



## **Draft Land Development Regulations**

### **Category: Stand-Alone Amendments**

### **Spotlight on Accessory Structures**

*Summary:* Proposed amendments would expand allowed footprint for accessory structures and separate the subjects of accessory dwelling units from accessory structures.

*What's in the Current Regulations:* Current regulations limit accessory structures to no more than 50% of the footprint of the principal building on the lot, for residential uses, and intertwine the subjects of accessory structures and accessory dwelling units (which are not necessarily located within an accessory structure).

*What's in the Proposed Changes:* The proposed amendments would allow, on lots of up to 1 acre, for accessory structures that are up to 2x the size of the house, so long as combined they, and the house, remain below the total maximum building coverage for the lot. On larger lots, the accessory building may not exceed 10% of the lot size. The proposed amendments also separate Accessory Structures from ADUs.

*What is the purpose of this change?*

Presently, smaller homes and homes with detached garages are significantly constrained in their ability to have accessory structures as compared with larger homes or homes with attached garages on an equivalent lot. This amendment strives to apply greater equity to the allowances.

*Where can I find the proposed changes?*

Section 3.10 of the proposed [Regulations](#).

*Prepared October 8, 2021*