

# Village Of Williamsville

## SPECIAL USE PERMIT APPLICATION - ATTACHMENT A



### Special Use Permit Standards for Establishing an Accessory Apartment

Accessory Apartments may be established according to the following standards and the issuance of a Special Use Permit by the Zoning Board of Appeals pursuant to §112-12A(2)(a) of Village Code;

1. The owner(s) of the dwelling unit in which the accessory apartment is located shall occupy at least one of the dwelling units on the premises, except for bona fide absences, for a period of five years prior to applying for the special permit, and said accessory apartment shall be clearly a subordinate part of the dwelling units.
2. No rent shall be received for the accessory apartment, and such unit shall be occupied only by persons related by blood or marriage to the family occupying the dwelling or by not more than one employee of that family.
3. The accessory apartment may be created only through conversion of a dwelling unit. Garage space shall not be converted.
4. No exterior changes shall be made which, in the opinion of the Zoning Board of Appeals, do not conform to the visual character of the one- or two-family neighborhood.
5. Any new entrances shall be located on the side or in the rear of the dwelling unit. In no case shall an accessory apartment be greater in floor area than 500 square feet.
6. At least three off-street parking spaces shall be available for use by the owner-occupant(s) and tenant(s).
7. In order to encourage the development of dwelling units for disabled and handicapped individuals and persons with limited mobility, the Zoning Board of Appeals may allow reasonable deviation from these stated conditions where necessary to install features that facilitate access and mobility for disabled persons.
8. Any other appropriate or more stringent conditions deemed necessary by the Zoning Board of Appeals to protect public health, safety and the character of the residential neighborhood.
9. Purchasers of a dwelling that has been previously granted a special permit for an accessory apartment, who desire to continue the accessory apartment, shall reapply for a permit and must demonstrate that all conditions prerequisite to granting of the original permit have been met.

I have read and understand the standards set forth to permit the establishment of an accessory apartment.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date