



COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
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FILE # _____

**ACCESSORY RESIDENCE TO A COMMERCIAL USE
TERMS AND CONDITIONS**

Sections 27.3 (a) of the Lake County Zoning Ordinance requires that the following standard terms and conditions be met:

1. The accessory residence shall be constructed concurrently with, or subsequent to the construction of the commercial building and shall be an accessory use to the principal commercial building or use in terms of duration or size.
2. A combination office, accessory residence or an accessory residence utilized as an office may be located in the front one-half of the lot, subject to the development standards of the base district.
3. If detached, the accessory residence shall be located on the rear one half of the lot and at least ten (10) feet from any commercial building or dwelling on the same lot, or any adjacent lot. If attached, the accessory residence shall be to the rear of the principal commercial building or on a second or higher floor.
4. The accessory residence must be provided with a minimum of two hundred (200) square feet of usable private open space, in the form of enclosed yard, decks, or balconies, not including any required yard area.
5. Fire and vehicular access to the accessory residence of at least twelve (12) feet in width must be provided from a street or alley of a minimum width of twenty (20) feet.
6. The accessory residence must be provided with a separate means of ingress and egress to the ground outside of the building when the accessory residence is an integral part of a business structure.
7. The accessory residence shall comply with the development standards of the zoning district and the performance standards of Article 41.
8. One (1) parking space shall be provided for the exclusive use of the accessory residence in addition to the parking requirements of the commercial building or use.
9. Accessory residences in the R3, C1, C2, CR and CH districts shall meet the minimum residential construction standards of the R1 district, Section 10.20, except for foundations required in 10.20 (c). Accessory residences in the C3, M1 and M2 districts shall meet the minimum construction standards of the MH combining district, Section 32.11.

In addition to the above listed terms and conditions, the terms and conditions of Zoning Permit Application page 2 shall be met.