



Accessory Dwellings – Max Allowable Size

<p>Accessory Dwellings may be up to 50% of the size of the main dwelling (or 1/3 of combined total) up to a maximum of 750 sf; Or, up to 80% of the size of the main dwelling for houses less than or equal to 1000 sf, up to a maximum of 500 sf</p>		
<p>Main House Size before AD is greater than 1000 sf</p>		
Main House Size before AD (Examples)	AD (Addition) Max AD size = existing gfa / 2	AD (w/in existing house) Max size of addition for AD = existing gfa / 3
3000 sf	3000 / 2 = 1500; AD is capped at 750 sf Existing Main Dwelling remains 3000 sf	3000 / 3 = 1000; AD is capped at 750 sf Resulting Main dwelling = 2250 sf
2250 sf	2250 / 2 = 1125; AD is capped at 750 sf Existing Main Dwelling remains 2250 sf	2250 / 3 = 750 sf Resulting Main dwelling = 1500 sf
1400 sf	1400 / 2 = 700 sf Existing Main Dwelling remains 1400 sf	1400 / 3 = 466 sf Resulting Main dwelling = 933 sf
1200 sf	1200/2 = 600 sf Existing Main Dwelling remains 1200 sf	1200/3 = 400 sf Resulting Main dwelling = 800 sf
<p>Main House Size before AD is 1000 sf or less</p>		
	AD (Addition) Max size of addition for AD = existing gfa x 0.8	AD (w/in existing house) Max size of AD = existing gfa x 0.44444
1000 sf.	(1000)(0.8) = 800; AD is capped at 500 sf Existing Main Dwelling remains 1000 sf	(1000)(0.44444) = 444 sf Resulting Main dwelling = 556 sf
650 sf	(650)(0.8) = 520; AD is capped at 500 sf Existing Main Dwelling remains 650 sf	(650)(0.44444) = 288 sf Resulting Main dwelling = 362 sf
626 sf	(626)(0.8) = 500 sf Existing Main Dwelling remains 626 sf	(626)(0.44444) = 278 sf Resulting Main dwelling = 348 sf
600 sf	(600)(0.8) = 480 sf Existing Main Dwelling remains 600 sf	n/a*

*n/a denotes calculated size that may not meet minimum size for a dwelling, based on building code requirements

AD Maximum Allowable Size Worksheet

Gross Floor Area (GFA) for calculating your accessory dwelling size, is measured as the sum of all floor area within the inside perimeter of the exterior walls, including basement, corridors, stairways, closets and interior walls.

1. Is Main House GFA before the AD equal to or smaller than 1000 sf?
Yes. Fill in existing GFA here _____. Go to 2.
No. Skip to 6.
 2. Will an addition be added onto the main house to accommodate the AD?
Yes. Go to 3.
No. If you answer No, then you will be creating the AD within the existing main house. Then calculate the maximum allowable size of the AD as follows: **Maximum allowable size of AD (within existing house) = existing gfa (from 1 above) x 0.44444 = _____ . Go to 5.**
 3. Will the addition add onto the size of the main house (as opposed to being *only* for the AD)?
Yes. Fill in proposed GFA of the main house, including addition, here. _____. Go to 4.
No. If you answer No, then all of the addition to the main house will be for the AD. Then calculate the maximum allowable size of the AD as follows:
Maximum allowable size of AD (addition to house) = existing GFA (from 1 above) x 0.8 = _____ . Go to 5.
 4. Is “proposed” main house GFA before AD still equal to or smaller than 1000 sf ?
Yes. Fill in existing GFA here _____, Go back to 1, and fill in this “new” GFA of your main house.
No. Go to 6.
 5. Is the number from 2 or 3 above greater than 500 sf?
Yes. The GFA of your AD may be no larger than 500 sf. Stop here.
No. The GFA of your AD may be no larger than the number calculated in 2 or 3 above. Stop here.
 6. Is the main house GFA before the AD greater than 1000 sf?
Yes. Fill in existing GFA here _____. Go to 7.
No. Go back to 1.
 7. Will an addition be added onto the main house to accommodate the AD?
Yes. Go to 8.
No. If you answer No, then you will be creating the AD within the existing main house. Calculate the maximum allowable GFA of the AD as follows: **Maximum allowable size of AD (within house) = GFA (from 6 above) / 3 = _____ Go to 9.**
 8. Will the addition add onto the size of the main house (as opposed to being *only* for the AD)?
Yes. Fill in the “proposed” GFA of the main house, including addition, here. _____. Go back to 6 and fill in this “new” GFA of your main house .
No. If you answer No, then all of the addition to the main house will be for the AD. Calculate the maximum allowable size of the AD as follows: **Maximum allowable size of AD (addition to house) = existing GFA (from 5 above) / 2 = _____ . Go to 9.**
 9. Is the number from 7 or 8 above greater than 750 sf?
Yes. The GFA of your AD may be no larger than 750 sf. Stop here.
No. The GFA of your AD may be no larger than the number calculated in 7 or 8 above. Stop here.
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