br>SRB | GRA<br>GRB | GRC<br>(A) | GA/<br>MH | MRO<br>CD4-<br>L1 | CD4-<br>L2 | MRB | CD5<br>CD4 | GB | G1 | G2 | B<br>CD4-<br>W | WB | OR | I | WI | Supplemental Regulations |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------|------------|------------|-----------|-------------------|------------|-----|------------|----|----|----|----------------|----|----|---|----|--------------------------|
| <del>1.22 Detached accessory dwelling unit (DADU)</del>                                                                                                                                                          |    |            |            |            |           |                   |            |     |            |    |    |    |                |    |    |   |    |                          |
| <del>1.221 Up to 600 sq. ft. GLA and entirely within an existing accessory building that conforms with the dimensional requirements of this Ordinance.</del>                                                     | CU | CU         | AP         | AP         | N         | AP                | AP         | AP  | N          | N  | N  | N  | N              | N  | N  | N | N  |                          |
| <del>1.222 Up to 750 sq. ft. GLA and entirely within an existing accessory building that conforms with the dimensional requirements of this Ordinance.</del>                                                     | CU | CU         | CU         | CU         | N         | CU                | CU         | CU  | N          | N  | N  | N  | N              | N  | N  | N | N  |                          |
| <del>1.223 Up to 600 sq. ft. GLA in an existing accessory building that does not conform with the dimensional requirements of this Ordinance or includes the expansion of the existing accessory building.</del> | CU | CU         | CU         | CU         | N         | CU                | CU         | CU  | N          | N  | N  | N  | N              | N  | N  | N | N  |                          |
| <del>1.224 Up to 750 sq. ft. GLA on a lot and in a new building that complies with all lot and building dimensional standards of this Ordinance for a single-family dwelling</del>                               | CU | CU         | CU         | CU         | N         | CU                | CU         | CU  | N          | N  | N  | N  | N              | N  | N  | N | N  |                          |
|                                                                                                                                                                                                                  |    |            |            |            |           |                   |            |     |            |    |    |    |                |    |    |   |    |                          |

## 10.814 Accessory Dwelling Units

### 10.814.10 Purpose and Eligibility

10.814.11 The purpose of this section is to provide for additional **dwelling units** within single-family neighborhoods in order to: increase the supply of smaller, more affordable housing units with less need for more municipal infrastructure or further land development; contribute to local housing needs; and provide opportunities for adapted reuse of existing **accessory structures**. The standards in this section are intended to integrate more housing options into the community with minimal impact on the surrounding neighborhood.

10.814.12 Only one **accessory dwelling unit (ADU)** (either an **attached accessory dwelling unit (AADU)** or a **detached accessory dwelling unit (DADU)**) shall be allowed on any **lot** containing a **single-family dwelling**. An **accessory dwelling unit** shall not be allowed under this Section 10.814 on a **lot** that contains more than one **dwelling unit**, **multi-family dwellings** or on rented or leased land.

10.814.13 Except as provided elsewhere in this Section 10.814, in order for a **lot** to be eligible for an **accessory dwelling unit**, the **lot** and all proposed **structures** and additions to existing **structures** shall conform to all zoning regulations as follows:

10.814.131 Any municipal regulation applicable to **single-family dwellings** shall also apply to the combination of a **principal dwelling unit** and an **accessory dwelling unit**. However, an **accessory dwelling unit** shall be allowed without additional requirements for **lot area**, **lot area per dwelling unit**, or frontage beyond those required for a **single-family dwelling** without an ADU in the same zoning district.

10.814.132 An **attached accessory dwelling unit** is permitted on existing **nonconforming lots** and within an existing **nonconforming building** provided no increased or new nonconformity is created.

10.814.133 Newly constructed **detached accessory dwelling units** shall be governed by the provisions of this Ordinance and the **side** and **rear yard** requirements for the applicable zoning or Character District.

10.814.14 Notwithstanding all of the above provisions, an **accessory building** existing on the effective date of this ordinance may be converted to a **detached accessory dwelling unit** as provided in this Ordinance.

### 10.814.20 Standards for All Accessory Dwelling Units

All **accessory dwelling units** shall comply with the following standards:

- 10.814.21 The **principal dwelling unit** and the **accessory dwelling unit** shall not be separated in ownership (including by condominium ownership).
- 10.814.22 Either the **principal dwelling unit** or the **accessory dwelling unit** shall be occupied by the owner's principal place of residence. The owner shall provide documentation demonstrating compliance with this provision to the satisfaction of the City.
- 10.814.221 When the property is owned by an entity, one of the **dwelling units** shall be the principal place of residence of one or more principals of that entity, such as a member or beneficiary.
- 10.814.23 **Accessory dwelling units** shall not have more than two bedrooms.
- 10.814.24 Neither the **principal dwelling unit** nor the **accessory dwelling unit** shall be used for any business, except that the property owner may have a **home occupation** use in the unit that he or she occupies as allowed or permitted elsewhere in this Ordinance.
- 10.814.25 Where municipal sewer service is not provided, the septic system shall meet NH Water Supply and Pollution Control Division requirements for the combined system demand for total occupancy of the premises.
- 10.814.26 1 **off-street parking** space shall be provided for an **ADU** in addition to the spaces that are required for the principal **single-family dwelling**.
- 10.814.27 **Accessory dwelling units** shall comply with the drainage requirements of this Ordinance.
- 10.814.28 **Accessory dwelling units** shall comply with the lighting requirements of this Ordinance.
- 10.814.29 **Accessory dwelling units** located in the Historic District are subject to review and approval by the Historic District Commission.

#### ~~10.814.30 — Additional Standards for Attached Accessory Dwelling Units~~

~~The following standards are intended to ensure proportionality and aesthetic continuity between the **AADU** and the principal **dwelling unit**.~~

~~An **attached accessory dwelling unit (AADU)** shall comply with the following additional standards:~~

- 10.814.301 **An attached accessory dwelling unit** shall have either an independent means of ingress and egress or ingress and egress through a common

~~shared space with the principal dwelling. interior door shall be provided between the principal dwelling unit and the AADU.~~

10.814.312 All **accessory dwelling units** ~~The AADU~~ shall not be larger than 750 sq. ft. in **gross living area (GLA)**. For the purpose of this provision, the **gross living area** of the AADU shall not include storage space, shared entries, or other spaces not exclusive to the AADU.

10.814.32 — A newly constructed **DADU** shall be separated no less than 5 feet from the **principal structure** or as required by the Building Code, whichever is greater. ~~The AADU shall be subordinate to the principal dwelling unit in scale, height and appearance, as follows:~~

10.814.331 — ~~If there are two or more doors in the front of the principal dwelling unit, one door shall be designed as the principal entrance and the other doors shall be designed to appear to be secondary.~~

10.814.332 An addition to or expansion of an existing **building** for the purpose of creating an AADU shall be recessed or projected at least 18 inches from the existing front wall of the principal **dwelling unit**. Where the addition includes the construction of an attached, street-facing garage, it shall be set back at least 10 feet from the front wall of the principal **dwelling unit**.

10.814.333 ~~The building height of any addition or expansion that includes an increase in building footprint shall be no greater than 75% of the height of the existing building. In the case of a single story building, an addition or expansion may include either an additional story to the existing building or a single story addition at the same height as the existing building.~~

#### **10.814.40 — Additional Standards for Detached Accessory Dwelling Units**

The following standards are intended to ensure proportionality and aesthetic continuity between the DADU and the principal dwelling unit.

———— A **detached accessory dwelling unit (DADU)** shall comply with the following additional standards:

10.814.41 — The **DADU** shall not be larger than 750 sq. ft. in **gross living area**.

10.814.411 — A **DADU** that is created from an existing **accessory building** that does not comply with its minimum **yard**

requirements shall not exceed 750 sq. ft. in **gross living area**.

10.814.42 A **DADU** that is created from an existing **accessory building** that does not comply with its minimum **yard** requirements shall comply with the following additional requirements:

10.814.421 The existing **accessory building** shall not be expanded either vertically or horizontally, other than through the addition of a front entry not to exceed 50 sq. ft., or a side or rear deck not to exceed 300 sq. ft.; except that the Planning Board may grant a conditional use permit to allow the **gross living area** of the **accessory building** to be expanded up to a total of 600 sq. ft. as provided in this Ordinance.

10.814.422 A **DADU** that is within a required **side yard** or **rear yard** setback for the zoning district shall not have any windows, balconies, or doors higher than eight feet above grade facing adjacent property.

10.814.43 The **DADU** shall be subordinate to the principal **single-family dwelling** in scale, height and appearance as follows:

10.814.431 The front wall of a **DADU** that is not created within an existing **accessory building** shall be **set back** at least 10 feet further from the **front lot line** than the existing front wall of the principal **dwelling unit**.

10.814.432 The **building height** of the **building** containing the **DADU** shall be no greater than 22 feet.

10.814.433 When the **building** containing the **DADU** is taller than the **principal building**, its required setback from all property lines shall be increased by the difference in **building height** between the **DADU** and the **principal building**.

10.814.434 The **building footprint** of the **building** containing the **DADU** shall be no greater than 750 sq. ft.

10.814.435 The **gross floor area** of the **building** containing the **DADU** shall be no greater than 1,600 sq. ft. **gross floor area** or 75 percent of the **gross floor area** of the principal **dwelling unit**, whichever is less.

10.814.436 The **DADU** may include roof dormers provided they are located outside the required setbacks from all property lines and occupy no greater than 33% of any individual roof plane.

~~10.814.437 — The **DADU** shall comply with the drainage requirements of this Ordinance.~~

~~10.814.438 — The **DADU** shall comply with the lighting requirements of this Ordinance.~~

~~10.814.44 — A newly constructed **DADU** shall be separated no less than 5 feet from the **principal structure** or as required by the Building Code, whichever is greater.~~

#### **10.814.50 — Architectural Design Standards**

~~Where the creation of an **accessory dwelling unit** involves the construction of a new **building** or an addition to or expansion of an existing **building**, the exterior design shall be architecturally consistent with or similar in appearance to the **principal building** using the following design standards:~~

~~10.814.51 — The new **building**, addition or expansion shall be architecturally consistent with or similar in appearance to the existing **principal building** with respect to the following elements:~~

- ~~• Massing, including the shape and form of the **building footprint**, roof or any projecting elements;~~
- ~~• Architectural style, design, and overall character;~~
- ~~• Roof forms, slopes, and projections;~~
- ~~• Siding material, texture, and profile;~~
- ~~• Window spacing, shapes, proportions, style and general detailing;~~
- ~~• Door style, material and general detailing;~~
- ~~• Trim details, including window and door casings, cornices, soffits, eaves, dormers, shutters, railings and other similar design elements;~~
- ~~• Exposed foundation materials and profiles.~~

~~10.814.52 — If provided, the following elements shall be architecturally consistent with or similar in appearance to the corresponding elements on the **principal building** in terms of proportions, materials, style and details:~~

- ~~• Projections such as dormers, porticos, bays, porches and door canopies;~~
- ~~• Chimneys, balconies, railings, gutters, shutters and other similar design elements.~~

~~10.814.53 — If provided, all street facing garage doors shall be limited to 9 feet in width.~~

## **10.814.60 — Review and Approval Process**

~~10.814.61 —~~ When Section 10.440 indicates that an **attached** or **detached ADU** is permitted by administrative approval (“AP”), the following shall apply:

~~10.814.611 —~~ For a period of at least 30 days following the date of application to the City, the applicant shall post a notice, in the form of a sign provided by the city, that describes the proposed **ADU** application subject to the following:

~~(1) —~~ Such sign(s) shall be located on the perimeter of the **lot** where it can easily be viewed and readable from all abutting public ways.

~~(2) —~~ The applicant shall also provide the sign notice information to the City. The City shall send notice by certified mail to all owners of any property located within 100 feet of the **lot**.

~~10.814.612 —~~ Any person may submit written comments on the **ADU** application. In order to be considered by the Planning Director, such comments shall be submitted to the Planning Director within the 30-day notice period, which begins on the date the certified mailing is sent by the City.

~~10.814.613 —~~ The determination as to whether the **ADU** complies with all requirements shall be made as an Administrative Approval by the Planning Director. The Planning Director may approve, deny, or request additional information from the applicant. The Planning Director may refer the application to the Planning Board for a conditional use permit, if appropriate.

~~10.814.614 —~~ The Planning Director shall not approve an application for an **ADU** until the conclusion of the 30-day notice period.

~~10.814.62 —~~ When Section 10.440 requires a conditional use permit for an **attached** or **detached ADU**, the Planning Board shall make the following findings before granting approval:

~~10.814.621 —~~ The **ADU** complies with all applicable standards of this Section 10.814 or as may be modified by the conditional use permit.

~~10.814.622 —~~ The exterior design of the **ADU** is architecturally consistent with or similar in appearance to the existing **principal dwelling** on the lot.

~~10.814.623 —~~ The site plan provides adequate and appropriate **open space** and landscaping for both the **ADU** and the principal

~~dwelling unit and complies with the off-street parking requirements of Section 10.814.26.~~

~~10.814.624 The ADU will maintain a compatible relationship with the character of adjacent and neighborhood properties in terms of location, design, and off-street parking layout, and will not significantly reduce the privacy of adjacent properties.~~

~~10.814.63 In granting a conditional use permit for an accessory dwelling unit, the Planning Board may modify a specific standard set forth in Sections 10.814.26 and 10.814.30 through 10.814.50 (except the size and height of any ADU), including requiring additional or reconfigured off-street parking spaces, provided that the Board finds such modification will be consistent with the required findings in Section 10.814.62.~~

### **10.814.70 Post-Approval Requirements**

~~10.814.71 Documentation of the conditional use permit approval shall be recorded at the Rockingham County Registry of Deeds, together with an affidavit that either the principal dwelling unit or the accessory dwelling unit will be occupied by the owner of the dwelling as the owner's principal place of residence, as required by Section 10.814.22.~~

10.814.33 A certificate of use issued by the Planning Department is required to verify compliance with the standards of this Section, including the owner-occupancy and principal residency requirements. Said certificate shall be issued by the Planning Department upon issuance of a certificate of occupancy by the Inspection Department. A certificate of use shall not be issued prior to recording of documentation as required by this Ordinance.

10.814.34 The certificate of use shall be renewed annually upon submission of such documentation as the Planning Department may require to verify continued compliance with the standards of this Section. Failure to comply with this requirement shall be deemed a violation of the ordinance and may be enforced as provided in Article 2.



## Article 11 Site Development Standards

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### Section 10.1110 Off-Street Parking

#### 10.1112.30 Off-Street Parking Requirements

##### *10.1112.31 Parking Requirements for Residential Uses*

10.1112.311 The required minimum number of **off-street parking** spaces for **uses** 1.10 through 1.90, including **dwelling units** in mixed-use developments, shall be based on the gross floor area of each **dwelling unit**, as follows:

| <b>Dwelling Unit Floor Area</b> | <b>Required Parking Spaces</b> |
|---------------------------------|--------------------------------|
| Less than 500 sq. ft.           | 0.5 spaces per unit            |
| <b>Over</b> 500-750 sq. ft.     | 1.0 space per unit             |
| Over 750 sq. ft.                | <del>1.3 spaces per unit</del> |