



## ADU Task Force - Design Issue Responses - March 2015 Community Meeting

General Issues		Yes	No	Additional Comments
Types Allowed	Internal ADU	17	2	
	Attached ADU	13	2	Maybe-1 With Restrictions-1
	Detached ADU	10	2	On Deep Lots-2 With Restrictions-1
No. Permitted	Allow one ADU per lot	10	3	
Type of zoning	Limit to single family lot	6	4	
Size of lot	5,000 sq. ft. minimum	8	2	6000-7000 sq. ft-1
Minimum floor area	300 sq. ft. minimum	6	1	Maybe-1 250 sq ft-1 400 sq ft-1
Entrances	Can an internal or attached ADU add an additional entrance facing the public street	8	5	
	Can a detached ADU entrance face the public street	10		Maybe -1
Stairways	Should stairways leading to an ADU be enclosed	7	2	Maybe-3
Balconies	Can ADU balconies be allowed to face a neighbor's side yard	7	4	Maybe-1
Rooftop Decks	Should rooftop decks be allowed	8	4	
Maximum Floor Area	Internal- Less than the ground floor area of the primary structure	2		
	Internal- Less than 40% of the floor area of the entire primary structure	1		Larger of less ground or 40%- 1 49% - 1 50% -1 Depends on size of house-1
	Maximum floor area for internal and attached ADUs  (online did not differentiate between internal and attached)			Smaller than primary structure-1 800 sq ft-2 800-1000 sq ft-2 950 sq ft-1 1000 sq ft-2
Number of floors	Limit to one floor	3	8	
<b>Attached ADUs</b>				
Exterior Materials	Should exterior materials of an attached ADU match those of the principal structure	9	2	
Maximum Height	Should there be a maximum height for an attached ADU	2	1	
	25 feet or 80% of the principal structure, whichever is less	9		65%-1
	Other			Depends on terrain/grade-2 Primary structure-3



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Detached ADUs		Yes	No	Additional Comments
Maximum Floor Area	Should the habitable upper story floor space in an existing garage be counted in the 1000 sq. ft. limit (currently just the floor print of the garage is counted)	3	4	Maybe-1 50% total lot minus the house-1
	Should there be a maximum in addition to current 1000 sq. ft. accessory building limit floor area	1	2	
	Maximum floor area			800 sq. ft-4 950 sq-ft -1 1000 sq ft - 2
Exterior Materials	Should the exterior materials of detached ADU match those of the principal structure	5	6	
	Should the exterior materials match those of the principal structure, if the ADU is attached to the garage	3	8	
Distance from principal structure	6 ft minimum - current code	2		Maybe- 1 10 ft-2
	20 ft, like other communities	1	4	Maybe -1
Roof pitch	Should detached match pitch of principal structure	4	6	
Windows	Should detached match proportions of principal structure	4	7	
Height ratios	Should existing garage be allowed to convert its 2 <sup>nd</sup> story space to ADU if principal structure is only one story?	7	3	Maybe -1 Not new-1
Maximum Height	20 ft of height or principal, whichever less	4		
	25 ft or 80% of principal, whichever is less	4		65%-1