EE. Secondary Dwelling Unit

1. Limited to one secondary dwelling unit per lot per single-family detached dwelling.
2. Secondary dwelling unit that is detached from the primary structure shall count toward the total allowable square footage allocated for accessory buildings unless it is above an existing detached accessory building.
3. In the Compact Context Area, a secondary dwelling unit can only be separate from the primary building within a permitted accessory building.
4. A dwelling unit owner shall occupy either the primary dwelling unit or secondary dwelling unit on the lot as their permanent residence.
5. The maximum size of a secondary dwelling unit is 720 sq. ft.
6. One additional off-street parking space shall be provided for the secondary dwelling unit.
7. The secondary dwelling unit shall have a separate entrance from the primary dwelling unit.
8. For any secondary dwelling unit within or attached to a primary dwelling unit, a separate entrance from the primary dwelling unit must be provided that is distinguished by either a) location on a different side of the building than the primary dwelling's entrance; or b) use of materials or a change in plane of at least 3 feet if located on the same side of the building. Secondary dwelling units within or attached to a primary dwelling unit must be designed and constructed of materials compatible with the primary dwelling unit.
9. For detached secondary units, the entrance must be visible from a right-of-way.

Table 743-1: USE TABLE

P = Permitted use
S = Special exception use
V = 'P' if Vacant for 5 consecutive years
A = Accessory use
T = Temporary use

Zoning District / LAND USE CATEGORY	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-6	D-6II	D-7	D-8	D-9	D-10	D-11	C-1	C-3	C-4	C-5	C-7	MU-1	MU-2	MU-3	MU-4	I-1	I-2	I-3	I-4	CBD-1	CBD-2	CBD-3	Use-Specific Standards
Renewable Energy Facility, Solar and Geothermal	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III.Section 06.AA
Renewable Energy Facility, Wind	A								A	A	A		A	A	A				A	A					A	A	A	A				Article III.Section 06.BB
Residential Support Facility or Amenity	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																	Article III.Section 06.CC
Satellite Dish Antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III.Section 06.DD
Secondary Dwelling Unit	A	A	A	A	A	A	A	A				A										A	A									Article III.Section 06.EE
Sidewalk Café																A	A	A	A	A	A	A	A	A					A	A	A	Article III.Section 06.FF
Sign	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III.Section 06.GG
Swimming Pool or Hot Tub	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III.Section 06.HH
Temporary Construction Yard, Office, or Equipment Storage	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Article III.Section 06.II
Temporary Fireworks Sales																T	T	T	T	T					T	T	T	T				Article III.Section 06.KK
Temporary Outdoor Event	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Article III.Section 06.KK
Transportation Facilities and Accessories (Ground)							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	Article III.Section 06.LL
Underground Storeroom or Safe Room	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A																	Article III.Section 06.MM
Vending Machine or Self-serve Kiosk (outside)																	A	A	A	A		A	A	A	A	A	A	A		A		Article III.Section 06.NN
Walk-up Window																	A	A	A	A	A	A	A	A					A	A	A	Article III.Section 06.OO

Section 02. Context Area map

Where the Zoning Ordinance identifies different development standards for Compact and Metro Context areas, the Compact Context standards shall apply in the areas indicated in light orange on the map below, and the Metro Context standards shall apply in the areas designated in dark brown on the map below.

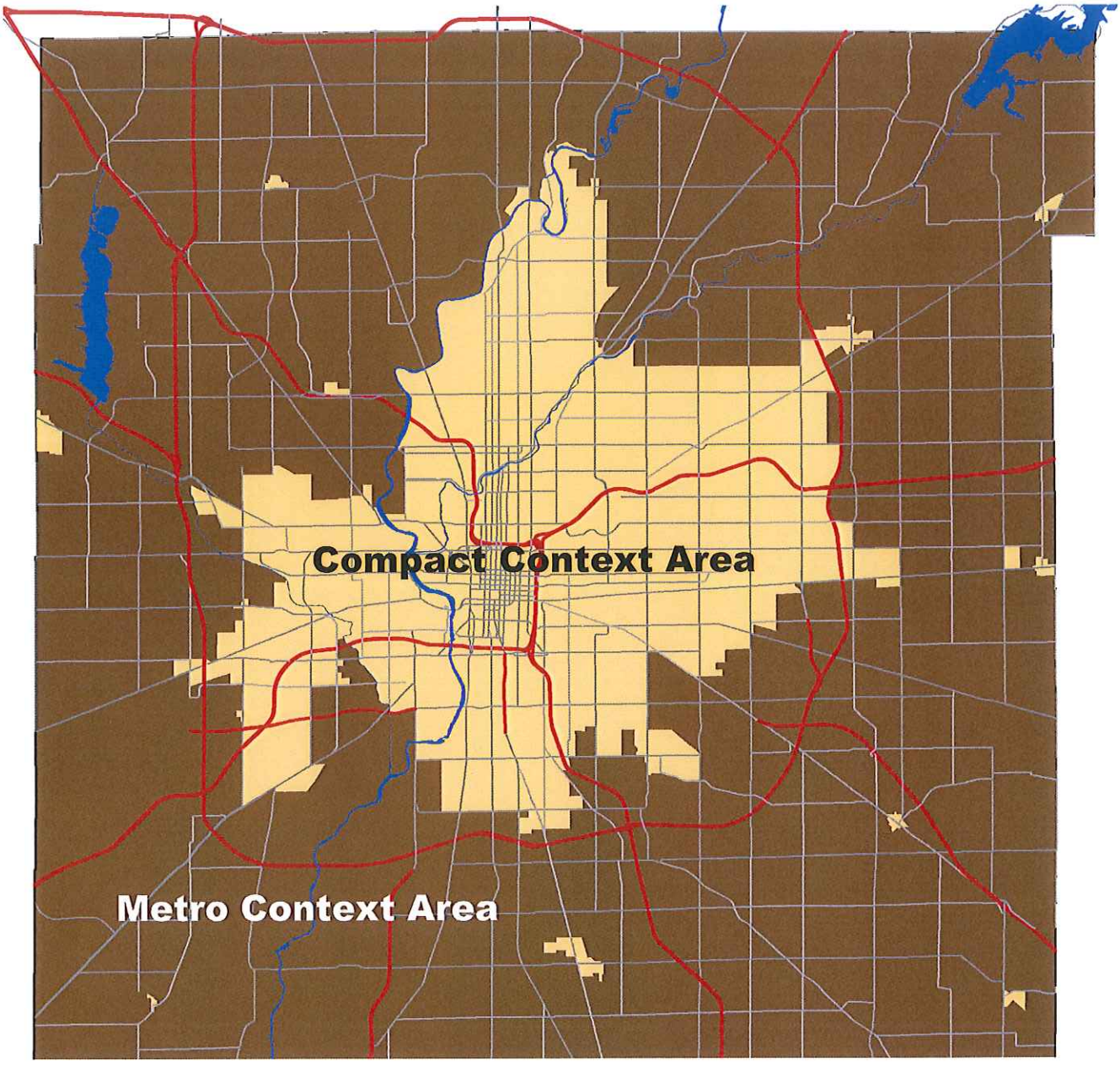

Diagram AA Context Area Map

B. Dwelling Districts

Dimensional standards for Dwelling Districts are shown in Table 744-201-1 and Table 744-201-2. Units are in feet unless indicated otherwise.

Table 744-201-1: Dimensional Standards for Districts D-A through D-5II

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

District / Standard	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
Lot [1]									
Minimum Lot Area									
Single-family Detached	3 acres	1 acre	24,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	2,800 sf	N/A
Two-family Dwelling	N/A	N/A	N/A	20,000 sf	15,000 sf	10,000 sf	7,200 sf	5,000 sf	N/A
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2,400 sf	N/A
Minimum Lot Width									
Single-family Detached	250	150	90	80	70	60	50	40	30
Two-family Dwelling	N/A	N/A	N/A	120	105	90	70	60	30
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
Minimum Street Frontage									
Single-family Detached	125	75	45	40	35	30	25	25	30
Two-family Dwelling	N/A	N/A	N/A	40	35	30	25	25	30
Single-family Attached	N/A	N/A	N/A	N/A	N/A	N/A	N/A	20	20
Minimum Total Open Space	85%/50% [2]	85%	80%	75%	70%	65%	60%	55%	55%
Maximum Height									
Primary Building Height	35	35	35	35	35	35	35	35	35
Primary Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	45	45	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Accessory Building Height [5]	24	24	24	24	24	24	24	24	24
Accessory Building Height may increase 1 ft. per 1 ft. of additional side setback up to:	45	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Floor Area for Primary Dwelling Unit									
Main Floor of a 1-story dwelling	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf	800 sf
Main Floor of a dwelling over 1 story	800 sf	800 sf	800 sf	800 sf	660 sf	660 sf	660 sf	660 sf	660 sf
Total Floor Area for primary dwelling units	1200 sf	1200 sf	1200 sf	1200 sf	1200 sf	900 sf	900 sf	800 sf	800 sf

Table 744-201-1: Dimensional Standards for Districts D-A through D-5II

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

District / Standard	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
Minimum Setbacks in Metro Context Area [1] [4]									
Fronts Along Expressways and Freeways	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways	40 from proposed ROW	Greater of 60 from proposed ROW or average setback	Greater of 50 from proposed ROW or average setback	40 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW	35 from proposed ROW
Fronts Along Collector Streets	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	30	30	30	25	25	25
Fronts Along Local Streets	35	Greater of 40 from proposed ROW or average setback	Greater of 30 from proposed ROW or average setback	25	25	25	25	25	25
Fronts Along Cul-de-sacs	30	30	25	25	20	20	25	25	25
Side Yard Each / Combined	30/75	15/35	8/22	7/19	6/16	5/13	4/10	3/10	4/10
Rear Yard General / Along Rail Track	75/50	25/50	25/50	25/50	20/50	20/50	20/50	10/50	15/50
Minimum Setbacks in Compact Context Area [1][4]									
Fronts Along Expressways and Freeways	50	50	50	50	50	50	50	50	50
Fronts Along Primary and Secondary Thoroughfares and Parkways	40	Greater of 60 or average setback	Greater of 50 or average setback	40	30	30	25	25	25
Fronts Along Collector and Local Streets and Cul-de-sacs	35	Greater of 40 or average setback	Greater of 30 or average setback	25	20	20	18	18	18
Each Side Yard	30	15	8	7	4	4	3	3	4
Minimum Separation Between Primary Residences on Abutting Lots	10	10	10	10	10	10	10	10	10

Table 744-201-1: Dimensional Standards for Districts D-A through D-5II

Standards apply to Metro and Compact Context Areas unless indicated otherwise. Units are in feet unless indicated otherwise.

District / Standard	D-A	D-S	D-1	D-2	D-3	D-4	D-5	D-5II	D-8 [3]
Rear Yard General / Along Rail Track	75/50	25/50	25/50	25/50	20/50	20/50	20/50	10/50	15/50

Notes:

[1] See also Section 744-202 - New Construction for Nonconformities.

[2] On lots 3 acres or less, the minimum open space requirement shall be 85%. For lots over 3 acres, the minimum open space requirement shall be 50%.

[3] Standards apply to lots for Single-family detached dwellings, Single-family attached dwellings, or Two-family dwellings.

[4] Front setbacks are always measured from an existing right-of-way line unless otherwise indicated. See also Sections 744-202 through 744-204; in particular note Section 744-202.D – Front Setback Exceptions – Section 744-203.A – Land Within the Town of Meridian Hills – and Section 744-203.C – Side Yard Setback Exception for Zero-Lot Line Option.

[5] However, the height of an accessory building may not exceed the height of the primary building unless excepted in Section 744-204.

Table 744-204-1: Encroachments and Exceptions	
Structure or Feature	**Conditions or Limits**
Renewable Energy Facility, Solar or Geothermal	May encroach into the side or rear yard setback.
Renewable Energy Facility, Wind	May encroach into required rear yards.
Satellite Dish Antenna	May not encroach into required front, side, or rear yards or be located forward of the front line of the primary structure.
Secondary means of escape, unenclosed or lattice-enclosed stairs, fire escapes, and balconies opening upon fire towers	May not encroach more than 5 ft. into any side or rear yard setback, except as required to comply with fire code or Americans with Disabilities Act.
Shelter or canopy at defined transit stops	May encroach into right-of-way, but must comply with Americans with Disabilities Act
Swimming pool or hot tub, residential	May not be located closer than 5 ft. to rear lot line.
Wireless Communication Facility, Wall-mounted and roof-mounted in D-A, D-S, D-1, D-2, D-3, D-4, D-5 and D-5II Districts (Category 5)	May not extend more than 2 ft. from the wall, or above the roof line; however, not into a right-of-way.
Wheelchair ramp	May be located in a required yard or transitional yard, but not in the public right-of-way without a right-of-way permit
Exceptions to Building Height Limits	
Amateur radio antenna	May be up to 75 feet in the rear or side yard or on the primary building.
Barns, Silos, and similar agricultural outbuildings associated with an agricultural use	Unlimited height if zoned D-A and on a site over 3-acres.
Chimneys; Flagpoles; Ornamental towers; Religious use spires, towers, belfries, monuments; Roof structures for the housing of elevators, stairways, air conditioning apparatus, cooling towers, ventilating fans, skylights, or similar equipment to operate and maintain the structure; Television and radio antennas; Theatrical stage tower or scenery lofts;	May not extend more than 25 feet above the roof line.
Game Court fences, residential	May not exceed 10 ft.
Parapets	May not extend more than 4 feet above the maximum building height
Power Generating Facility, Local, Wind Generation	May not extend more than 30 feet above the maximum building height
Renewable Energy Facility, Solar	May not extend more than 18 inches above the maximum building height
Renewable Energy Facility, Wind	May not extend more than 10 feet above the maximum building height
Secondary Dwelling Unit located above a garage	May be up to 29 ft; however, in no instance may the height exceed the height of the primary building
Wireless Communication Facility, Wall-mounted and roof-mounted in D-6, D-6II, D-7, D-8, D-9, D-10, C-1, C-3, , C-S, CBD-3, I-1, SU limited (Category 4)	May not extend more than 10 ft. above the wall or roof line