

Accessory Residential Dwelling Unit Policy Options

Table 1: OPA Proposed Amendments

Existing Policy	
5.3.3 Special Housing Forms There are a number of unique housing forms that promote the policies of this Plan. However, several forms of housing require additional policy guidance to ensure compatibility, public safety and protection for County residents. The following policies apply to such housing forms, including accessory dwellings, garden suites, and mobile homes. The following shall be the policy of the County: a) The County shall determine, at its sole discretion, when a housing form will be evaluated as a special housing form. b) The County may deem the special housing form to be subject to site plan control in accordance with Section 9.6.5 (Site Plan Control) of this Plan. c) The proposed special housing form shall have regard to the type of housing in the surrounding neighbourhood and shall be compatible with it. Standards to ensure compatibility with the surrounding neighbourhood shall be provided in the Zoning By-law.	No changes

5.3.3.1 Accessory Residential Dwellings [2-OP -2014, Amendment 65][3-OP-2020, Amendment 124] An “accessory residential dwelling unit” is a “second unit” which is a self-contained residential dwelling unit supplemental to the primary residential dwelling use of the property. The development of an accessory residential dwelling unit must comply with the following policies: a) An accessory residential dwelling unit may only be permitted within a single detached residential dwelling, a semi-detached residential dwelling, street townhouse residential dwelling unit or an accessory structure to a residential use that is located within designated Urban Area, Hamlet, or Agricultural area of Norfolk County. b) A maximum of one accessory residential dwelling unit shall be permitted per lot. Where another special housing form exists, including without limitation, a garden suite or mobile home exists on the lot, as determined by Norfolk County, an accessory residential dwelling unit shall not be permitted. c) Where an accessory residential dwelling unit is located on a lot, a boarding or lodging house; or rooming house is not permitted. And alternatively, where a boarding or lodging house; or a rooming house already exist on the lot, an accessory residential dwelling unit shall not be permitted on that lot. d) Existing adequate municipal services (sewer and water) or private services (septic and well) shall be available to service the accessory residential dwelling unit, to the satisfaction of Norfolk County. Norfolk County shall not be under any obligation to install such services as part	Proposed Definition: An “accessory residential dwelling unit” is a self-contained residential dwelling unit supplemental to the primary residential dwelling use of the property. The accessory residential dwelling unit can be located within the primary dwelling, or in a detached accessory building on the same lot as the primary dwelling. a) No changes b) A maximum of two accessory residential dwelling units (one interior unit and one exterior/detached unit) shall be permitted per lot. Where another special housing form exists, including without limitation, a garden suite or mobile home exists on the lot, as determined by Norfolk County, an accessory residential dwelling unit shall not be permitted. c) Where an accessory residential dwelling unit is located on a lot, a boarding or lodging house; or rooming house is not permitted. And alternatively, where a boarding or lodging house; or a rooming house already exist on the lot, an accessory residential dwelling unit shall not be permitted on that lot. d) Existing adequate municipal services (sewer and water) or private services (septic and well) shall be available to service the accessory residential dwelling unit, to the satisfaction of Norfolk County. Norfolk County shall not be under any

of any specific application to establish an accessory residential dwelling unit. e) An accessory residential dwelling unit shall not be permitted on lands designated for seasonal or resort residential uses, and are specifically not permitted in seasonal dwellings, vacations dwellings, and dwellings intended for short-term accommodation purposes. f) Development of an accessory residential dwelling unit shall be subject to the following criteria: i) The structural stability of the building is adequate to accommodate the alterations necessary for an additional dwelling; ii) Exterior changes to the structure shall be minimal; iii) Compliance with provisions of the Ontario Building Code, and all other relevant municipal and Provincial standards, including the Zoning By-Law; iv) The unit is incidental to the primary permitted residential use, and is located within an existing primary residential building or in an accessory structure; v) An accessory residential dwelling unit shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion or located within hazardous lands. g) Accessory residential dwelling units shall be registered with the designated office for Norfolk County pursuant to such documentation as Norfolk County may require for this purpose.	obligation to install such services as part of any specific application to establish an accessory residential dwelling unit. e) An accessory residential dwelling unit shall not be permitted on lands designated for seasonal or resort residential uses, and are specifically not permitted in seasonal dwellings, vacations dwellings, and dwellings intended for short-term accommodation purposes. f) Development of an accessory residential dwelling unit shall be subject to the following criteria: i) The structural stability of the building is adequate to accommodate the alterations necessary for an additional dwelling; ii) Exterior changes to the structure shall be minimal; iii) Compliance with provisions of the Ontario Building Code, and all other relevant municipal and Provincial standards, including the Zoning By-Law; iv) The unit is accessory to the primary permitted residential use, and is located within an existing primary residential building or in an accessory structure; v) An accessory residential dwelling unit shall comply with Ontario Regulation 179/06 under the Conservation Authority Act as they relate to development within lands affected by flooding, erosion or located within hazardous lands. g) Accessory residential dwelling units shall be registered with the designated office for Norfolk County pursuant to such documentation as Norfolk County may require for this purpose.
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5.3.3.2 Garden Suites Garden suites, which are also commonly referred to as “granny flats”, are one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is associated, contain bathroom and kitchen facilities, and are designed to be portable. The following policies shall apply to the development of garden suites: a) A maximum of one garden suite unit shall be permitted per lot. A garden suite shall only be permitted in association with a single-detached residential dwelling permitted on a lot in the Agricultural or Hamlet Designations. Where another special housing form, including an accessory dwelling unit or mobile home exists on the lot, as determined by the County, a garden suite unit shall not be permitted. b) In locating the unit, the Province’s Minimum Distance Separation Formulae shall apply, as appropriate. c) The development of the garden suite shall be subject to the following criteria: i) the exterior design of any proposed unit in terms of height, massing, scale and layout shall be consistent with the present land uses in the neighbourhood; ii) the siting of the unit and any related features shall have a minimal effect on light, view and privacy of adjacent yards; iii) the garden suite shall not be placed in the front yard or the required front yard as set out in the Zoning Bylaw;	a) A maximum of one garden suite unit shall be permitted per lot. A garden suite shall only be permitted in association with a single-detached residential dwelling permitted on a lot in the Agricultural or Hamlet Designations. Where another special housing form, including mobile home exists on the lot, as determined by the County, a garden suite unit shall not be permitted. No other changes proposed

iv) the garden suite does not require an additional separate access to a municipal road; v) adequate parking can be provided on site; vi) the garden suite, if situated on a farm, shall be sited near to the principal farm residence; vii) the garden suite is well removed from potential land use conflicts such as animal operations and operating pits and quarries; and viii) the site can accommodate a potable water supply system and be serviced by an on-site waste water disposal system designed and installed as per the Ontario Building Code. d) Garden suites shall be permitted by way of Temporary Use By-laws for a period of 11 years, renewable for further periods of up to 3 years to a total maximum of 20 years, in accordance with the policies of Section 9.4.4 (Temporary Use By-laws) of this Plan and Section 39 of the <i>Planning Act</i>. In addition to the requirements of Section 9.4.4 (Temporary Use By-laws), prior to approval of the Temporary Use By-law, the County shall be satisfied that: i) a legitimate and justified need exists to accommodate a person in a separate garden suite unit that is in close proximity to the principal unit; ii) the use is temporary and shall only be required for a limited period of time; and iii) the unit must be removed once the legitimate need no longer exists.	

Existing Accessory Building Provisions 3.2.1

3.2.1 No <i>building</i> or <i>structure</i> which is accessory to any <i>permitted</i> residential use in any <i>Zone</i> shall: a) exceed a <i>building height</i> of 5 metres in an Urban Residential <i>Zone</i> (R1 to R6), 7 metres in the Resort Residential <i>Zone</i> (RR), 8 metres in the Agricultural <i>Zone</i> (A), and 6 metres in all other <i>Zones</i> [8-Z-2020]; b) occupy any part of a <i>front yard</i>, except: i. an <i>accessory building or structure</i> in an Agricultural <i>Zone</i> (A) which shall occupy no part of a <i>required front yard</i>; c) occupy any part of a <i>required exterior side yard</i>; d) be nearer than 1.2 metres of a <i>lot line</i> within an <i>interior side yard</i> or 1.2 metres of an <i>interior lot line</i> within a <i>front yard</i>; e) be nearer than 1.2 metres of an <i>interior lot line</i> within a <i>rear yard</i> except: i. in the case of a mutual <i>private garage</i> in the <i>rear yard</i> on a common <i>interior side lot line</i>, no separation distance is <i>required</i>; ii. in the case of a <i>rear lot line</i> adjoining a private or public <i>lane</i>, no <i>setback</i> is <i>required</i>; f) in the case of a <i>through lot</i>, be nearer than 6 metres from any <i>street line</i> or the average <i>setback</i> of the nearest <i>structures</i> whichever is less; g) occupy more than 10 percent of the <i>lot area</i>, for all <i>accessory buildings</i> together, to a maximum of 55 square metres <i>usable floor area</i> in an Urban Residential <i>Zone</i> (R1 to R6) and 100 square metres	3.2.1 The following provisions apply specifically to Accessory buildings and structures and does not include Accessory Residential Dwelling Units. For Accessory Dwelling Unit Zoning Provisions See Section 3.2.3 of this By-Law. No <i>building</i> or <i>structure</i> which is accessory to any <i>permitted</i> residential use in any <i>Zone</i> shall: a) exceed a <i>building height</i> of 5 metres in an Urban Residential <i>Zone</i> (R1 to R6), 7 metres in the Resort Residential <i>Zone</i> (RR), 8 metres in the Agricultural <i>Zone</i> (A), and 6 metres in all other <i>Zones</i> [8-Z-2020]; b) occupy any part of a <i>front yard</i>, except: i. an <i>accessory building or structure</i> in an Agricultural <i>Zone</i> (A) which shall occupy no part of a <i>required front yard</i>; c) occupy any part of a <i>required exterior side yard</i>; d) be nearer than 1.2 metres of a <i>lot line</i> within an <i>interior side yard</i> or 1.2 metres of an <i>interior lot line</i> within a <i>front yard</i>; e) be nearer than 1.2 metres of an <i>interior lot line</i> within a <i>rear yard</i> except: i. in the case of a mutual <i>private garage</i> in the <i>rear yard</i> on a common <i>interior side lot line</i>, no separation distance is <i>required</i>; ii. in the case of a <i>rear lot line</i> adjoining a private or public <i>lane</i>, no <i>setback</i> is <i>required</i>;
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<i>usable floor area</i> in all other <i>Zones</i>, excluding Agricultural <i>Zone</i> (A) where a maximum size of 200 square metres of <i>usable floor area</i> is <i>permitted</i> to a maximum of 10 percent of the <i>lot area</i>. [7-Z-2018] Swimming pools shall not constitute a <i>structure</i> for the purposes of this provision; h) be established on any <i>lot</i> until or unless the main <i>building</i> or use to which it is accessory is established.	f) in the case of a <i>through lot</i>, be nearer than 6 metres from any <i>street line</i> or the average <i>setback</i> of the nearest <i>structures</i> whichever is less; g) occupy more than 10 percent of the <i>lot area</i>, for all <i>accessory buildings</i> together, to a maximum of 55 square metres <i>usable floor area</i> in an Urban Residential <i>Zone</i> (R1 to R6) and 100 square metres <i>usable floor area</i> in all other <i>Zones</i>, excluding Agricultural <i>Zone</i> (A) where a maximum size of 200 square metres of <i>usable floor area</i> is <i>permitted</i> to a maximum of 10 percent of the <i>lot area</i>. [7-Z-2018] Swimming pools and accessory dwelling units shall not constitute a <i>structure</i> for the purposes of this provision. h) be established on any <i>lot</i> until or unless the main <i>building</i> or use to which it is accessory is established.

Existing ADU Policies

Accessory Dwelling Unit Definition	second unit and shall mean a self-contained residential dwelling unit, supplemental to the permitted primary residential dwelling unit of the property, which second unit has its own kitchen, bathroom		
		Staff comments	Recommended ADU Provisions for ADUs in General (Both Interior and Exterior)
Existing ADU Provisions 3.2.3	<i>Accessory residential dwelling unit</i> shall be permitted in <i>single detached, semi-detached, and street townhouses</i> and located on the same <i>lot</i> as the primary <i>dwelling</i>, subject to the following provisions: a) <i>accessory residential dwelling units</i> shall be regulated by the applicable provisions pertaining to the primary use for each <i>lot</i> and by the provisions of Subsection 3.2 <i>Accessory Uses</i> to Residential Uses of this By-Law as applicable; b) Notwithstanding Subsection 3.2.3 a), and in lieu of the applicable provisions of Subsection 3.2, where an <i>accessory residential dwelling unit</i> is located in an <i>accessory building or structure</i> the following shall apply:	Have separate provisions for interior ADUs and Exterior ADUs i) For exterior units does the entire building need to be 3.3 meters from the lot line or just the ADU. - What is converting an accessory building to an ADU? - Is the provision still 1.2 meters from the lot line or is it now 3.3 meters from the lot line. Is this dealt with through ZBA or MV?	Permitted in the following zones: • Urban Residential Type 1 (R1); • Urban Residential Type 2 (R2); • Urban Residential Type 3 (R3); • Urban Residential Type 4 (R4); • Hamlet Residential (RH); and • Agricultural (A). a) Accessory Residential Dwelling Units shall be permitted in single detached, semi-detached and street townhouses and located on the same lot as the primary dwelling.

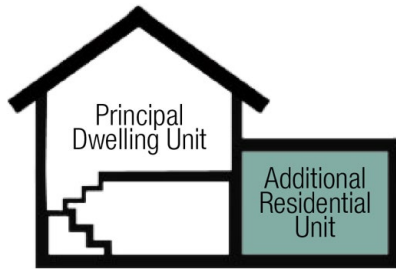
	i. Be nearer than 3.3 metres of a lot line within an <i>interior side yard</i> or <i>rear yard</i> except: a. in the case of a mutual <i>private garage</i> in the <i>rear yard</i> on a common <i>interior side lot line</i>, no separation distance is required; b. in the case of a <i>rear lot line</i> adjoining a private or public <i>lane</i>, no <i>setback</i> is required; ii. be located a maximum of 30 metres from the primary <i>dwelling</i>; c) the <i>accessory residential dwelling unit</i> shall have its own exterior entrance separate from the exterior entrance to the primary <i>dwelling unit</i>, but shall not be <i>permitted</i> on an elevation, or façade of the <i>building</i> that faces a public street or private road; and shall have no means of internal access to the primary <i>dwelling unit</i>, except that access to a primary and second <i>dwelling</i> through a common vestibule entry is <i>permitted</i>; d) one (1) off-street <i>parking space</i> shall be provided for the <i>accessory residential dwelling unit</i> in addition to the minimum required <i>parking spaces</i> for the primary <i>dwelling</i>, and in accordance with	- ii) should clarify that the entirety of the structure has to be within 30 meters of the primary dwelling unit. e) and f) need to be updated to reflect Provincial updates e) the maximum number of residential <i>dwelling units permitted per lot</i> shall be three (3), including the <i>accessory residential dwelling unit</i>; f) i) remove 45% requirement and implement a maximum size for box interior and exterior ADUS. Each would have their own respective sizes.	b) the <i>accessory residential dwelling unit</i> shall have its own exterior entrance separate from the exterior entrance to the primary <i>dwelling unit</i>, but shall not permit the façade of the building that faces a public street or private road; and shall have no means of internal access to the primary <i>dwelling unit</i>, except that access to a primary and second <i>dwelling</i> through a common vestibule entry is <i>permitted</i>; c) the maximum number of residential <i>dwelling units permitted per lot</i> shall be three (3), including the <i>accessory residential dwelling unit</i>; d) Two (2) accessory residential dwelling units are permitted on a lot occupied by a primary dwelling unit. Where an accessory residential dwelling unit is located on a lot, none of, a boarding or lodging house, or rooming house are permitted on that lot. If a boarding or lodging house, or rooming house already exists on a lot, an accessory residential dwelling unit is not permitted;
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	provisions in the Off Street Parking Section of this By-Law; e) the maximum number of residential <i>dwelling units permitted per lot</i> shall be two (2), including the <i>accessory residential dwelling unit</i>; f) only one (1) accessory residential dwelling unit is permitted on a lot occupied by a primary dwelling unit. Where an accessory residential dwelling unit is located on a lot, none of a garden suite, a boarding or lodging house, or rooming house are permitted on that lot. If a garden suite a boarding or lodging house, or rooming house already exists on a lot, an accessory residential dwelling unit is not permitted; g) an <i>accessory residential dwelling unit</i> shall not be <i>permitted</i> in a <i>vacation home</i> or any other <i>dwelling</i> intended for vacations, recreation, seasonal or short-term accommodation purposes; h) all <i>accessory residential dwelling units</i> shall be required to meet all legislation, regulation and By-Law standards and requirements and all appropriate permits must be issued prior to the establishment of the <i>accessory residential dwelling unit</i>;		e)a lot may contain both an interior accessory residential dwelling unit and a garden suite, but not a detached accessory residential dwelling unit and a garden suite. f) an <i>accessory residential dwelling unit</i> shall not be <i>permitted</i> in a <i>vacation home</i> or any other <i>dwelling</i> intended for vacations, recreation, seasonal or short-term accommodation purposes; g) all <i>accessory residential dwelling units</i> shall be required to meet all legislation, regulation and By-Law standards and requirements and all appropriate permits must be issued prior to the establishment of the <i>accessory residential dwelling unit</i>; h) <i>accessory residential dwelling units</i> are only <i>permitted</i> in <i>dwelling units</i> connected to municipal or private water services and sanitary sewer system or private septic systems; i) <i>accessory residential dwelling units</i> are not <i>permitted</i> in <i>buildings or structures</i> with a legal <i>non-conforming</i> use unless relief from the Zoning By-Law has been approved through a Zoning By-Law
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	i) the <i>accessory residential dwelling unit</i> shall not be larger than 45 percent of the total gross floor area of the primary <i>dwelling unit</i> excluding any <i>deck</i> or <i>unenclosed porch</i>; j) <i>accessory residential dwelling units</i> are only <i>permitted</i> in <i>dwelling units</i> connected to municipal or private water services and sanitary sewer system or private septic systems; k) <i>accessory residential dwelling units</i> are not <i>permitted</i> in <i>buildings or structures</i> with a legal <i>non-conforming</i> use unless relief from the Zoning By-Law has been approved through a Zoning By-Law Amendment or Minor Variance in order to establish such <i>accessory residential dwelling unit</i>; l) a minimum of 50 percent of the <i>front yard</i> shall be maintained as landscaped open space. [7-Z-2020]		Amendment or Minor Variance in order to establish such <i>accessory residential dwelling unit</i> ;

Interior Accessory Dwelling Unit

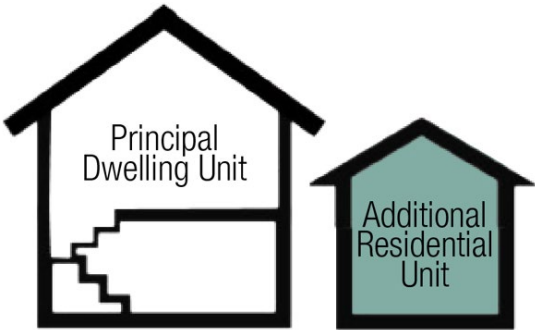
Interior Units or Additions	Proposed Provision	Interior ADU Policy Options/recommendations
	3.2.3.1	Proposed definition: A second unit that is within but supplemental to the permitted primary residential dwelling unit of the property, which the second unit has its own kitchen and bathroom. 3.2.3.1 a) One interior accessory dwelling unit is permitted in any single detached, semi-detached and street townhouses and located within the primary dwelling. b) The floor area of the interior accessory dwelling unit shall not exceed 75m² (807 square feet). In the case of an interior dwelling unit which is located in the basement of a single detached house the interior dwelling unit may occupy the whole basement. c) the <i>accessory residential dwelling unit</i> shall have its own exterior entrance separate from the exterior entrance to the primary <i>dwelling unit</i>, but shall not permit the façade of the <i>building</i> that faces a public street or private road; and shall have no means of internal access to the primary <i>dwelling unit</i>, except that access to a primary and second <i>dwelling</i> through a common vestibule entry is <i>permitted</i>; d) one (1) off-street <i>parking space</i> shall be provided for the <i>accessory residential dwelling unit</i> in addition to the minimum required <i>parking spaces</i> for the primary <i>dwelling</i>, and in accordance with provisions in the Off Street Parking Section of this By-Law;

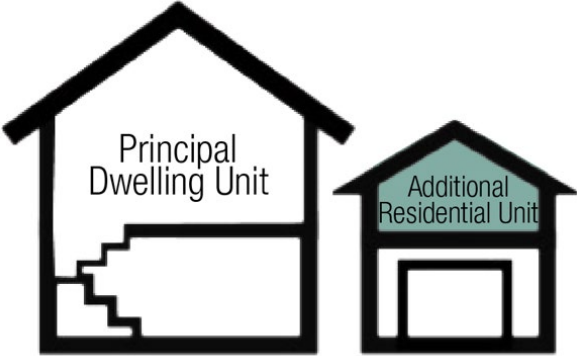


e) a minimum of 50 percent of the *front yard* shall be maintained as landscaped open space. [7-Z-2020]

The lot complies with all other provisions of Norfolk County Zoning By-Law 1-Z-2014.

Exterior/Detached Accessory Dwelling Unit

Exterior/Detached Units or Additions	Proposed Provision		
 The diagram illustrates two types of residential units. On the left is a 'Principal Dwelling Unit', represented by a large house outline with a gabled roof and a set of stairs leading to the entrance. On the right is an 'Additional Residential Unit', represented by a smaller, teal-colored house outline with a gabled roof.	3.2.3.2	b) Notwithstanding Subsection 3.2.3 a), and in lieu of the applicable provisions of Subsection 3.2, where an accessory <i>residential dwelling unit</i> is located in an <i>accessory building or structure</i> the following shall apply: i. Be nearer than 3.3 metres of a lot line within an <i>interior side yard</i> or <i>rear yard</i> except: a. in the case of a mutual <i>private garage</i> in the <i>rear yard</i> on a common <i>interior side lot line</i>, no separation distance is required; b. in the case of a <i>rear lot line</i> adjoining a private or public <i>lane</i>, no <i>setback</i> is required;	Proposed Definition: a separate building on a lot containing a dwelling unit which is subordinate and secondary to the principal dwelling unit located on the same lot. Useable floor area is in addition to the Accessory building space outlined in section 3.2.1. a) ADUs can not be within a farm building or an on farm diversified use. Must be located within the Accessory Building or consist of the entirety of the accessory building. b) The maximum size of a detached ADU is 75m² (807 square feet).

 Principal Dwelling Unit Additional Residential Unit		ii. be located a maximum of 30 metres from the primary <i>dwelling</i>; subject to the provisions outlined in section 3.2.3.	c. Be nearer than 1.2 meters of an interior side yard and rear yard, except: i. in the case of a mutual <i>private garage</i> in the <i>rear yard</i> on a common <i>interior side lot line</i>, no separation distance is required; ii. in the case of a <i>rear lot line</i> adjoining a private or public <i>lane</i>, no <i>setback</i> is <i>required</i>; d) shall not occupy any part of a front yard or exterior side yard. e) exceed a building height of 5 meters f) be located a maximum of 30 metres from the primary <i>dwelling</i>; g) ADU in excess of these sizes & distance requirements must apply for a zoning by-law amendment or a minor variance depending on the requested relief. h) subject to the provisions outlined in section 3.2.3.
Accessory Structures		Proposed Definition	Provisions

Laneway House/Suite	3.2.3.3	a self contained living accommodation in which food preparation, sanitary facilities and living space is provided for the exclusive use of the occupants of the suite and is in an ancillary building abutting a lane Full Toronto Definition a self-contained living accommodation in which both food preparation and sanitary services are provided for the exclusive use of the occupants of the suite and is in an ancillary building abutting a lane.	
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Garden Suites (NCOP Definition)	5.3.3.2	Definition: one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is associated, contain bathroom and kitchen facilities, and are designed to be portable.	a) A maximum of one garden suite unit shall be permitted per lot. A garden suite shall only be permitted in association with a single-detached residential dwelling permitted on a lot in the Agricultural or Hamlet Designations. Where another special housing form, such as an mobile home, exists on the lot, as determined by the County, a garden suite unit shall not be permitted.	Proposed changes: Approval process – staff approval vs council approval. Reduce fees to encourage garden suites AG, Hamlet, Special Housing, Garden Suite, ADU
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			b) In locating the unit, the Province's Minimum Distance Separation Formulae shall apply, as appropriate. c) The development of the garden suite shall be subject to the following criteria: i) the exterior design of any proposed unit in terms of height, massing, scale and layout shall be consistent with the present land uses in the neighbourhood; ii) the siting of the unit and any related features shall have a minimal effect on light, view and privacy of adjacent yards; iii) the garden suite shall not be placed in the front yard or the required front yard as set out in the Zoning Bylaw; iv) the garden suite does not require an additional separate access to a municipal road; v) adequate parking can be provided on site; vi) the garden suite, if situated on a farm, shall be sited near to the principal farm residence; vii) the garden suite is well removed from potential land use conflicts such as animal operations and operating pits and quarries; and	- To allow a Garden suite and an ADU on the same lot
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			viii) the site can accommodate a potable water supply system and be serviced by an on-site waste water disposal system designed and installed as per the Ontario Building Code. d) Garden suites shall be permitted by way of Temporary Use By-laws for a period of 11 years, renewable for further periods of up to 3 years to a total maximum of 20 years, in accordance with the policies of Section 9.4.4 (Temporary Use By-laws) of this Plan and Section 39 of the <i>Planning Act</i>. In addition to the requirements of Section 9.4.4 (Temporary Use By-laws), prior to approval of the Temporary Use By-law, the County shall be satisfied that: i) a legitimate and justified need exists to accommodate a person in a separate garden suite unit that is in close proximity to the principal unit; ii) the use is temporary and shall only be required for a limited period of time; and iii) the unit must be removed once the legitimate need no longer exists.	
Garden Suites (Currently not defined in NCZB)		one-unit accessory residential dwellings that take the form of a small building, physically separate from the principal dwelling unit with which it is		

		associates, contain bathroom and kitchen facilities, and are designed to be portable.		
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