

## City of Gardner, Kansas

### Land Development Code Section 17.05.040 Accessory Uses

- D. **Accessory Dwelling.** Where accessory dwellings are permitted as an accessory use to a residence subject to additional standards (as indicated in Table 5-2), all of the following standards shall be met:
1. One accessory dwelling may be permitted per lot, only when associated with a detached house.
  2. The following are possible configurations for accessory dwelling units, provided the applicable parking requirements of Chapter [17.09](#) GMC are met:
    - a. Converting an existing area within a detached house (attic, basement, or attached garage); or
    - b. Converting an existing detached garage; or
    - c. Adding floor area to an existing detached house; or
    - d. Constructing a new detached structure.
  3. The building footprint of the accessory dwelling shall not exceed 40 percent of the building footprint of the principal dwelling, or one-third of the living area of the principal dwelling, whichever is less.
  4. The owner shall reside in either the principal or accessory dwelling.
  5. Home occupations are permitted only by conditional use permit on lots containing an accessory dwelling.
  6. The following additional design considerations apply to accessory dwellings:
    - a. A separate entrance to the accessory dwelling is not permitted on the front facade of the principal dwelling.
    - b. The accessory dwelling shall have a roof pitch, siding, and window proportions similar to that of the principal dwelling.
    - c. No exterior stairway to the second floor is permitted at the front of the building.
  7. The accessory dwelling shall be connected to the central water and wastewater system of the principal dwelling.
  8. An administrative site plan shall be required, in addition to any other specific review required by any applicable regulations.