

**Proposed Amendments to NBMC 18.10.050, Section 1.51**

<p>1.51 Accessory Residential Uses</p>	<p>a. In residential districts, may include but are not limited to carports and garages, fences, decks, patios, swimming pools, sports courts, hot tubs, storage buildings, other outbuildings, accessory dwelling units (ADUs), and recreation and social clubhouses associated with multifamily developments. An accessory use may be attached (i.e., located within or sharing one full wall in common with a residence) or detached (i.e., in a separate structure or outbuilding to the dwelling).</p> <p>b. Detached accessory uses on lots smaller than <del>4</del> <u>3/4</u> acre in size shall not be higher than 25 feet to the highest point of the structure <del>or higher than the height of the principal structure, whichever is less.</del></p> <p>c. Detached accessory uses on lots smaller than <del>13/4</del> <u>13/4</u> acre in size shall cumulatively not have a building footprint more than <del>50-75</del> <u>50-75</u> percent of the building floor area of the principal structure; provided any single-family home shall be allowed to have up to 500 square feet of detached garage or carport and any cottage or multifamily unit shall be allowed to have up to 250 square feet of detached garage or carport per dwelling, and ADU guidelines (below) must be met. For multifamily housing units, the <del>50</del> <u>75</u> percent standard shall be measured against the largest principal structure on-site. <u>Uses that do not require a building permit (buildings less than 200 square feet), as well as sSwimming pools, sports courts, and other nonstructural site elements are excluded from the footprint calculations.</u></p> <p>d. Detached accessory uses on lots of <del>3/4</del> <u>3/4</u> acre in size or larger may be larger than the height and size limitations established in (b) and (c) above, if set back a minimum of 20 feet behind the front wall of the principal residential structure, <u>and a minimum of 10 feet from side or rear lot lines.</u></p> <p>e. Structures containing an accessory use shall meet the setback requirements of the primary residential structure if the structures are attached. Fences, and decks not over 30 inches in height, are excluded from this provision.</p> <p>f. Must comply with Standards in 18.10.041 <u>unless otherwise superseded by the standards in this section.</u></p>
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