

MOTHER-DAUGHTER DWELLING #504-203

A single-family or two-family dwelling unit which has a portion converted into an additional dwelling unit, specifically designated for use by a family member. Such units shall not be rented. Mother-daughter units may have direct access to the outside, but in all cases maintain internal free-flowing access from dwelling to dwelling within the structure.

Zoning Approval is required to convert to a Mother-Daughter Residence. A Development Permit Application shall be submitted with a property survey and floor plans that meet the following criteria:

- A floor plan depicting free-flowing access from within must be submitted with the zoning application.
- The mother-daughter unit shall contain no more than one bedroom maximum.
- The mother-daughter unit shall not exceed 25% of the gross floor area of the existing dwelling. Except that in dwellings that are less than 1,600 square feet, such space may occupy no more than 35% of the gross floor area.
- Any addition to the dwelling unit for the purpose of a mother-daughter unit where there is a separate exterior entrance, said entrance shall not face the front yard.
- Common utilities must be maintained for both units.
- A deed restriction containing the following language to be filed with the Monmouth County Clerk's Office prior to occupancy of the unit:

"The grantor and grantee specifically represent and warrant that this deed contains a Deed Restriction whereby the property use is restricted for use by grantor and grantees' immediate family. Although the structure is built as a mother-daughter structure allowing for separate entrances and cooking facilities, a second, unrelated family cannot occupy a portion of the dwelling as tenants. This deed restriction is intended to prohibit a multifamily use."