ACCESSORY STRUCTURES

Accessory Structures shall be prohibited from being permitted as Dwelling Units Unless an ADU Permit is obtained.

Definitions:

Accessory Structure: A subordinate structure, the use of which is incidental to that of a Principal Structure on the same lot.

Note: The definition of "Detached Structure" shall be synonymous with the term "Accessory Structure"

Note: In all Agricultural and Residential Districts, houses shall be considered Principal Structures.

Dwelling Unit: A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. When a question arises whether structure is a dwelling, Planning & Engineering Director shall decide. Persons disagreeing may file an Administrative Appeal to the Board of Zoning Appeals.

ACCESSORY STRUCTURES CONTAINING ANY COMBINATION OF THE FOLLOWING SHALL BE REQUIRED TO OBTAIN AN ACCESSORY DWELLING UNIT PERMIT FROM THE SUMNER COUNTY PLANNING AND ENGINEERING DEPARTMENT.

(1). Kitchens: Sinks, ovens, ranges, stovetops and similar indoor cooking appliances shall only be permitted in accessory structures that have received Accessory Dwelling Unit Permit from the Sumner County Planning and Engineering Department, and are therefore permitted to be used as dwelling unit.

(2). Bedrooms: Rooms with closet space shall be considered bedrooms; however, the lack of a closet shall not in itself preclude a structure from being considered an ADU.

Note: Rooms without closet spaces may be permissible as; offices, studies and similar.

(3). Utility Rooms for Washers/Dryers: This shall include indoor washer and dryer hookups

(4). Sanitation: Full bathroom with toilet, sink and a shower or bathtub

Note: Accessory Dwelling Units approved by Planning are required to meet Building and Codes Requirements as well as all applicable TDEC standards for septic systems.