

## Detached accessory structures – Summary of rules

Shaded cells = change proposed.

**These apply to all detached accessory structures (ADUs, garages, sheds, etc.):**

Standard	Current Code	Proposal
Floor area ratio	None	0.15:1
Building coverage	<ul style="list-style-type: none"> <li>• Maximum limit applies for site including all structures</li> <li>• 15% max for all detached accessory structures</li> <li>• Accessory structure footprint can't be larger than the primary structure</li> </ul>	No change
Height	15' if located in side or rear setback 20' if located outside side and rear setbacks  (side and rear setbacks are 5')	<i>Additional</i> limit on height: Cannot exceed height of primary structure by more than 4 feet.
Materials (eaves, trim, windows, roof, siding)	If taller than 15 feet - match primary structure or meet prescriptive standards	No change

**These apply to all ADUs (attached and detached):**

Allowed with	<ul style="list-style-type: none"> <li>• House</li> <li>• Attached house</li> </ul>	<ul style="list-style-type: none"> <li>• House</li> <li>• Attached house</li> <li>• Detached primary structure on a multi-dwelling development site (PD)</li> <li>• Duplex in the 'a' overlay</li> <li>• Triplex on corners in 'a' overlay when meeting affordability requirement</li> </ul>
Maximum size (living area)	75% of living area of primary house or 800 square feet, whichever is less. (75% of 1,067 sf=800 sf)	Generally, no change.  Basement ADUs in existing houses are not limited in size.
Visitability	N/A	If three or more units on site, one of the units must meet visitability standards
Parking	No additional parking required, but existing required parking must be maintained or replaced.	No change If second ADU, then no parking required on the site

**This applies to detached ADUs:**

Location on site	40 feet from front lot line or behind house	No change, but clarifying language.
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