

March 15, 2017

**NorthWest Crossing Rules & Design Guidelines (Dated December 2011)  
Addendum #1  
March 2017**

Accessory Dwelling Units (ADU) (see Prototype Handbook for permitted zones) Page 8

Revision to:

d. “The Accessory Dwelling Unit shall be no larger than **40%** of the living area (excluding garage) of the primary dwelling, or 600 square feet total (including circulation space and storage areas), whichever is less.

Additional Items:

i. The ARC may consider a home design with an ADU by allowing an FAR up to 55% of the lot size. The NWX Overlay Zone allows ADUs that are no larger than 40% of the living area, excluding the garage, or 600 square feet, whichever is less. Form and massing of the home will be significantly weighted in the ARC’s consideration of any additional square footage added to incorporate an ADU. The incorporation of an ADU into the home design requires a preliminary review with the ARC.

j. Detached ADU maximum building height is 24’.