

Section 2.4.09: Accessory and Miscellaneous Land Use Types

(1) Detached Accessory Structure (for Non-residential Use).

Includes detached garages, carports, hoop sheds, utility sheds, and similar structures serving a non-residential principal land use.

Performance Standards:

1. Any such structure exceeding 1,500 square feet or the maximum height for an accessory structure established in Figures 2.5.04(2) and 2.5.05(2) shall be regulated as a principal structure.
2. No Detached Accessory Structure (for Non-residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot, unless otherwise stated in this Chapter.
3. See Figures 2.5.02(1) and 2.5.02(2) for setback, floor area, and coverage standards associated with Detached Accessory Structures in non-residential zoning districts.
4. No Detached Accessory Structure (for Non-residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meet all applicable code requirements for a dwelling.

(2) Detached Accessory Structure (for Residential Use).

An accessory structure serving a residential principal land use and building (e.g., a house), but not attached to the principal building. Includes detached residential garages, carports, and hoop sheds designed primarily to shelter parked passenger vehicles; utility sheds used primarily to store residential maintenance equipment for the same property; private recreation structures such as gazebos, and detached elevated decks or walkways associated with residential uses.

Performance Standards:

1. One attached or detached garage plus one additional Detached Accessory Structure (for Residential Use), not including another garage, are permitted on each lot.
2. No Detached Accessory Structure (for Residential Use) shall be constructed on any lot prior to establishment of a principal use on that same lot, unless otherwise stated in this Chapter.
3. See Figures 2.5.01(1) and 2.5.01(2) for setback, floor area, and coverage standards associated with Detached Accessory Structures in residential zoning districts.
4. No Detached Accessory Structure (for Residential Use) shall occupy any portion of the minimum required front setback for principal structures in the zoning district where it is located, per Figure 2.5.01(2), except where the mean natural grade of a front yard is more than 8 feet above the adjacent street level. In such cases, such structure may be set back no closer than 5 feet from the front lot line, the floor level shall be not more than one foot above street level, and at least one-half of the structure's height shall be below the mean grade of the front yard.
5. A Detached Accessory Structure (for Residential Use) may only be located forward of the principal building if provided site plan approval under Section 2.13.09.
6. Where any portion of a Detached Accessory Structure (for Residential Use) is located forward of the rear building line of the principal building, it shall meet the minimum required side yard setback for principal structures in the zoning district where it is located, per Figure 2.5.01(2).
7. No Detached Accessory Structure (for Residential Use) shall be located closer than 10 feet from any other building on the lot, unless applicable building code requirements for one hour fire-rated construction is met.
8. No Detached Accessory Structure (for Residential Use) shall involve or include the conduct of any business, trade, or industry, except for home occupations as described and limited elsewhere in this Article 4.
9. No Detached Accessory Structure (for Residential Use) shall be occupied as a dwelling unit or otherwise used for human habitation, unless it has first been approved for such use by the Building Inspector and meet all applicable code requirements for a dwelling.

10. Except by site plan approval under Section 2.13.09, each Detached Accessory Structure (for Residential Use) exceeding 100 square feet in floor area and built after October 21, 2013 shall meet the following design standards:
 - a. Not be taller or have more floors above ground level than the principal building.
 - b. Shall have a similar roof slope and overhang width as the principal building. If the principal building has multiple roof slopes and/or overhang widths, the roof slopes and widths of the accessory structure shall reflect those principal building roof characteristics that are most visible from the public street.
 - c. Shingles or other roof surface shall be of a similar material and color as the roof surface of the principal building.
 - d. Siding shall be of a similar material and color as the siding on the principal structure, except that where the siding on the principal structure is stone or brick, another compatible material may be selected.
11. Maximum square footage and total building coverage shall not exceed the maximums set forth in Figure 2.5.01(1).
12. See Article 11 for additional standards related to residential garages within the PN Planned Neighborhood zoning district..

(3) Company Cafeteria.

A food service operation that provides food only to company employees and their guests, meets state food service requirements, and is located on the same property as a principal land use engaged in an operation other than food service.

(4) Company Provided On-Site Recreation or Child Care.

Any active or passive recreational or child care facility located on the same site as a principal land use, and that is reserved solely for the use of company employees and their guests, and licensed as may be required by the State.

(5) Small Exterior Communication Device.

Includes roof top antennas 15 feet in height or less as measured from the highest part of the roof to the top of the antenna and satellite dishes with a diameter of 20 inches or less, generally used for television, radio, telephone, or internet reception, but allowable for other forms of transmission or reception (except for cellular and digital communication facilities).

Performance Standards:

1. No Small Exterior Communication Device shall be erected or installed within the front yard or street yard. In the rear and interior side yards, the device shall be set back a distance equal to the minimum setback requirements for principal structures within the zoning district.
2. Small Exterior Communication Devices shall be erected and installed in accordance with the state electrical code adopted by reference in the National Electrical Safety Code, Federal Communications Commission, and the instructions of the manufacturer.

(6) Large Exterior Communication Device.

Includes any apparatus capable of sending and/or receiving communications from a transmitter or a transmitter relay, and consisting of satellite dishes with a diameter greater than 20 inches; antennas greater than 15 feet in height as measured from highest part of the roof to the top of the antenna; and/or ground-mounted antenna arrays. Does not include commercial cellular and digital communication facilities that are mounted on a "Communications Tower," which is described and regulated as a principal use earlier in this Article.

Performance Standards:

1. No Large Exterior Communication Device shall be erected or installed within the front yard or street side yard. In non-residential districts, if reasonable reception of signals is not possible within an interior side or rear yard placement due to the physical characteristics of the lot and area, such facility may be placed in the front yard or street side yard, or on the roof of structures on the property. Any ground-mounted device and its supporting structure shall be located a minimum of 10 feet from any interior side or rear property line.

2. There shall be not more than one Large Exterior Communication Device per residentially zoned lot. On residentially zoned lands, Large Exterior Communication Devices shall not be allowed on rooftops, and the total height of ground-mounted signal receiving devices and any platform or structure upon which said device is mounted or affixed shall not exceed 12 feet in height as measured from the ground to the highest point of the device.
3. Signal receiving antennas attached to any structure shall be permitted only if the structure is properly constructed to carry all imposed loading and complies with applicable state and local building code requirements. The Zoning Administrator may require engineering calculations.
4. The signal receiving antenna shall not exceed 15 feet in diameter, except for systems used to provide community antenna television services or cellular transmission.
5. In non-residential zoning districts, ground-mounted signal receiving devices, including any platform or structure upon which said device is mounted or affixed, may not exceed 18 feet in height.
6. All such devices shall be permanently mounted in accordance with the manufacturer's specifications for installation. All such installations shall meet a minimum wind load design velocity of 80 MPH.
7. Large Exterior Communication Devices shall be erected and installed in accordance with the Wisconsin State electrical code adopted by reference in the National Electrical Safety Code, Federal Communications Commission, and the instructions of the manufacturer. In cases of conflict, the stricter requirements shall govern. All cable used to conduct current or signals from the signal receiving antenna to the receivers shall be installed underground unless installation site conditions preclude underground installation. If a signal receiving antenna is to be used by two or more residential property owners, all interconnecting electrical connections, cables, and conduits must also be underground. The location of all such underground lines, cables, and conduits shall be shown on the application for a permit. All signal receiving antennas shall be grounded against direct lightning strikes.
8. No form of advertising or identification sign or mural is allowed on the any part of the device other than the customary manufacturer's identification and warning plates.
9. Communications devices shall be filtered, positioned, and/or shielded so as to prevent the emission and reflection of any electromagnetic radiation that would cause any harmful interference with the radio and/or television broadcasting or reception on the same or adjacent properties. In the event that harmful interference is caused subsequent to its installation, the owner of the communications device shall promptly take steps to eliminate the harmful interference in accordance with Federal Communications Commission regulations.
10. Supporting structures and equipment for antennas and satellite dishes shall be screened with foundation landscaping, decorative fencing, or placement within a building.
11. The installation and use of all signal receiving antennas shall be in conformity with the Federal Cable Communications Policy Act of 1984 and regulations adopted thereunder.
12. In making a recommendation on each conditional use permit application for an amateur radio antennae that exceeds the one or more thresholds for a "Small Exterior Communication Device," the Plan Commission shall make reasonable efforts to formulate reasonable conditions and the minimal practical restrictions that will allow for the approval of such facilities and shall deny such application only if it finds that the requested use, if installed and operated in accordance with all reasonable conditions and restrictions, will cause a significant danger to the public safety or welfare. It shall be a condition to each conditional use permit for an amateur radio antennae that the operation of the amateur radio service using such antennae shall at all times be maintained in compliance with the applicable regulations and permit conditions issued by the Federal Communications Commission.

(7) Family Day Care Home (4 to 8 Children).

Occupied residences in which a qualified person or persons provide child care for four to eight children. The care of less than four children is not subject to the regulations of this Chapter. See also Section 66.1017(1)(a), Wisconsin Statutes.

(8) Intermediate Day Care Home (9 to 15 Children).

Occupied residences in which a qualified person or persons provide child care for 9 to 15 children. See also Section 48.65, Wisconsin Statutes.

(9) Geothermal Energy System (GES).

A Geothermal Energy System (GES) is a central heating and/or cooling system that uses the moderate temperatures of subsurface ground or a body of water to assist with the heating or cooling of a building or a building's water. A GES requires an underground heat exchanger, in the form of a network of underground or underwater pipes or tubes filled with a liquid medium (refrigerant, water mixed with anti-freeze, or water). The liquid medium within the heat exchanger is transferred between a structure and the heat exchanger via pumps. In an Open Loop GES, ground or surface water is continuously drawn from an outside source through the heat exchanger pipes and discharged after use. In a Closed Loop GES, the system is designed so that heat exchanger fluid does not come in direct contact with soils, groundwater, or surface water.

Performance Standards:

1. Mechanical pumps used to move water between heat exchangers structures shall be located entirely within principal or accessory structures.
2. Underground GES pipes or tubes shall be set back a minimum of 10 feet from any lot line, public right-of-way, buried utility line, utility easement, and permanently protected natural resource area.
3. Underground GESs shall comply with state requirements regarding setbacks from private or public water wells.
4. Earth moving or drilling activities associated with installation or maintenance of the underground element of GES heat exchangers shall comply with applicable erosion control requirements.
5. Installation of a GES within the WHP Wellhead Protection Area Overlay District shall be allowed subject to review and approval by the Director of Public Works and in accordance with all applicable county and state licensing and permit requirements.
6. All activities, materials, structures, and products associated with the installation and maintenance of a GES shall comply with applicable state-approved standards and drilling permit procedures and shall meet the certification standards established by the IGSHPA or other professional geothermal system accreditation association recognized by the State of Wisconsin. Materials shall be able to withstand long-term exposure to the levels of moisture and/or acidity of soils of the site.
7. Open loop GESs using only water as the heat exchange fluid shall be permitted. GESs may not be installed directly in a navigable body of water, and discharged water shall meet the state requirements for thermal and other water pollutants. Discharged water shall not be directed onto adjacent property or interfere with the function of on-site or off-site stormwater management structures.
8. In closed loop GESs, only heat exchange fluids certified by the State of Wisconsin for use with underground heat exchangers may be utilized. Heat exchange fluids shall not pose a contamination hazard to ground water quality. Fluids removed from closed loop heat exchangers shall be disposed of in accordance with state and federal requirements and shall not be discharged onto neighboring properties.

(10) Minor Home Occupation.

A low-impact economic activity performed within a dwelling unit and/or its attached garage, where the principal use of the lot remains the residence of the person primarily conducting the economic activity.

Performance Standards:

1. The occupation shall be conducted only within the dwelling and/or an attached garage.
2. The area used to conduct the Minor Home Occupation shall not exceed 25 percent of the improved square footage of the dwelling unit, excluding the garage, and shall not exceed 25 percent of the area of any floor.
3. A Minor Home Occupation shall be undertaken only by a member of the immediate family residing on the premises, plus no more than one other individual not residing on the premises in the AT district only.
4. There shall be no exterior alterations to the dwelling that change the character thereof as a dwelling.
5. No activity, materials, goods, or equipment incidental to the Minor Home Occupation shall be externally visible, except for home-grown produce grown on site.

6. No Minor Home Occupation shall endanger the public health and safety or interfere with the enjoyment of other parcels in the neighborhood.
7. No mechanical or electrical equipment may be used other than such as customarily incidental to domestic use or that creates a disturbance such as noise, dust, odor, or electrical disturbance detectable at the property line.
8. The use shall not involve the use of commercial vehicles for more than the occasional delivery of materials to or from the premises.
9. No Minor Home Occupation, combined with the principal residential use of the property, shall generate more than 15 vehicle trips per day.

(11) Major Home Occupation.

Compared to a “Minor Home Occupation,” a higher-impact economic activity performed in a dwelling unit and/or its “Detached Accessory Structure (for Residential Use),” where the principal use of the lot remains the residence of the person primarily conducting the economic activity.

Performance Standards:

1. A Major Home Occupation may be conducted within the dwelling, an attached garage, and/or in a permanent Detached Accessory Structure (for Residential Use).
2. The area used to conduct the Major Home Occupation shall not exceed 25 percent of the improved square footage of the principal dwelling unit, excluding any attached garage.
3. The Plan Commission may impose additional limitations on the percentage of the property and/or buildings that may be devoted to the occupation.
4. Subject to Plan Commission approval, a Major Home Occupation may employ up to two employees living off-site, provided an immediate family member residing on site is the principal owner and operator of the business.
5. No activity, materials, goods or equipment incidental to the Major Home Occupation shall be externally visible, and external storage normally allowed for the principal residential use.
6. No Major Home Occupation may include retail sales other than items produced or value added on site. The Plan Commission may prohibit or limit the on-site sale of items or products produced or enhanced on the premises.
7. No Major Home Occupation shall endanger the public health and safety or interfere with the enjoyment of other parcels in the neighborhood.
8. No mechanical or electrical equipment may be used that creates a disturbance such as noise, dust, odor or electrical disturbance detectable at the property line.
9. Each conditional use permit for a Major Home Occupation shall run with the applicant and not with the land.

(12) In-Home Suite.

An area within a “Single-Family Detached Residence” dwelling unit that may contain separate kitchen, dining, bathroom, laundry, living, sleeping, and recreation areas. A permanent interior, non-locking access way between the habitable area of the principal dwelling and the In-Home Suite is required. A separate outdoor access to a shared garage may be provided.

Performance Standards:

1. Each In-Home Suite shall be considered a part of the principal “Single-Family Detached Residence” for purposes of this Chapter.
2. The principal dwelling unit and the In-Home Suite shall together appear from the outside as one single-family detached residence.
3. A separate address and utility connection or meters for the In-Home Suite is not permitted.
4. An all-weather interior access between the main habitable area of the principal dwelling and the In-Home Suite shall be maintained at all times. Connections through attics, basements, garages, porches, or non-living areas shall not be sufficient to meet the requirement for connected interior access. A connecting

door may be used to separate the In-Home Suite from the rest of the dwelling provided that it is a non-locking door. Doors to bedrooms and bathrooms are exempt from the non-locking requirement.

5. A separate driveway, garage, or walled garage area shall not be permitted. A separate connecting door between the In-Home Suite and the garage may be provided.
6. Direct incidental access to the In-Home Suite from the building exterior may be provided via exterior porches, patios, and decks, but external stairs providing principal access to a second story In-Home Suite shall be prohibited.
7. The In-Home Suite may not be occupied by a non-family member.
8. When an application is submitted for a building permit to accommodate what is explicitly listed as, or could possibly serve as, an In-Home Suite, the building plan shall be marked as "Not a separate dwelling unit nor apartment," and a signed letter from the applicant stating agreement with the conditions in this Section shall be filed with the Zoning Administrator.

(13) Indoor Sales Incidental to Storage or Light Industrial Land Use.

Includes any retail sales activity conducted exclusively indoors that is incidental to a principal land use such as warehousing, wholesaling, or any "Light Industrial" land use on the same site.

Performance Standards:

1. The total Gross Floor Area (GFA) devoted to sales activity shall not exceed 25 percent of the total GFA of the buildings on the property. Areas devoted to "Artisan Studio" uses such as custom ceramics, glass, wood, paper, fabric, and similar crafts may exceed 5,000 square feet with the granting of a conditional use permit.
2. The indoor sales area shall be physically separated by a wall from other activity areas.
3. Parking requirement: Adequate parking, per the requirements for "Indoor Sales or Service" land uses, shall be provided for customers. Said parking shall be in addition to that required for the "Light Industrial" or other uses on the lot.

(14) Residential Agriculture.

Small-scale agricultural activities that are located on a residential lot, are clearly accessory to the principal residential use, and result in products that are predominantly consumed or used by the residents of the same lot. Permitted activities associated with a Residential Agriculture use consist of gardening, residential composting, and the raising of designated small animals for food or fur.

Performance Standards:

1. Only the following types of small animals may be kept under this land use category: dwarf and pygmy goats, chickens (no roosters), and quail. The raising of other animals for food or fur shall be prohibited under this land use category.
2. There shall not be more than 4 chickens, 8 quail, and one dwarf or pygmy goat per lot.
3. All animals shall be kept within a completely enclosed, covered area, which shall be to rear of the residence and meet the minimum setback requirement for an accessory structure. Animal enclosure areas may not exceed 20 percent of the lot area.
4. There shall be no odor at the lot lines associated with the Residential Agriculture use.
5. The use of mechanized farm equipment and on-site sale of food or fur are prohibited.

(15) Light Industrial Activities Incidental to Indoor Sales or Services.

Any "Light Industrial" use conducted exclusively indoors that is incidental to another principal land use such as "Indoor Sales or Service" land use on the same site.

Performance Standards:

1. Must be conducted exclusively indoors and with doors and windows to the building closed.
2. Floor area devoted to light industrial use must not exceed 20 percent of the total floor area of the buildings in the property, or 5,000 square feet, whichever is less.
3. Must be physically separated by a wall from other activity areas that are available for public access.

4. Must not generate any noise, odor, or vibration at any property line.
5. May only operate between the hours of 7 a.m. and 6 p.m., Monday through Friday.

(16) Outdoor Alcohol Area.

Outdoor Alcohol Areas are those that serve or allow for the consumption of alcohol outside of the principal structure, generally associated with an approved “Indoor Commercial Entertainment” use such as a restaurant, tavern, bar, and/or live music venue, but possibly also certain “Indoor Institutional” uses and other land uses. Examples of Outdoor Alcohol Areas include, but are not limited to beer gardens and outdoor dining areas that allow the consumption of alcohol.

Performance Standards:

1. A conditional use permit shall only be granted to an operator of an establishment that is in compliance with applicable Village of Poynette Municipal Code, and is licensed by the Wisconsin Department of Health and Family Services to operate said establishment pursuant to Chapter 254, Wisconsin Statutes.
2. Any establishment serving alcohol shall hold a valid liquor license from the Village.
3. Except in the B-1 Downtown Commercial district, non-temporary Outdoor Alcohol Areas shall be set back a minimum of 100 feet from any residential use in any zoning district and provide a bufferyard meeting the requirements of Section 2.8.02(4)(d) along all property borders abutting residentially zoned property.
4. The maximum allowable area for an Outdoor Alcohol Area shall not exceed 50 percent of the Gross Floor Area of the principal “Indoor Commercial Entertainment” venue or other principal use.
5. The exterior may be required to be enclosed with a fence or wall as limited by State Statute. Emergency exits from the area shall be provided in accordance with applicable Fire and Building Codes.
6. Except as a temporary use, an Outdoor Alcohol Area must be located on an impervious surface or hard all-weather decking material.
7. Except where otherwise specified by the conditional use permit, Outdoor Alcohol Areas shall not open earlier than 7 a.m. or remain open later than 11 p.m. on any day.
8. Except where otherwise limited by conditional use permit, Outdoor Alcohol Areas may play amplified music, whether live or recorded and may have speakers, microphones, televisions, or other audio or video devices provided all noise standards established in Section 2.9.13 are met.
9. Outdoor Alcohol Areas shall be accessible to the disabled, and the permit holder shall at all times comply with all applicable federal, state, and Village laws, ordinances, and regulations concerning accessibility and nondiscrimination in the providing of service.
10. Conditional use permit applications shall include operational details and site plan details addressing each of the requirements above in addition to the requirements for site plan review in Section 2.13.09. Any application for this use directly abutting a public right-of-way shall include details regarding the specific location of public street improvements.
11. Each Outdoor Alcohol Area shall meet all state and Village permit and license requirements before commencing operations and at all times during operation.
12. Minimum Parking Off-Street Requirements: one space for every three persons at the maximum capacity of the Outdoor Alcohol Area.

(17) Outdoor Display Incidental to Indoor Sales or Service.

Any “Outdoor Display” use as defined in Section (d)(6) of this Section that does not exceed 15 percent of the total sales area of the principal building on the site, or 15 percent of the Gross Floor Area of the principal use(s) with which it is associated, whichever is less.

Performance Standards:

1. Shall comply with all conditions applicable to a principal “Outdoor Display” principal use.

(18) Small Solar or Wind Energy System.

A Small Solar Energy System is an energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy, where such solar energy system is accessory to the principal use of the lot (such

as a solar panel system providing energy for a dwelling on the same lot), and primarily supplies energy to such principal use. A Small Wind Energy System is an energy system that converts wind energy to usable thermal, mechanical, chemical, or electrical energy, where such wind energy system is accessory to the principal use of the lot (such as a wind turbine system providing energy for a dwelling on the same lot), primarily supplies energy to such principal use, and does not exceed a rated capacity of 60 kilowatts.

Performance Standards:

1. Each Small Solar or Wind Energy System shall meet all detached accessory building setbacks in the applicable zoning district, except where mounted to the principal building they shall meet principal building setbacks.
2. Except by conditional use permit, no Small Wind or Solar Energy System shall be:
 - a. Located in any front yard or side yard having frontage on a public street
 - b. Set back by a distance of not less than 1.1 times the total height of the Small Wind Energy System from the nearest property line, public road right-of-way, nearest inhabited building other than the principal inhabitable structure served by the Small Wind Energy System, and public communication and electrical lines.
 - c. Greater than 50 feet in height.
3. No Small Wind or Energy System shall be sited or operated in a manner that causes permanent or material interference with television or other communication signals. All electrical connections shall be located underground or within a building.
4. The minimum height of the lowest extent of a turbine blade of a Small Wind Energy System shall be 20 feet above the ground and 20 feet above the maximum allowable height of any structure or obstacle within 100 feet of the Small Wind Energy System, except where deliberately designed as part of the structure.
5. Sound emanating from a Small Solar or Wind Energy System shall not exceed 70 dBA as measured at all property lines
6. Each Small Solar or Wind Energy System structure shall be finished in a rust-resistant, non-obtrusive finish and color that is non-reflective. Freestanding Small Wind Energy Systems shall be designed without use of guy wires. No Small Solar or Wind Energy System shall be lighted unless required by the Federal Aviation Administration. Clearing of natural vegetation for the purposes of installing a Small Wind or Solar Energy System shall be limited to that which is necessary for the construction, operation and maintenance of the Small Wind or Solar Energy System and as otherwise prescribed by applicable laws, regulations, and ordinances. No signs of any kind or nature whatsoever shall be permitted on any small wind or solar energy system, except that the manufacturer's identification and appropriate warning signs are allowed.
7. All access doors or access ways to any required towers and electrical equipment shall be lockable. Every Small Solar or Wind Energy System shall be equipped with both manual and automatic overspeed controls.
8. Each Small Solar or Wind Energy System shall require a building permit before installation, which may be included with the general building permit for the principal structure. Building permit applications shall include the following information in addition to that required by the Building Code:
 - a. A site plan drawn to scale showing the location of the proposed Small Solar or Wind Energy System and the locations of all existing buildings, structures, public rights-of-way, and property lines. All distances shall be measured and labeled on the site plan.
 - b. Elevations of the site drawn to scale showing the height, design, and configuration of the small solar or wind energy system and the heights of all existing structures, buildings and electrical lines in relation to property lines and their distance from the small wind or solar energy system.
 - c. Standard drawings and an engineering analysis of any wind energy system tower, including load-bearing and wind-bearing capacity.
 - d. A standard foundation design along with specifications for the soil conditions at the site.
 - e. Specific information on the type, size, rotor material, rated power output, performance, safety, and noise characteristics of the system including the name and address of the manufacturer, model, and serial number.
 - f. A description of emergency and normal shutdown procedures.

- g. A line drawing of the electrical components of the system in sufficient detail to establish that the installation conforms to all applicable electrical codes and this Section.
- h. Evidence that the provider of electrical service to the property has been notified of the intent to install an interconnected electricity generator, except in cases where the system will not be connected to the electricity grid.
- i. A sound level analysis prepared by the wind turbine manufacturer or other qualified engineer, of sufficient detail and focus to determine compliance with the noise standard in this section.
- j. Evidence of compliance with or non-applicability with Federal Aviation Administration requirements.
- k. If required to obtain a conditional use permit under this section, evidence that a conditional use permit has been granted and all associated conditions have been met.

(19) Accessory Dwelling Unit.

A residential dwelling unit located on the same lot as a “Single-Family Detached Residence”, either as part of the same building as the “Single-Family Detached Residence” or in a detached building. Accessory Dwelling Units are different from “In-Home Suites” in that an interior physical connection between the Accessory Dwelling Unit and primary “Single-Family Detached Residence” is not required. Accessory Dwelling Units are sometimes also referred to as granny flats.

Performance Standards:

1. The Gross Floor Area of the Accessory Dwelling Unit shall not exceed 50 percent of the principal dwelling’s Gross Floor Area, or 1,500 square feet, whichever is less.
2. The appearance or character of the “Single-Family Detached Residence” must not be significantly altered so that its appearance is no longer that of a single-family dwelling.
3. The Accessory Dwelling Unit shall not be sold separately from the “Single-Family Detached Residence.”
4. Attached Accessory Dwelling Units shall adhere to the setback requirements and standards applicable to principal structures in the applicable zoning district. Detached Accessory Dwelling Units shall adhere to the setback requirements and standards applicable to accessory structures in the applicable zoning district.
5. The occupants of the Accessory Dwelling Unit shall not exceed one family plus one unrelated person or two unrelated individuals.