

ARTICLE 3: Shall an ordinance entitled Town of Lyman Zoning Ordinance, as adopted November 8, 2005, as amended, be further amended in Article 10, Section 10.6 Accessory Dwelling Units Subsection 10.6.1 through 10.6.7 as proposed? (Copies of the text of the proposed amendments are available from the Towns Clerk's office)

Such amendments will be as follows:

10.6 Accessory Dwelling Units: One accessory dwelling unit (ADU) shall be permitted on a lot on which an owner occupied a single-family dwelling is located ~~which meet~~ when the following conditions are met:

10.6.1 The lot ~~on which~~ where the ~~accessory dwelling unit~~ ADU is situated meets all the current dimensional requirements of the district: , unless it is a legally constituted non-conforming lot.

10.6.2 The ~~accessory dwelling unit~~ ADU shall not exceed ~~six~~ eight hundred ~~(600)~~ 800 square feet of habitable floor area.

10.6.3 The ~~accessory dwelling unit~~ ADU may be added to the existing dwelling structure, attached to the existing structure or in a new structure. ~~shall be located either in the same building or an accessory building to the principal structure.~~ The ADU, including those ~~is~~ located in the basement of a single family dwelling, ~~it~~ must meet egress standards of the NFPA Life Safety Code #101 as well as all other required codes and standards.

10.6.4 The building containing the ~~accessory dwelling unit~~ ADU shall have the exterior appearance of a single family home.

10.6.5 The unit must comply with all applicable building codes and expansion criteria of the Maine State Subsurface Wastewater Rules.

10.6.6 Driveways longer than ~~two~~ one hundred ~~fifty~~ (200) (150) feet must provide an adequate emergency vehicle turnaround: within 150-feet of the end of the driveway or dead-end road.

10.6.7 On street parking will not be permitted. ~~Additional parking and turnaround space must be provided if needed.~~