

Subd. I. Specialized Housing.

1. **Purpose.** The purpose of this subdivision is to establish performance standards for residential uses that operate beyond the scope of traditional residential uses by providing accommodations on an ongoing basis within certain residential areas.
2. **Bed and Breakfast Establishments.**
 - a. District Application. Bed and breakfast establishments are subject to the approval of a conditional use permit within the respective zoning district where bed and breakfasts shall be allowed.
 - b. Conditions of Approval. In addition to general standards and criteria provided in this Ordinance, a bed and breakfast establishment may be allowed provided that:
 - 1) A maximum of four (4) bed and breakfast units may be established in a structure.
 - 2) The facility shall have a State license (hotel and food), and comply with building and fire codes as may be required or applicable.
 - 3) The facility shall be owner or manager occupied.
 - 4) The principal structure shall have a minimum size of one thousand five hundred (1,500) gross square feet and shall be located on a lot which meets the minimum lot size of the district in which it is located.
 - 5) All bed and breakfast units shall be established within the principal structure.
 - 6) Not more than the equivalent of one (1) full time person shall be employed by the bed and breakfast facility who is not a resident of the structure.
 - 7) Dining and other facilities shall not be open to the general public but shall be used exclusively by the registered guests and residents.
 - 8) Two (2) off-street parking spaces shall be provided for the home plus one (1) off-street parking space for each bed and breakfast unit. Parking areas shall be screened and landscaped pursuant to Section 51.03, Subd. D.10 of this Ordinance.

- 9) Not more than one (1) identification sign not exceeding four (4) square feet in area may be attached to each wall which faces a street. The sign shall be reflective of the architectural features of the structure and may not be internally illuminated or lighted between ten o'clock (10:00) PM and six o'clock (6:00) AM.
- 10) Adequate lighting shall be provided between the principal structure and the parking area for safety purposes. Any additional external lighting is prohibited.

3. **Accessory Apartments.** The purpose of this section is to provide standards for the establishment and use of home accessory apartments in owner occupied single family homes.

- a. Application. Subject to the non-conforming use provisions of this Ordinance, all home accessory apartments as defined in Section 51.01, Subd. B.2, Definitions established after the effective date of this Ordinance shall comply with the provisions of this section.
- b. Procedures and Permits. All home accessory apartments shall require an accessory apartment conditional use permit. Applicants for such a permit shall be made on forms provided by the City which shall include the following:
 - 1) Legal description of the property location and proof of ownership.
 - 2) Plans, drawn to scale, indicating existing and proposed floor plans and access to both the principal unit and the accessory unit.
 - 3) Site plan depicting parking availability.
- c. Requirements. All home accessory apartments shall comply with the following requirements:
 - 1) The accessory apartment shall be clearly a subordinate part of the single family dwelling. In no case shall the accessory apartment be more than forty (40) percent of the building's total floor area, not to exceed eight hundred (800) square feet nor have more than one (1) bedroom. Common area shared by the principal dwelling and accessory apartment shall be considered part of the principal dwelling and shall not be included in the calculation of accessory apartment floor area.
 - 2) The principal unit shall have at least nine hundred sixty (960) square feet of living space remaining after creation of the accessory apartment exclusive of garage area. Accessory apartments shall

have at least five hundred (500) square feet of living space. Living space for the accessory apartment shall include a kitchen or cooking facilities, a bathroom and a living room.

- 3) A separate exterior entrance may be permitted. Any exterior alterations or expansion shall be constructed of similar size, color, and type of materials as the principal single family unit. Only one (1) exterior stairway may be located on the side or rear of the dwelling.
- 4) The principal unit and accessory apartment shall share an internal doorway connection between the units.
- 5) Both the principal unit and accessory apartment shall share a single utility hookup.
- 6) All parking standards of Section 51.03, Subd. E shall be met.
- 7) The accessory apartment and principal unit shall meet the applicable standards and requirements of the Delano Zoning Ordinance, Building Code, Wright County Health Codes and Fire Codes.
- 8) The house shall be owner-occupied at the time of application and the building and property shall remain in single ownership and title and shall only have one mailing address.
- 9) A maximum of one (1) accessory apartment permit shall be issued per detached single family home.
- 10) No separate driveway or curb cut shall be permitted for the accessory apartment unit.

4. **Revocation.** The City Council may revoke an accessory apartment permit if the permittee fails to comply with the conditions attached to the issuance of the permit or otherwise fails to comply with the provisions of this section. Prior to revocation, the City Council shall conduct a hearing preceded by ten (10) days mail notice to the permittee.