

**GALLATIN HEIGHTS
HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE RULES AND GUIDELINES
ACCESSORY DWELLING UNITS**

Gallatin Heights, LLC (“Declarant”) is adopting the following rules and guidelines (“Rules”) as allowed under Article III Section 3 regarding the construction of Accessory Dwelling Units in the Gallatin Heights Subdivision. These Rules are in addition to the requirements of Article V Architectural Guidelines Section 2.n. Accessory Dwelling Units.

1. Accessory Dwelling Units Definition. Accessory Dwelling Units (“ADU’s”) shall include the following structure types.
 - a. Detached garages and shops.
 - b. Detached buildings which include a secondary living unit.

2. ADU Size and Configuration Requirements. The following design standards regarding square footage, building dimensions, and height shall apply to all ADU’s.
 - a. Lot Type II
 - i. Garages and Shops
 1. Maximum Size- 30’ x 30’
 2. Maximum Square Footage- 900 SF
 3. Building Height- 25’

 - ii. Single Story Building with Secondary Living Unit
 1. Maximum Size- 30’ x 30’
 2. Maximum Square Footage- 900 SF
 - a. Dwelling Unit- 600 SF
 3. Building Height- 25’

 - iii. Two Story Building with Secondary Living Unit
 1. Maximum Size- 30’ x 30’
 2. Maximum Square Footage-
 - a. Main Level- 900 SF
 - b. Second Level- 600 SF
 - c. Dwelling Unit- 600 SF
 3. Building Height- 32’

 - b. Lot Type III
 - i. Garages and Shops
 1. Maximum Size- 30’ x 40’
 2. Maximum Square Footage- 1,200 SF
 3. Building Height- 25’

- ii. Single Story Building with Secondary Living Unit
 - 1. Maximum Size- 30' x 40'
 - 2. Maximum Square Footage- 1,200 SF
 - a. Dwelling Unit- 800 SF
 - 3. Building Height- 25'

- iii. Two Story Building with Secondary Living Unit
 - 1. Maximum Size- 30' x 40'
 - 2. Maximum Square Footage-
 - a. Main Level- 1,200 SF
 - b. Second Level- 800 SF
 - c. Dwelling Unit- 800 SF
 - 3. Building Height- 32'

c. Lot Type IV

- i. Garages and Shops
 - 1. Maximum Size- 40' x 60'
 - 2. Maximum Square Footage- 2,400 SF
 - 3. Building Height- 25'

- ii. Single Story Building with Secondary Living Unit
 - 1. Maximum Size- 40' x 60'
 - 2. Maximum Square Footage- 2,400 SF
 - a. Dwelling Unit- 1,200 SF
 - 3. Building Height- 25'

- iii. Two Story Building with Secondary Living Unit
 - 1. Maximum Size- 40' x 60'
 - 2. Maximum Square Footage-
 - a. Main Level- 2,400 SF
 - b. Second Level- 1,200 SF
 - c. Dwelling Unit- 1,200 SF
 - 3. Building Height- 32'

3. Architectural Standards. ADU's shall comply with the following architectural standards in addition to those found in Article V Section 2.2.

- a. ADU exterior materials and colors shall to the greatest extent possible match those found on the primary residence. Exceptions may be granted by the ARC based on design merit.