

**11-2.4.8**

Other buildings, structures and uses not listed above, accessory to a permitted principal use, provided that:

- a. The accessory building or structure shall not exceed 300 square feet of gross floor area.
- b. The accessory building or structure shall not exceed one (1) story and a height of sixteen (16) feet; except for barns identified in §11-2.4.7 above.
- c. Ground mounted solar panels shall not exceed 16 feet in height and shall be fully screened from any adjacent property line and street line at all times.
- d. Ground mounted satellite dishes or disc type antenna shall not exceed 16 feet in height and shall be fully screened from any adjacent property line and street line at all times. Roof top satellite dishes and roof top disc type antenna are prohibited except for disc type antennas less than two feet in diameter.
- e. No accessory building or structure shall be occupied or used as a rooming unit or a dwelling unit.
- f. No accessory building shall contain a kitchen.
- g. No accessory building shall contain more than two (2) water use fixtures (sink, toilet, and tub/shower).
- h. The provisions listed above may be modified for applications approved pursuant to §32-18. (Historic Residential Structures).
- i. Permanent and temporary light poles for lighted athletic fields on town owned public school property shall be permitted up to a height of 80 feet for permanent and 50 feet for temporary lights provided that all requirements of §32-19 or §32-19A are in compliance.

**11-2.4.9**

No accessory building, structure or lot shall include any use or activity conducted for gain or profit, except as otherwise expressly permitted herein.

**11-2.4.10**

The use of any accessory structure for human habitation shall be prohibited except as modified by §32-18. (Historic Residential Structures).

**11-2.4.11**

Storage of commercial vehicles in accordance with the provisions of §32, herein.

**11-2.4.12**

A single-family dwelling may be converted to allow the incorporation of one (1) additional dwelling unit as an accessory apartment or affordable accessory apartment subject to approval of a Zoning Permit and the following conditions:

**11-2.4.12A Accessory Apartments.**

- a. An accessory apartment must be located within the principal building on the lot.
- b. Occupancy – At least one of the dwelling units shall be occupied by the principal owner.
- c. Eligibility - At least one of the dwelling units shall be occupied by a person 62 years of age or older or a person of any age with disabilities who is receiving Social Security disability payments.
- d. Signatures – All requests shall contain the signature(s) of the owner(s), or a letter of authorization by the property owner.
- e. Floor Area - The additional dwelling unit shall not exceed 800 square feet of floor area or 25% of the total floor area in the dwelling, whichever is smaller. See §5 for definition of Floor Area.
- f. If the property is not on Town sewers, the property owner or his designee must obtain the Health Department approval of the septic system.
- g. If the property is on Town sewers, proof of the sewer hookup must be submitted to the P&Z Office by the