

## Accessory Residential Unit Amendment

The following tables show the proposed changes to the NC-2, NC-ToJ, S-ToJ, and R-ToJ zones for allowing accessory residential units (ARUs). Please note, no changes were made to the UR-ToJ zone, which was originally under consideration for allowing ARUs. For questions or comments, contact Regan Kohlhardt at rkohlhardt@townofjackson.com.

Neighborhood Conservation-2-Family (NC-2)								
B. Physical Development								
1. Structure Location and Mass								
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
<b>Accessory Use</b>	See standard for primary use with which associated							
Detached Accessory Structure	n/a	n/a	30'	5'	5'	28	2	n/a
C. Allowed Uses and Use Standards								
	1. Allowed Uses	2. Use Requirements						
	Density (max)	Parking (min)						
<b>Accessory Residential Units</b>	<b>2 units per lot</b>	<b>1/DU</b>						
3. Maximum Scale of Use								
Individual Use (floor area) (max)								
<b>Accessory Residential Unit</b>	<b>800 sf habitable</b>							

Neighborhood Conservation-Town (NC-ToJ)								
B. Physical Development								
1. Structure Location and Mass								
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
<b>Accessory Use</b>	See standard for primary use with which associated							
Detached Accessory Structure	n/a	n/a	30'	5'	5'	28'	n/a	n/a
C. Allowed Uses and Use Standards								
	1. Allowed Uses	2. Use Requirements						
	Density (max)	Parking (min)						
<b>Accessory Residential Units</b>	<b>2 units per lot on alley or with double street frontage</b>	<b>1/DU</b>						
	<b>1 unit per lot not on alley</b>							
3. Maximum Scale of Use								
Individual Use (floor area) (max)								
<b>Accessory Residential Unit</b>	<b>800 sf habitable</b>							
E. Additional Zone-specific Standards								
<b>1. Accessory Residential Units (ARUs)</b>								
<b>a. Detached accessory residential units shall only be permitted on lots with alley access or with double street frontage.</b>								

Suburban-Town (S-ToJ)								
B. Physical Development								
1. Structure Location and Mass								
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
<b>Accessory Use</b>	See standard for primary use with which associated							
Detached Accessory Structure	n/a	n/a	30'	5'	5'	28	2	n/a
C. Allowed Uses and Use Standards								
	1. Allowed Uses	2. Use Requirements						
	Density (max)	Parking (min)						
<b>Accessory Residential Units</b>	<b>1 unit per lot</b>	<b>1/DU</b>						
3. Maximum Scale of Use								
Individual Use (floor area) (max)								
<b>Accessory Residential Unit</b>	<b>800 sf habitable</b>							

Rural Residential - Town (R-ToJ)			
C. Allowed Uses and Use Standards			
	1. Allowed Uses	2. Use Requirements	
	Density (max)	Parking (min)	
<b>Accessory Residential Units</b>	<b>1 unit per lot</b>	<b>1/DU</b>	
3. Maximum Scale of Use			
Individual Use (floor area) (max)			
<b>Accessory Residential Unit</b>	<b>800 sf habitable</b>		
E. Additional Zone-specific Standards			
1. Accessory Residential Units (ARUs)			
<b>a. Accessory residential units shall be attached.</b>			