

**City of Boulder
Community Planning & Sustainability**

ACCESSORY DWELLING UNIT STUDY

December 2012

Also see ADU [Survey](#)

I. INTRODUCTION

The intent of the accessory dwelling unit ordinance, adopted in 1982, was to enable the cost-effective and efficient use of existing single family homes in the City of Boulder. Over the last three decades, the ordinance has been amended to allow different types of accessory units and simplify the permitting process. At the June 2012 Work Plan check-in, City Council expressed interest in encouraging Accessory Dwelling Units and Owner’s Accessory Units (ADUs and OAU) in 2013. This report provides information on the city’s accessory dwelling unit program to help inform any future work effort on accessory dwelling units.

The report begins with a summary of the current code and provides data on the number and types of accessory dwelling units in the city. Next, the history of the accessory dwelling unit ordinance is considered through a chronology of proposed and adopted amendments, followed by information on other accessory dwelling unit ordinances and programs around the country. The report concludes with a list of potential issues that the city may want to consider if changes to the existing ordinance are explored.

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As part of this study, the city hired a third-party consultant to conduct a survey of property owners that currently maintain an ADU or OAU. The purpose of the survey is to gauge the current use, purpose and rationale for creating and/or maintaining an accessory unit.

See Attachment A: Survey of Current ADU Property Owners (To be available after January 12, 2013).

II. SUMMARY OF CURRENT CODE

Accessory dwelling units in the City of Boulder are regulated by section 9-6-3, “Specific Use Standards – Residential Uses” of the Boulder Revised Code 1981. The creation of an accessory dwelling unit is an administrative permitting process, not a by-right use. The Code separates accessory dwelling units into three categories: an Accessory Dwelling Unit (ADU), Owner’s Accessory Unit (OAU) and a Limited Accessory Unit (LAU).

- An **ADU** is defined as “a separate and complete housekeeping unit within a single-family detached dwelling unit.” They are the most common accessory unit type in the city and are allowed in all Residential – Rural, Residential – Low, and Residential – Estate zoning districts.
- An **OAU** can be attached to the primary structure or located in a separate building and are allowed in Residential – Rural, Residential – Estate, and Residential – Mixed 1 (RMX-1) zoning districts.
- An **LAU** can be attached or detached from the primary unit. The purpose of an LAU is to bring existing non-conforming duplexes in certain zones up to code. To date, there is only one LAU in the city.

General Provisions - ADUs, OAUs, LAU

Subsection 9-6-3(a) of the land use code contains the following limitations on all types of accessory dwelling units:

- At least one owner of the property must reside in the primary or accessory unit;
- No more than two additional persons may occupy the additional dwelling unit and no rooms in the owner’s unit may be rented;
- Adjacent property owners are notified of the application by mail and a notice is posted on site;
- Applicant must obtain a current rental license within 180 days of approval;
- The permit is revoked if the property owner does not comply with other ordinances of the city which regulate property maintenance and nuisances;
- Approval for an accessory unit runs with property owners, not the property. When ownership changes, the ADU must be removed or the new owner must reapply.

Accessory Dwelling Units (ADUs)

ADUs must meet these provisions in addition to the general accessory unit standards:

- An ADU must be clearly incidental to the principal unit;
- No more than 10% of properties within a 300 foot radius of the applicant’s property may have an accessory dwelling unit in Residential – Low zone districts. In Residential – Estate and Residential – Rural zone districts this provision applies to properties within a 600 foot radius of the applicant’s property. Non-conforming structures, such as duplexes in downzoned areas, are considered accessory units in this calculation;
- One additional off-street parking space is required;
- The property must be at least 6,000 square feet in area;
- ADUs must be at least 300 square feet but no more than 1,000 square feet, or one third of the size of the main house, whichever is less;
- The creation of the ADU must be through internal conversion of the home and the internal connection between the primary and accessory units must be maintained;

- A secondary entrance is permitted along a street-facing elevation as long as it is screened from view; and
- The single family home must be at least five years old and ADUs cannot be created in new construction.

Owner's Accessory Units (OAUs)

OAUs must meet these provisions in addition to the general accessory unit standards:

- An OAU must be clearly incidental to the principal unit;
- One additional off-street parking space is required;
- The OAU does not exceed one third of the total floor area of the principal structure;
- The property must be at least 6,000 square feet in area and contain one single-family home;

Attached OAUs

- For OAUs located in the primary home, the primary structure must be at least 1,500 square feet in size;
- The internal connection between the primary and accessory units must be maintained; and
- A secondary entrance is permitted along a street-facing elevation as long as it is screened from view.

Detached OAUs

- For detached units, the building coverage may not exceed 500 square feet, with 450 square feet of floor area;
- The roof pitch must be 6:12 or greater or match that of the existing house;
- Only single-car garage doors are permitted;
- The maximum height may not exceed 20 feet, unless the roof pitch is steeper than 8:12, in which case the height may be up to 25 feet;
- Sixty square feet of open space is required exclusively for use by occupants of the OAU; and
- The design and materials must be consistent with that of the existing residence or adjacent buildings on side lots.

Limited Accessory Units (LAUs)

LAUs must meet these provisions in addition to the general accessory unit standards:

- Must be a dwelling unit that legally existed before 2005;
- Additional expansion of the primary structure to accommodate the accessory unit may not exceed 20% of the building footprint; and
- A minimum of three parking spaces is required.

III. OVERVIEW OF EXISTING UNITS

How many permitted ADUs/OAUs/LAUs exist today?

Since the ordinance was adopted in 1982, 246 homeowners have applied for an ADU, OAU or LAU. Some of these applications were denied by the Planning Department because the requirements of the ordinance could not be met or the application was withdrawn by the

homeowner. Some homes that were once approved for an accessory unit no longer have one. Currently, there are 186 ADUs, 42 OAU's and 1 LAU in the city.

Where are they located?

Accessory Dwelling Units in Boulder are evenly distributed through the city, with slight concentrations in the Newlands, University Hill neighborhoods and in South Boulder. Owner's Accessory Units are primarily located in the Whittier neighborhood in Central Boulder. See Attachment B: Map of Current ADUs, OAU's and LAUs.

What is the average/range in size of the ADU/OAU? Of the primary house?

The average size of an ADU is 690 square feet, with the smallest measuring 309 square feet and the largest at 1,438 square feet. The size of a detached OAU is limited to 450 square feet, so it is unsurprising that the average size of an OAU is 445 square feet, with a range between 428 square feet and 450 square feet. The average size of an attached OAU is 570 square feet, with a range between 295 square feet and 950 square feet.

The size of the primary house for an ADU ranges between 1,027 square feet and 7,600 square feet, with an average of 2,800 square feet. For an OAU, the size of the primary house ranges between 1,972 square feet and 5,000 square feet, with an average of 2,500 square feet.

TABLE 1A: SIZE OF UNIT

	Smallest	Largest	Average
ADU	309 sq. ft.	1,438 sq. ft.	690 sq. ft.
OAU- attached	295 sq. ft.	950 sq. ft.	570 sq. ft.
OAU- detached	428 sq. ft.	450 sq. ft.	445 sq. ft.

TABLE 1B: SIZE OF PRIMARY HOUSE

	Smallest	Largest	Average
ADU	1,027 sq. ft.	7,600 sq. ft.	2,800 sq. ft.
OAU	1,972 sq. ft.	5,000 sq. ft.	2,500 sq. ft.

How many ADUs have been created each year?

Since the adoption of the ordinance in 1982, an average of seven ADUs have been created each year. In general, the number of ADU permits has tended to ebb and flow each year. For example, in the initial year that ADUs were allowed, 22 ADUs were created because many existing units were permitted under the new ordinance. In contrast, only 4 ADUs were created the next year. Most years saw the creation of three to eight ADUs. Spikes in ADU creation occurred in 1983, 1987, 2000, 2007 and 2012 (22, 12, 14, 13, 12 new ADUs, respectively). The fewest ADUs were created in 1994, 1995 and 2005, when only a single ADU was created each year.

The following chart shows the number of accessory dwelling units created each year. OAU's were first permitted in 1998. Since the adoption of the ordinance, 188 ADUs, 42 OAU's and 1 LAU have been approved.

TABLE 2: UNITS CREATED EACH YEAR

1983	22 ADUs	1991	5 ADUs	1999	5 ADUs/ 3 OAU	2007	13 ADUs/ 6 OAU/1 LAU
1984	4 ADUs	1992	7 ADUs	2000	14 ADUs/ 1 OAU	2008	9 ADUs/ 2 OAU
1985	8 ADUs	1993	8 ADUs	2001	9 ADUs	2009	3 ADUs/ 3 OAU
1986	3 ADUs	1994	1 ADU	2002	5 ADUs/ 2 OAU	2010	8 ADUs/ 4 OAU
1987	12 ADUs	1995	1 ADU	2003	5 ADUs/ 4 OAU	2011	0 ADUs/1 OAU
1988	5 ADUs	1996	5 ADUs	2004	3 ADUs/ 6 OAU	2012	12 ADUs/3 OAU
1989	4 ADUs	1997	6 ADUs	2005	1 ADU/ 5 OAU		
1990	8 ADUs	1998	2 ADUs/ 1 OAU	2006	7 ADUs/ 1 OAU		

**Statistics current as of November 2012.*

10% Rule: How many people are currently on the waitlist?

The ordinance limits the density of Accessory Dwelling Units by allowing a maximum of 10% of single family homes within a neighborhood area (300 foot or 600 foot radius of the applicant’s home based on zone district) to have an ADU. Non-conforming units, such as duplexes, are included in the calculation. When a property with an ADU is sold, the neighbors on the waitlist must be notified. A property owner on the waitlist then has 90 days to submit an application for the creation of an ADU. There are currently seven property owners on the waitlist. Three are located on University Hill, three are located in Mapleton Hill, and one is located in Martin Acres.

IV. HISTORY OF THE ORDINANCE

Original Accessory Dwelling Unit Ordinance (1983)

The City of Boulder first considered regulations regarding accessory dwelling units in 1975. Over the next seven years, various iterations of accessory units (i.e., “Limited Living Units,” “Accessory Apartments,” etc.) were analyzed and discussed in an attempt to identify the pros and cons of such a code amendment. In 1983, after much community deliberation, City Council passed an ordinance establishing standards for accessory dwelling units in certain zoning districts. The intent of the ordinance was to provide a broader mix of living options for residents in various age and economic groups while preserving the character of single family neighborhoods, to reduce the number of unsafe and illegal rental units being constructed and to offer a way for homeowners to offset the increasing cost of living in the area. The original 1983 ordinance allowed a second unit in single family homes in low density zoning district and included the following provisions:

- The right to have an ADU runs with the ownership, not the property; when a property is sold, the new owner must reapply if an ADU is desired;
- A maximum of 10% of the single family homes within a neighborhood area (300 or 600 feet around the property, depending on the zoning district) may have an ADU. Non-conforming multifamily structures are counted in this calculation;
- No more than two persons may occupy the accessory unit and the occupancy for the primary residence may not exceed the occupancy requirements of the zoning district;
- An ADU permit can be revoked if the property owner does not comply with other ordinances, such as those regarding maintenance and noise;
- The maximum size of an ADU is 1,000 square feet, or a third of the size of the main house, whichever is less;
- A minor expansion of the building footprint is allowed, but may not exceed 5% of the total floor area.

Amendments to the 1983 Ordinance

Since the original ordinance was adopted in 1983, concerns regarding ADUs have centered on the potential impacts to neighborhood character due to increased noise, density and traffic created by accessory unit tenants. As a result, amendments to the ordinance have been informed by these concerns.

The first change to the ordinance was made in the late 1980s to require that the primary dwelling unit be at least five years old before an owner could apply for an accessory dwelling unit. This change was made in response to the concern that ADUs should not be constructed in new homes.

In 1986, an amendment allowing density and parking variances was drafted but not adopted. The change would have permitted a variance through the Board of Zoning Adjustment to the 10% density limitation and the off-street parking requirement. Opposition to the amendment centered on concern for the change in neighborhood character caused by the increased parking and density.

1995 Study and Amendments

In 1995, a study was conducted by city staff to determine the effectiveness of the ADU program. The study included a survey of property owners to identify the direct and indirect benefits of the program. The study included questions regarding the demographics of the accessory unit's occupants, the reasons for maintaining an accessory unit, rental rates, and the neighborhood perception of the unit.

Based on the 1995 study, staff made the following recommendations to City Council to improve the ADU program:

1. Change the requirement of renewing a rental license from one year to three or five;
2. Allow an accessory unit in a garage or carriage house;
3. Give nearby owners on the waitlist an opportunity to apply for an accessory unit when a property sells; require a new owner to have the unit re-inspected and a sign a Declaration of Use within 60 days of the transfer of ownership;
4. Send an annual letter to the property owners reminding them about accessory unit regulations;

5. Remove the 10% rule in certain neighborhoods to encourage the creation of accessory units;
6. Waive or remove the requirement of a second off-street parking space in cases where a second space is not possible and perhaps allow tandem parking instead;
7. Reduce the maximum size of an accessory unit from 1,000 square feet to 400 square feet, with the ability to expand the size up to 600 square feet through a variance granted by the Zoning Administrator.

The first three recommendations were eventually adopted by Council. In 1997, the ordinance was amended to allow certain accessory units in the Mixed-Density Residential-Established (now the RMX-1) zone. In this zone, these units may be attached or detached from the primary structure. They are typically located above an existing garage or in a free-standing structure that is secondary to the main house. The code differentiates this type of unit as an Owner's Accessory Unit (OAU). In 1998, an amendment to the ordinance changed the requirement for annual rental license renewal to match the requirements of other rental properties. This was due in large part to the burden the annual requirement created for the city's Building Inspectors and homeowners. Changes were also made to give priority to property owners on the waitlist when a property with a permitted accessory unit was sold. Under current regulations, a homeowner is required to have the unit re-inspected and the ADU license transferred within 60 days of the purchase date of the property.

Toolkit for Housing Options (1999) and Recommended Changes

Accessory dwelling units were next addressed in 1999 as part of the Comprehensive Housing Strategy, a broad initiative aimed at increasing housing diversity and affordability in the city. The strategy, informed by a study titled *A Toolkit for Housing Options*, recommended expanding the number of ADUs and OAUs under the current regulations, and made recommendations for changes to the ordinance to expand the number and types of accessory units.

A Toolkit for Housing Options provided thirty options to better serve the affordable housing goals and to encourage the creation of accessory units. Accessory Dwelling Unit section considered ways to promote the use of ADUs, proposed ways to simplify and loosen the regulations, and suggested new provisions so that ADUs would better serve an affordable housing strategy. The options included:

1. Option 1: Market the ADU program
 - a. Create in in-house brochure highlighting the benefits of maintaining an accessory unit to mail to property owners in districts where accessory units were allowed.
2. Option 2: Simplify the Ordinance
 - a. Eliminate the 10% Rule;
 - b. Change the 10% Rule to 50% and expand the neighborhood radius from 300 feet to 600 feet in the RL-1 and RL-2 zone districts;
 - c. Modify the parking requirement and allow tandem parking for lots that cannot provide a second off-street parking space;
 - d. Raise the maximum size of accessory units to better facilitate basement conversions.

3. Option 3: Reduce the Maximum Size of ADUs
 - a. Reduce the maximum size from 1,000 square feet to 400 square feet to help ensure the unit's affordability;
 - b. Allow accessory units in separate structures for both existing and new homes if the units are permanently affordable;
 - c. Provide an incentive for the development of small, permanently affordable rental units, i.e. in new home construction.
4. Option 4: Reduce the application fee.
 - a. Reduce application fee to reflect reduced staff time due to a simplified ordinance.

Public hearings on the recommended changes were held at the March 18th, 1999 and August 19th, 1999 Planning Board meetings. The Planning Board voted to recommend the following amendments to the accessory dwelling unit ordinance:

1. Allowance of the new parking space to match the existing space in material as long as it is suitable for parking cars;
2. Revision of current minimum ADU size to 300 square feet;
3. Simplification of neighborhood notification to only include adjacent property owners;
4. Allowance for the ADU to be transferred to a new owner if it has been rented and occupied within the last year and there is nobody on the waiting list in the unit's neighborhood area;
5. Require that the property owner sign a Declaration of Use rather than be required to remove the ADU kitchen when the ADU is discontinued.

The City Council reviewed the proposed changes at its September 7th and September 21st meetings and voted to adopt the changes at the October 5th, 1999 meeting.

Additionally, the application fee for the creation of an ADU or OAU was reduced from \$1,200 to \$420 and a fee to transfer an ADU to a new owner was established at \$100. The next year saw an increase in applications for ADUs, with 14 ADUs permitted in 2000 and 9 ADUs permitted in 2001. The changes did not affect the number of OAU applications.

V. BEST PRACTICES

To address concerns of affordability and diversity of housing stock, many cities have adopted ordinances allowing accessory dwelling units. Concerns regarding increased density and its impact on neighborhood character and parking are common throughout the nation. Boulder's program is similar in many ways, but also has unique regulations regarding the definition and density of units. For side-by-side comparison, see *Attachment C: Other Cities/Best Practices Chart*.

Santa Cruz, California

The City of Santa Cruz, California is a recognized leader in encouraging Accessory Dwelling Units. The city recently implemented changes to its program to promote high-quality design, provide more rental housing options in the developed core of the city, promote urban infill to help preserve the existing greenbelt around the city and foster the use of the city's public

transportation system.¹ In 2005, local architects were hired to design seven prototype ADU designs that would be permissible through the permitting process. Each design meets the city's requirements in terms of scale, massing, design and materials, and provides a way for homeowners to realize the construction of an ADU. Additionally, the city revised its ADU ordinance in 2003 to streamline the permitting process and provide incentives for providing ADUs at low-income rates; Building permit fees, at an estimated cost of \$11,000, may be waived if homeowners place an affordable housing covenant on the property. Owners must submit an annual compliance report and the restrictions may be removed by paying the amount of the waived permit fees. Parking and rear yard variances are also available to homeowners.

The city's zoning restrictions in regards to ADUs are typical of other municipalities; ADUs are allowed on residential lots larger than 5,000 square feet and the property owner must occupy either the accessory dwelling unit or the primary structure on the lot. One additional parking spot is required for a one-bedroom accessory unit, and two spaces are required for a two-bedroom unit. The allowable size is dependent on the lot size, and ranges from 500 square feet for a 5,000-7,000 square foot lot to 800 square feet for a lot larger than 10,000 square feet. However, the accessory dwelling unit must not be larger than 30% of the rear yard. In terms of design, the building's height is restricted to 13 feet for a one-story structure and 22 feet for a one and a half story structure and must be compatible with the main structure in terms of massing, scale, roof form, window types and materials.

The program is considered a success and has been used a model for other cities across the nation. In the first five years after the ordinance was adopted, it was estimated that approximately 40 to 50 ADU permits were approved each year.² The streamlined process and elimination of certain zoning requirements (i.e. covered parking spaces) have helped address the demand for more affordable housing types in the city.

Portland, Oregon

Portland, Oregon has seen a community-driven effort to encourage ADUs within the city in recent years. Various websites and blogs offer video tours of existing ADUs and interviews with owners that promote the benefits of having an additional unit.³ The effort is driven by a desire to create sustainable housing options by increasing density with a relatively low impact. Residents who have adopted a Small House philosophy of maximizing the use of space have also popularized the idea of ADUs or "granny flats".

The City of Portland defines an ADU as a second unit that is smaller than the primary structure on the lot. An ADU can be a conversion of a portion of the existing house, an addition to the main house, or a new free-standing structure. ADUs are allowed in most residential zones and can be located within an attached home, such as a row house. Occupancy regulations do not vary from the standard residential allowance of one or more persons related by blood or marriage,

¹Accessory Dwelling Unit Development Program. City of Santa Cruz. Web. Accessed August 21, 2012. <http://www.cityofsantacruz.com/index.aspx?page=1150>.

² *Dwelling Units: Case Study*. Report prepared for U.S. Dept. of Housing and Urban Development. Reston, Virginia, 2008. <http://www.huduser.org/portal/publications/adu.pdf/>.

³ See www.accessorydwellings.org and www.pdxadu.blogspot.com as examples.

plus no more than five additional persons. Despite this relatively high occupancy allowance, additional parking spaces are not required. In terms of size, an ADU cannot be more than 75% of the living area of the house or 800 square feet, whichever is less. The height of an attached ADU cannot exceed 18 feet and the lot coverage may not exceed the footprint of the primary structure. However, the total lot coverage of all accessory buildings may not exceed 15% of the lot. To diminish the visibility of the accessory structure from the street, the unit must be set back 60 feet from the front lot line or 6 feet behind the primary structure. To encourage compatible design, only one main entrance may be located on the street-facing facade of the house and exterior finish materials, roof pitch, trim, eaves, window orientation and dimension must be the same or visually match the house.

Portland's ADU regulations are less stringent in terms of occupancy and parking requirements, and have recently be modified to further encourage the development of Accessory Dwelling Units. The vibrant grassroots effort has been instrumental in promoting this housing type as a way to meet the community's sustainability goals.

Seattle, WA

Like Boulder, the city of Seattle, Washington has separate regulations for attached and detached accessory units. The City of Seattle defines an Accessory Dwelling Unit (ADU) as a "room or set of rooms in a single-family home or a row house or townhouse that has been designed or configured to be used as a separate dwelling unit and has been authorized/established by permit." The property owner must occupy either the primary or the accessory unit, with the total number of both units not exceeding eight persons. Parking restrictions differ for the two zones; one parking spot is required for an ADU in the single-family zone but there is no additional spaces are required for ADUs in the low-rise zone. In Single-Family Zones, an ADU is limited to 1,000 square feet in size but may exceed the maximum if it was in existence before the program was implemented in 1999 and is located on a single level. Like Portland, OR, only one entrance may be located on a street-facing elevation. For Low-Rise Zones, an ADU is limited in 650 square feet and may not exceed 40% of the total gross floor area of the lot. The entrance must be through the primary entrance of the house, or be on the primary façade of the building, given it is less visually prominent than the main entrance.

The regulations for Detached Dwelling Units (DDUs) are similar. The definition matches that of an ADU, except that the unit is located in a separate structure. DDUs are located in single-family and Low-Rise zones, but are not allowed along shoreline districts. The occupancy requirements are the same, with a maximum of eight unrelated persons. One off-street parking spot is required, except in areas designated as urban centers or urban villages. A lot may have no more than one accessory dwelling unit (attached or detached). Lots must be a minimum of 4,000 square feet and DDUs may not exceed 800 square feet. Entrances to backyard cottages may not face the nearest side lot line or the rear lot line, unless there is an alley abutting on that side of the lot and existing structures, such as a garage, may be converted into a backyard cottage, as long as any existing non-conformities to the Land Use Code are not increased. For Low-Rise zones, a DDU has the same regulations as an ADU in terms of size, parking requirements and design of the primary entrance.

Denver, CO

The City of Denver has recently revised their zoning code and modified their regulations for Accessory Dwelling Units (ADUs). Typical of other cities, the property owner must reside in either the primary or accessory unit and occupancy is limited to a minimum of 200 square feet of gross floor area per occupant (typically 3 to 5 occupants). Size limitations are determined by overall lot size; an ADU may not exceed 650 square feet for lots smaller than 6,000 square feet, 864 square feet for lots ranging from 6,001-7,000 square feet and 1,000 square feet for lots larger than 7,001 square feet in size. In terms of design, the primary structure may not be altered to appear as a multiple-dwelling unit and a second driveway is not permitted. The ADU may be accessed by a secondary entrance, as long as it is not prominently visible. Similar to the City of Santa Cruz, CA, roof and exterior wall materials and finishes must be comparable in composition and appearance to that of the primary single unit dwelling structure on the lot.

VI. ISSUE IDENTIFICATION

Boulder's accessory dwelling unit ordinance has been in place for 30 years. Proposed amendments over the years have consistently focused on the issues of concentration, parking, size, and occupancy. If the city is interested in encouraging the creation of more accessory dwelling units, some of the current barriers present in the regulations may merit reconsideration.

1. Concentration

- *The 10 % saturation rule*: While the intent of this provision is to prevent an overabundance of ADUs in single family neighborhoods (presumably in areas such as the Hill), it is somewhat contrary to certain sustainability goals, such as increased density.
 - This provision is unique among ADU ordinances across the nation. Considering the relatively low number of applicants currently on the waiting list, it may be worth discussing whether certain zone districts should allow higher saturation rates.

2. Parking

- *LAU parking requirements*: Currently, a minimum of three off-street parking spaces are required for an LAU. This requirement can make it difficult for applicants to create an LAU.
- *ADU/LAU parking requirements*: Parking has been cited as one of the primary obstacles to creating a legal accessory unit. Some properties cannot easily accommodate an additional off-street parking spot, while other areas are more conducive to the provision of off-street parking.
 - Parking is a common concern across other jurisdictions, and one additional off-street parking space is typical. However, some cities, such as Portland, have eliminated this requirement altogether. In Seattle, the parking requirement varies by zoning district; one off-street parking space is required in Single-Family zones, but no additional spaces are required in Low-Rise zones. Modifying the parking requirements by neighborhood type may increase the number of accessory dwelling units.

3. Size

- *The lesser of 1/3 of the size of the principal Dwelling Unit or 1,000 square feet rule:* This regulation limits the options of people with smaller homes with regards to ADUs. For many people with smaller homes, it may not be possible to create an ADU using only 1/3 of their floor area; for lower income people with smaller homes, having an ADU may be all the more important for relieving some of the financial pressure associated with homeownership.
 - This restriction can also make basement conversions difficult in cases where the basement space accounts for half of the house's square footage. To meet the size restriction, a small portion of the basement may need to be excluded from the ADU conversion. In Portland, the maximum size of an ADU may not exceed 75% of the living area of the house or 800 square feet, whichever is less. The overall size is smaller than what is allowed in Boulder, however, it may allow for more flexibility within the existing structure. It may be worth considering changes to the current restriction to maintain the 1,000 square footage restriction but allow for increased flexibility within the existing structure.

4. Occupancy

- *The occupancy of any accessory unit must not exceed two persons:* This can make it difficult for a homeowner and their family to live in the accessory unit and rent the principal unit.
 - This standard has been cited by a few property owners as problematic, but it is anticipated that a change to the occupancy standard would have little effect on an increase in the creation of accessory units. While it may benefit some property owners, such as a couple with an infant, the restricted size of the accessory unit would likely limit the instances where the accessory unit is occupied by the homeowner and their family.

VII. ATTACHMENTS

Attachment A – Survey of Current ADU Property Owners

Attachment B – Map of Current ADUs, OAU's and LAUs

Attachment C – Other Cities/Best Practices Chart



City of Boulder Accessory Dwelling Unit Survey Summary of Results

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Summary of Results

Survey Background

The City of Boulder's Planning & Development Services Department contracted with National Research Center, Inc. (NRC) to conduct a survey about accessory units within the city. The purpose of the survey was to help understand how these units contribute to housing opportunities within the city and also to determine how the current program might be improved.

An accessory unit is a secondary living unit that is located within a residence or in an accessory building on the same property. Most often, accessory units are created through the conversion of basement or attic space, or space above a garage. The Accessory Dwelling Unit Ordinance makes a distinction between Accessory Dwelling Units, Owner's Accessory Units and Limited Dwelling Units. However, for the purposes of this study, all three were referred to as accessory dwelling units (ADUs).

City staff crafted a first draft of the questions to be asked on the survey. These were refined through an iterative process with NRC staff. Once the questionnaire was finalized, it was programmed to be available online if recipients preferred to complete the survey on the internet rather than the hard copy.

All 133 households in the City's records shown to maintain an accessory dwelling unit were selected to receive the survey. First, these households were sent a pre-notification postcard that introduced the survey and explained its importance. A few days after the postcard was mailed, selected households were sent a survey packet. This packet included the survey, a cover letter from the Executive Director of Community Planning & Sustainability explaining the study and a postage-paid pre-addressed envelope in which to return the completed survey. The cover letter included a Web link to the survey for those who preferred to complete the survey online. A reminder packet was sent to all households about one week after the first packet, asking those that had not yet completed the survey to please do so.

Of the 133 addresses to which a survey was mailed, four were found to be vacant or otherwise undeliverable by the post office. A total of 75 completed surveys were received, for a response rate of 58%. Of the 75 completed surveys, eight were completed online and 67 were mailed hard copies.

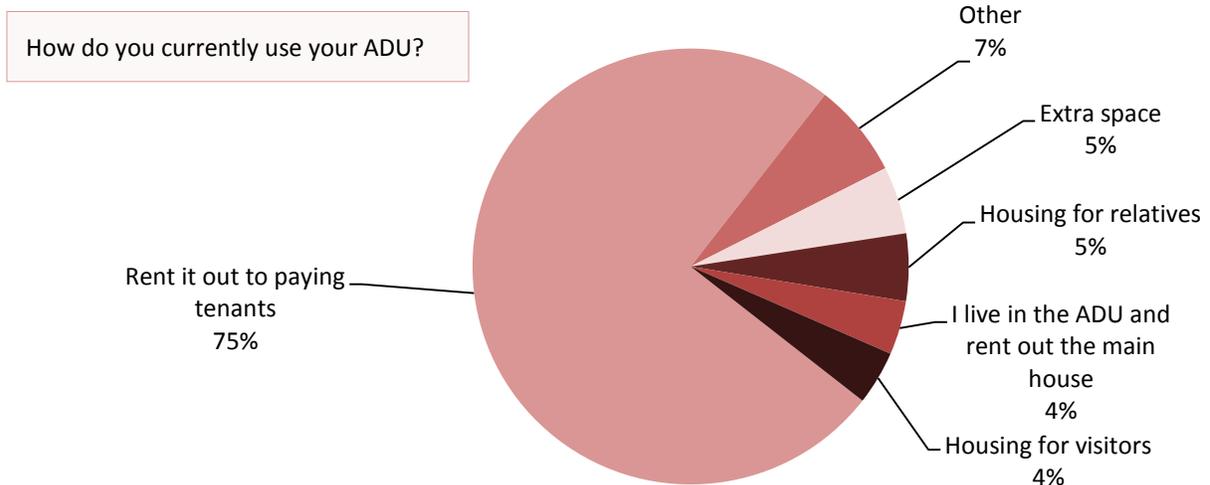
Highlights of the survey results are provided on the following pages, and the full set of responses can be found in *Appendix A: Responses to Survey Questions*. Several questions on the survey were "open-ended" questions; that is, respondents could respond in their own words. In addition, some questions had a list of responses from which respondents could choose their answer, including an "other" option, with an adjacent blank space in which respondents could write in a response in their own words. Both types of written-in responses are listed in their entirety in *Appendix B: Verbatim Responses to Open-Ended Questions*. *Appendix C: Survey Materials* contains a copy of the mailed version of the survey and the cover letter that accompanied the first survey packet mailing.

Highlights of the Survey Results

- **Most of those completing the survey (75%) were currently renting their ADU to paying tenants.**

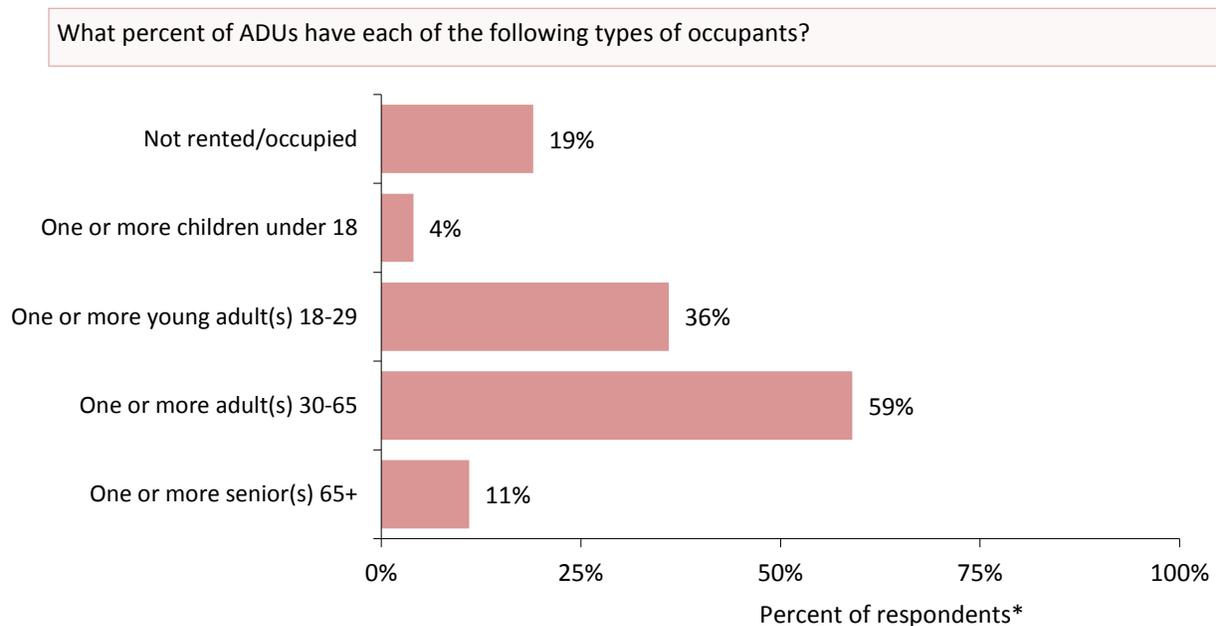
For most respondents (69%), supplemental income through rental of the ADU was the reason they had created or retained the ADU (see Table 5). Supplemental income was seen as the primary benefit of the ADU by nearly all (91%) of respondents (see Table 7).

Figure 1: Current Use of the ADU



- **Adults (age 30 to 59) or young adults (age 18 to 29) were the primary ADU occupants.** Among occupied units, the average occupancy was 1.39 persons (see Table 8).

Figure 2: Age of Occupants of ADUs



*Percents may add to more than 100% as ADUs could have more than one occupant.

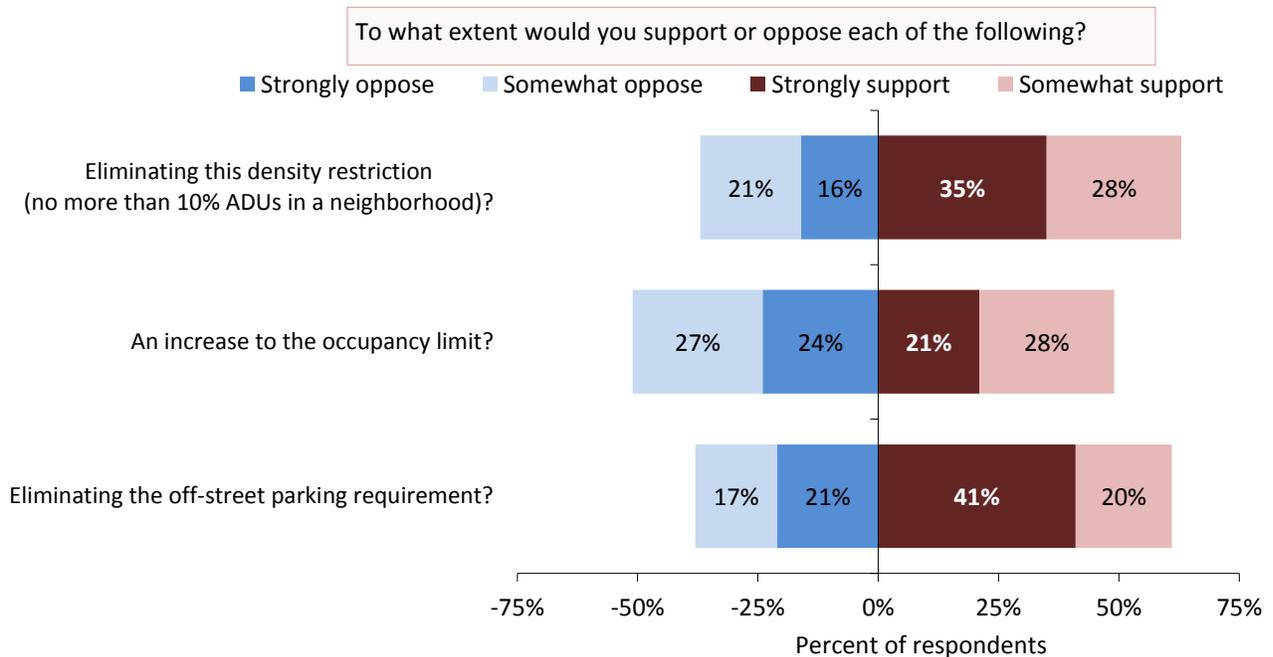
➤ **The average monthly rent for renter-occupied ADUs was about \$1,000.** Just over 20% of units rented for under \$800 per month, and just over 20% of units rented for more than \$1,300 per month (see Table 11). For most units (85%), the rent included utilities (see Table 12). In a few cases (9%), other compensation was provided by the tenant in return for living in the ADU (see Table 14).

➤ **When respondents were able to make an estimate of the household income of their ADU tenants, 51% were estimated to have annual household incomes of \$40,000 or less.** Only about half of survey respondents who had occupied ADUs were able to make an estimate of their tenants’ annual household income. Among those for whom estimates were made, 17% were estimated as less than \$20,000; 34% as between \$20,000 and \$40,000; 41% as between \$40,000 and \$80,000; and 7% as more than \$80,000 (see Table 16).

When asked the occupations of the adult tenants, about 20% were reported to be students. Another 41% were professionals, while 17% were service workers or restaurant or retail workers. Just under 10% were retired, and the others were something else (see Table 17).

➤ **A majority of respondents supported eliminating the density restriction and the off-street parking requirement for ADUs (although over a third of respondents opposed each), while a slight majority opposed increasing the occupancy limit.** Those completing the questionnaire were asked to what extent they supported or opposed changing several elements of the ADU ordinance. The figure below shows the proportion of respondents with an opinion who supported or opposed each potential modification.

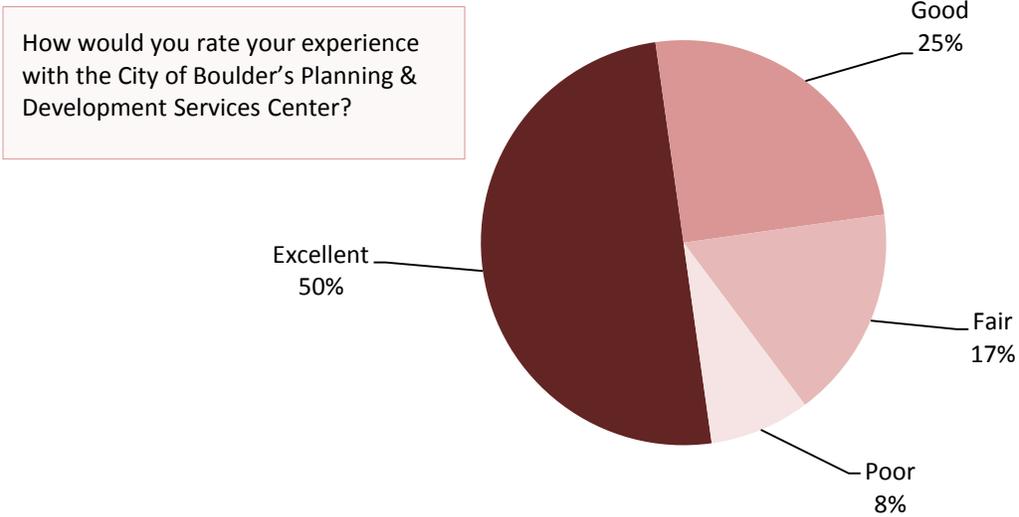
Figure 3: Support or Opposition to Various Possible Changes to the ADU Ordinance



- **Three-quarters of respondents who had interacted with the City of Boulder’s Planning & Development Services Center regarding their ADU rated the interaction as excellent or good.**

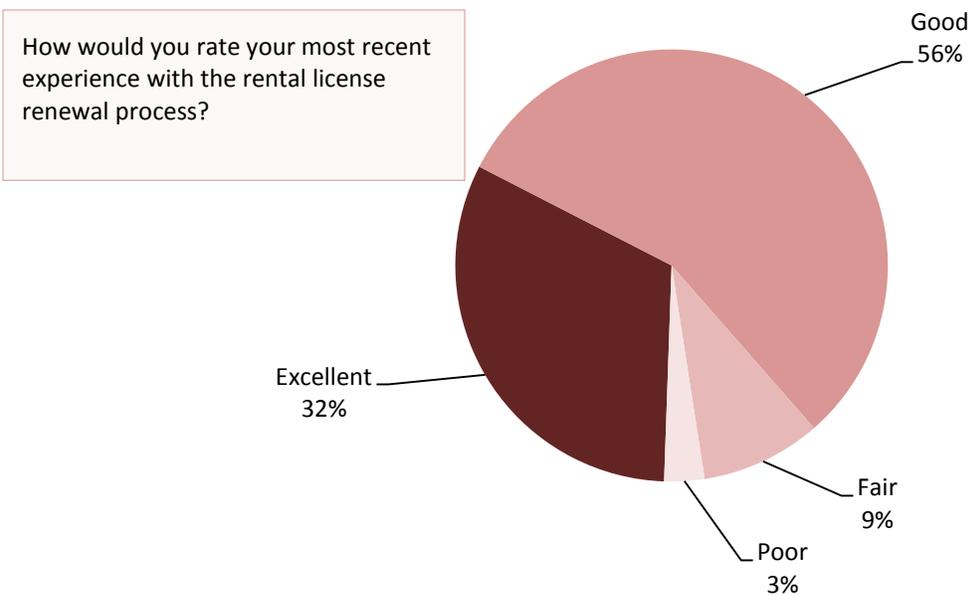
Among the 17% of respondents who had interaction with the City of Boulder’s Planning & Development Services Center in the last 12 months regarding their ADU (see Table 25), most rated their interaction positively (see Table 27).

Figure 4: Ratings of Experience with the City of Boulder’s Planning & Development Services Center



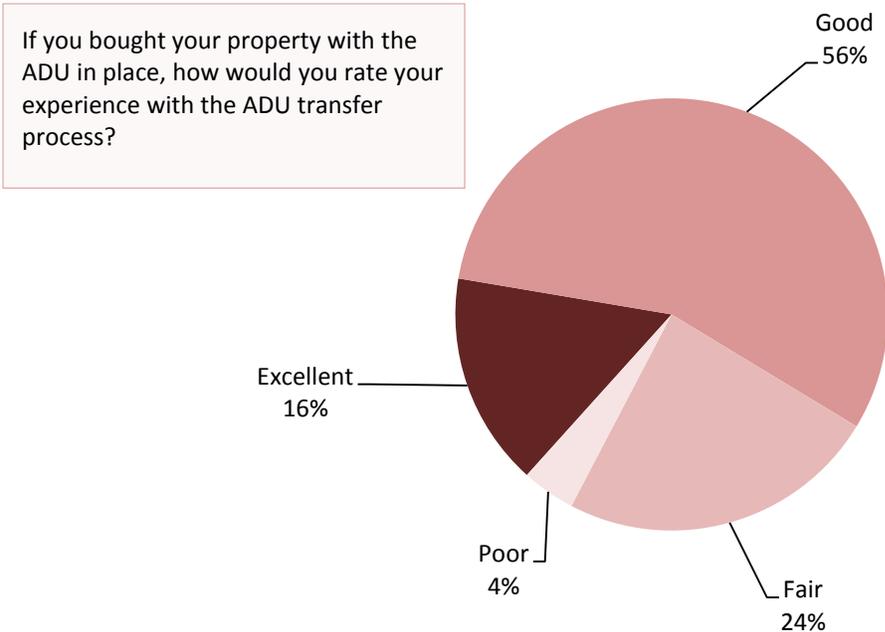
- **More than three-quarters of respondents rated their most recent experience with the rental license renewal process as excellent or good.**

Figure 5: Ratings of Rental License Renewal Process



- **About two-thirds of respondents who had bought the property with the ADU in place rated their experience with the transfer process as excellent or good.**

Figure 6: Ratings of ADU Transfer Process



- **Most of those responding to the survey had created the ADU on their property themselves, and about half had done so since 2000.**
 - When asked if they had created the ADU or if it existed when they bought the property, two-thirds of respondents said they had created the ADU while one-third said it already existed when they acquired the property (see Table 1).
 - Just under half (46%) of respondents said their ADU had been created in the year 2000 or later, while 37% said their ADU had been created between 1980 and 1999. Only 1% said their ADU had been created prior to 1980, and 15% weren't sure when their ADU had been created (see Table 2).
 - Nearly half of the ADUs (48%) were in the basement of the building, with another 17% on the first floor and 13% in a separate building (see Table 3).
 - About 40% of the ADUs were between 500 and 800 square feet in area. Another 30% were between 800 and 1,000 square feet. About 17% were smaller than 500 square feet, and only 9% were larger than 1,000 square feet (see Table 4).

Appendix A: Responses to Survey Questions

The full set of responses to each survey question is displayed in the tables below.

Table 1: Question #1

Did you create the ADU or did it exist when you purchased the property?	Percent of Respondents
I/we created the ADU	67%
It existed when I purchased the property	33%
I/we no longer have an ADU on this property	0%
Total	100%

Table 2: Question #2

When was the ADU created?	Percent of Respondents
Before 1980	1%
Between 1980 and 1989	19%
Between 1990 and 1999	18%
Between 2000 and 2009	41%
Between 2010 and 2012	5%
I don't know	15%
Total	100%

Table 3: Question #3

Where is the ADU located?	Percent of Respondents
Basement	48%
First floor	17%
Separate building	13%
Other**	9%
Over garage	7%
Second floor	5%
Total	100%

***The specified "other" responses can be found in Appendix B.*

Table 4: Question #4

About what size is the ADU?	Percent of Respondents
Less than 500 square feet	17%
Between 501-800 square feet	41%
Between 801-1,000 square feet	29%
Between 1,001 and 1,200 square feet	8%
Over 1,200 square feet	1%
I don't know	3%
Total	100%

Table 5: Question #5

What was your primary reason for adding or retaining the ADU?	Percent of Respondents
Supplemental income	69%
Other**	12%
Housing for relatives	11%
Housing for caretakers	4%
Housing for visitors	4%
Total	100%

***The specified "other" responses can be found in Appendix B.*

Table 6: Question #6

How do you currently use your ADU?	Percent of Respondents
Rent it out to paying tenants	75%
Other**	7%
Extra space	5%
Housing for relatives	5%
I live in the ADU and rent out the main house	4%
Housing for visitors	4%
Rent it out in return for other services (e.g., childcare, yard work, etc.)	0%
Total	100%

***The specified "other" responses can be found in Appendix B.*

Table 7: Question #7

What do you consider to be the primary benefits of maintaining an ADU? (Please check all that apply.)	Percent of Respondents*
Supplemental income	91%
Space for relatives	29%
Space for visitors	25%
Other**	17%
Security/companionship of a tenant	16%

*Percents may add to more than 100% as respondents could give more than one answer.

**The specified "other" responses can be found in Appendix B.

Table 8: Question #8

How many persons in each age category currently occupy the ADU?	Average Number of People
Children under 18	.07
Young adult(s) 18-29	.50
adult(s) 30-65	.71
Senior(s) 65+	.11
Total number of people living in ADU	1.39

Table 9: Question #8

What percent of ADUs have each of the following types of occupants?	Percent of ADUs
Percent of ADUs that are not rented/occupied	19%
Percent of ADUs with one or more children under 18	4%
Percent of ADUs with one or more young adult(s) 18-29	36%
Percent of ADUs with one or more adult(s) 30-65	59%
Percent of ADUs with one or more senior(s) 65+	11%

**The specified "other" responses can be found in Appendix B.

Table 10: Question #9

What is the current monthly rent, or if not occupied, the anticipated rent?	Average Rent
What is the current monthly rent, or if not occupied, the anticipated rent?	\$1,064

Table 11: Question #9

What is the current monthly rent, or if not occupied, the anticipated rent?	Percent of Respondents
500	2%
585	2%
625	2%
700	2%
710	2%
750	8%
755	2%
780	2%
800	5%
850	3%
875	2%
900	2%
950	8%
975	2%
980	2%
1000	9%
1080	2%
1100	11%
1200	9%
1250	6%
1275	3%
1350	3%
1390	2%
1400	3%
1415	2%
1475	2%
1485	2%
1500	3%
1600	2%
1745	2%
Total	100%

Table 12: Question #9a

Does this rent include utilities?	Percent of Respondents
No	15%
Yes	85%
Total	100%

Table 13: Question #9b

Which utilities? (Check all that apply.)	Percent of Respondents Who Include Utilities in Rent*
Water	100%
Waste	100%
Electric	95%
Gas	93%

**Percents may add to more than 100% as respondents could give more than one answer.*

Table 14: Question #10

Is other compensation provided by the tenant in return for living in the ADU?	Percent of Respondents
No	91%
Yes	9%
Total	100%

Table 15: Question #10a

What kind of compensation? (Check all that apply.)	Percent of Respondents Whose Tenants Provide Other Compensation*
Other**	50%
House care	38%
Pet caretaking	38%
Child care	13%
Senior care	13%

**Percents may add to more than 100% as respondents could give more than one answer.*

***The specified "other" responses can be found in Appendix B.*

Table 16: Question #12

What is the approximate annual household income of the tenant(s) of the ADU?	Percent of Respondents	Percent of ADUs where income was estimated
Less than \$20,000	7%	17%
About \$20,000 to \$40,000	14%	34%
About \$40,000 to \$80,000	17%	41%
About \$80,000 or more	3%	7%
I don't know	46%	
Other**	3%	
The unit is not currently rented/occupied	10%	
Total	100%	100%

**The specified "other" responses can be found in Appendix B.

Table 17: Question #13

What is the occupation of the adult resident(s) of the ADU? (Please check all that apply if more than one adult resident.)	Percent of Respondents*
Professional	41%
Student	20%
Service Worker/Retail/Restaurant	17%
The unit is not currently rented/occupied	11%
Other**	10%
Retired	9%
Caretaker/Caregiver for household	4%

*Percents may add to more than 100% as respondents could give more than one answer.

**The specified "other" responses can be found in Appendix B.

Table 18: Question #14

Have your neighbors expressed an opinion about your ADU?	Percent of Respondents
No, they haven't mentioned anything	52%
In general, they approve	40%
Other**	4%
They are unaware of the ADU	3%
Occasional complaints	1%
Total	100%

**The specified "other" responses can be found in Appendix B.

Table 19: Question #15

Currently, one additional off-street parking space is required for an ADU. To what extent would you support or oppose eliminating the off-street parking requirement?	Percent of Respondents
Strongly support	39%
Somewhat support	19%
Somewhat oppose	16%
Strongly oppose	20%
No opinion	7%
Total	100%

Table 20: Question #15

Currently, one additional off-street parking space is required for an ADU. To what extent would you support or oppose eliminating the off-street parking requirement?	Percent of Respondents with an Opinion
Strongly support	41%
Somewhat support	20%
Somewhat oppose	17%
Strongly oppose	21%
Total	100%

Table 21: Question #16

Currently, only 2 residents may occupy an ADU. To what extent would you support or oppose an increase to the occupancy limit?	Percent of Respondents
Strongly support	19%
Somewhat support	25%
Somewhat oppose	24%
Strongly oppose	21%
No opinion	11%
Total	100%

Table 22: Question #16

Currently, only 2 residents may occupy an ADU. To what extent would you support or oppose an increase to the occupancy limit?	Percent of Respondents with an Opinion
Strongly support	21%
Somewhat support	28%
Somewhat oppose	27%
Strongly oppose	24%
Total	100%

Table 23: Question #17

Currently, only 10% of properties in a neighborhood are allowed to have an ADU. To what extent would you support or oppose eliminating this density restriction?	Percent of Respondents
Strongly support	32%
Somewhat support	25%
Somewhat oppose	19%
Strongly oppose	15%
No opinion	9%
Total	100%

Table 24: Question #17

Currently, only 10% of properties in a neighborhood are allowed to have an ADU. To what extent would you support or oppose eliminating this density restriction?	Percent of Respondents with an Opinion
Strongly support	35%
Somewhat support	28%
Somewhat oppose	21%
Strongly oppose	16%
Total	100%

Table 25: Question #18

Have you had any interaction with the City of Boulder’s Planning & Development Services Center in the last 12 months regarding your ADU?	Percent of Respondents
No	83%
Yes	17%
Total	100%

Table 26: Question #18a

How would you rate your experience with the City of Boulder’s Planning & Development Services Center?	Percent of Respondents Who Had Had an Interaction
Excellent	46%
Good	23%
Fair	15%
Poor	8%
No opinion	8%
Total	100%

Table 27: Question #18a

How would you rate your experience with the City of Boulder’s Planning & Development Services Center?	Percent of Respondents with an Opinion Who Had Had an Interaction
Excellent	50%
Good	25%
Fair	17%
Poor	8%
Total	100%

Table 28: Question #19

How would you rate your most recent experience with the rental license renewal process?	Percent of Respondents
Excellent	29%
Good	51%
Fair	8%
Poor	3%
Have not had to renew the rental license	9%
Total	100%

Table 29: Question #19

How would you rate your most recent experience with the rental license renewal process?	Percent of Respondents with an Opinion
Excellent	32%
Good	56%
Fair	9%
Poor	3%
Total	100%

Table 30: Question #20

If you bought your property with the ADU in place, how would you rate your experience with the ADU transfer process?	Percent of Respondents
Excellent	7%
Good	23%
Fair	10%
Poor	2%
Have not transferred the ADU	58%
Total	100%

Table 31: Question #20

If you bought your property with the ADU in place, how would you rate your experience with the ADU transfer process?	Percent of Respondents with an Opinion
Excellent	16%
Good	56%
Fair	24%
Poor	4%
Total	100%

Appendix B: Verbatim Responses to Open-Ended Questions

Several questions on the survey were “open-ended” questions; that is, respondents could respond in their own words. Other questions had a list of responses from which respondents could choose their answer, but one of the options was “other” in which the respondent could write-in their own response in their own words. These written-in responses are provided in this appendix.

Question #3. Where is the ADU located? (Other responses)

- Behind garage, main floor
- Garage
- Garage converted to ADU attached to house.
- Garden level
- Walk out basement level
- Walkout - lower level

Question #5. What was your primary reason for adding or retaining the ADU? (Other responses)

- All of the above
- Create more housing in Boulder.
- For parents, then for rent.
- House is bigger than what I need.
- Improve the basement.
- Initially for income, currently for visitors, future for relative.
- Move into while remodeling home, then help pay for the garage teardown & rebuild.
- Options
- Was in place at time of property purchase.

Question # 6. How do you currently use your ADU? (Other responses)

- Caretaker
- For rent
- Garage - parking
- Guests, non-profit organization meetings.
- Occasional s/t renters

Question #7. What do you consider to be the primary benefits of maintaining an ADU? (Please check all that apply.) (Other responses)

- Caretaker
- Cheaper than tearing it out
- Flexible lifestyle
- Future space for aging parents
- Increases value of my home
- Maximizing housing downtown.

- More housing in Boulder
- Offer affordable hip place for a person to live downtown.
- Resale value
- Retirement downsizing + increase rental income from "main" house
- Space to live in for couple during house rebuild
- Take care of things in our absence
- Use of unused space

Question # 10a. What kind of other compensation provided by the tenant in return for living in the ADU? (Check all that apply.) (Other responses)

- Collect mail & papers
- I am disabled, tenants assist w/snow shoveling and trash take out.
- Lawn mowing
- Rent
- When away plant caretaking when I am away.

Question #12. What is the approximate annual household income of the tenant(s) of the ADU? (Other responses)

- 1
- Student

Question #13. What is the occupation of the adult resident(s) of the ADU? (Please check all that apply if more than one adult resident.) (Other responses)

- 1
- Mother passed Dec. 2011
- Fitness instructor City of Boulder
- Nanny
- Bookkeeper
- Part-time professional

Question #14. Have your neighbors expressed an opinion about your ADU? (Other responses)

- My neighbors are all perfectly fine with the ADU. My tenants are always perfectly accepted in the neighborhood
- Neighbors, friends, others are always looking for a short-term (month-to-month) housing
- One complained (automatically; they are very grumpy), the City explained it was legal, they are fine now.
- One nuisance neighbor complained to harass one about an ancillary issue. All other neighbors approve.
- They have asked in general that no one park in front of their house (1 neighbor - senior couple).
- They have made friends with 2 of our tenants

- We only rent to quiet, responsible tenants, therefore, our neighbors have never complained.
- When first proposed one neighbor took out a petition against. They have since moved & current neighbors seem fine with it.

Question #21. What, if any, changes would you recommend to the ADU program?

- 1. Increase the square footage allowed. 2. Increase # of people allowed - in total my house has 7 bedrooms. I am unmarried and have 1 child at home but can only rent to 2 unrelated people.
- ADU's are terrific! These are in-fill development with no increase in impact. Allows families to stay together in a sustainable fashion (sharing an entrance and kitchen is not sustainable!)
- I recommend making it easier. In particular, the requirement for an interior connection between units is very problematic from an architectural and construction standpoint. This is very difficult and unnecessary; the goals of the program can be accomplished w/o it.
- The regs on who can live there are extremely limiting - they should be the same as for any other dwelling."
- Allow a higher density in certain neighborhoods.
- Allow more of them to help offset our high price point homes.
- Applicant assigned to one planner? Is current codes. Planner seems to discourage ADU's.
- Better training for city inspectors/agents
- Change off street parking requirement. Allow none ADU's.
- Consider increasing the 10% of properties in a neighborhood limit somewhat - by 5 or 10%
- Definitely eliminate parking requirement. Bus system and biking is excellent in Boulder & many people do not have a car.
- Eliminate rental license if there is no intent to rent it. This one is currently used for a caretaker for the house and elderly owner. Occupants of the ADU are considered household members i.e.; separate the ADU & rental license process.
- Eliminate s.f limitations & parking requirement as well as occupancy limits. ADU's should be easier to construct in any house without so many limiting code requirements.
- Exemption from utility upgrades. Treat as 2 family home for water budget purposes. Allow more ADU's -- it lets lower income people live in nice neighborhoods & provides needed income to homeowners facing rising taxes & utility bills. Eliminate off street parking requirement.
- I feel if I have an ADU and use it only for an exchange help in lieu of rent I shouldn't be subject to all the rules/hurdles required of renters.
- I think eliminating the parking clause would make it easier for people to obtain an ADU license. Boulder is an urban community & on street parking is easy to find. Parking should not be a barrier for potential landlords.
- I think that the licensing renewal should be relaxed or extended by a few years. It becomes expensive to hire "your contractors". I think any professional in their field should be able to do the inspections."
- I think the program was generally very well thought out when I applied in 2000. I am not aware of current procedures, so I am unable to comment on what might have already changed.
- I think the required separation between ADU's should be relaxed (however, keeping the neighborhood density requirement).
- It appears to be ok as it is right now.

- It would be nice to have an option to keep the ADU in a frozen state where I wouldn't have to keep renewing the rental license (haven't rented it out for about 8 years), but wouldn't have to tear the kitchen out. Maybe there could be a minimal frozen state fee or something. I'd like to be able to sell the house to someone w/ the ADU intact, years in the future, but my husband and I will never rent it out ourselves.
- Make it easier to get one.
- Make the application process less complicated.
- Many. The gov't shouldn't limit or prescribe property usage that doesn't conflict with area regs. I live alone so there's no add'l burden on city infrastructure/density for me to have an ADU. It's not as if me and 2 tenants puts more strain on city svcs than a family of 5. 10% rule should therefore also be struck. That's like saying if my neighbor does x with their property I can't. Also 35% rule should be flexible according to the layout of the house, up to 50% (ie, no limit if no major mod).
- More of 'em - owner occupied property req'd.
- More permissiveness regarding rental of the main house while maintaining the ADU designation. It would be nice to be able to rent out my house for a year or two without concern of no longer having an ADU.
- More widely publicized and encouraged as housing alternative. Expansion of density/neighborhood restrictions.
- None
- None
- None
- None
- None. Don't know current details.
- Not sure why I have to have a fire supression system (independent water tank) in the garage. My house doesn't have this and if a sprinkler system is required, why not just hook it up to the city plumbing. The tank takes up room in the garage where I'd like to use this space.
- Permit ADU in new construction; we had to wait 5 years and could not prewire for 220v. That was very inconvenient.
- Recommend that I may legally rent out a room outside the ADU.
- Seems to be pretty good to me.
- Seems to be working well. Maybe carefully increase occupants to allow for children.
- Separate address and mailbox.
- The off street parking requirements, which are rigid, and fail to take into account how the neighborhood functions.
- There are lots of rental units that are not legal ADUs. Need to get these units into compliance
- Up the percentages allowed to 15-20%
- We think it is working. Bigger size.
- Wish we could have created a one bedroom instead of a studio w/required 5 ft deck. Sprinkler requirement tank was hard to design around when placed in garage, but we understand the importance of having the system.

Question #22. What, if any, changes would you suggest to improve the process of acquiring an ADU?

- 1. No neighbor notice as it's not their business what someone does with private property. 2. Fee is way too high. City cost is likely < \$100 so its a bit of usury. 3. Separate entrance can be prohibitive. Rule should only require a lockable door between two spaces. 4. The City should be clear about what properties can have are. I hesitated to buy my house until I could get a clear answer as I couldn't afford to make a mistake and buy the wrong place.
- Be more flexible in size of ADU compared to main house.
- Eliminate duplications of inspections & fees.
- Fees to initiate should be lower. Many people rent parts of their homes & don't have licenses.
- I had to be extremely persistent and push thru a lot of barriers to do something that everyone at the City thought was great. The process is very difficult.
- Note that almost all ADU's require a building permit - these two processes need to be much more integrated and cooperative. I had a conditional ADU permit, but the Building Inspector said my second kitchen was in violation because I didn't have my permit yet - but I couldn't get the final permit until construction was approved ... Catch-22.
- I recall the process being very difficult to figure out, w/ several meetings at the licensing office.
- It would have been nice to have a "ADU FAQ" or common things to know about the ADU certification process.
- Also, it would be nice if a garage and driveway could count as 2 parking spots. I only had 2-3 cars belonging to this household when it was rented out, which is nothing compared to the other rentals on our street where it's common to see 4-6 cars out front of those houses.
- Increase the likeliness of ADU transferring with the property.
- Increased city density is a plus. It reduces travel/commute. It improves social environment. Make ADU acquisition easier.
- Just easier to obtain
- Make it easier.
- Make it less onerous and expensive and more expeditious for property owner.
- Make it simpler. There are so many people renting illegally. Why not make it an easier process with more relaxed inspection process. Then residents might be more likely to rent legally. People do not like dealing with the City because the oversight is uncomfortable. I know people who have not wanted to bother because of the renewal process... too many contractors who make money for nothing. As I said, a person should be able to hire his own chosen contractor where they can pay far less money and do this LESS OFTEN.
- N/a
- N/a
- N/a
- None
- None
- None
- None. Keep tenants safe. Please continue to require inspections, etc.
- Promote the availability of acquiring ADU to decrease illegal rentals and increase safety of renters.

- Providing good access/documentation on the requirements of an ADU on the Boulder web site.
- Publicize more
- See above
- Since it is ok right now, I don't know of anything.
- The process has probably changed since we acquired of ADU in 1998.
- They ought to inspect the main house as well. My ADU was plumbed to a 2' sanitary drain. (I fixed it running 3' to my main stack).
- Took me 4 months plus \$25,000 to comply with all the regulations eg; electrical upgrade, new furnace, cut in big windows. Maybe warn people what they're in for.
- Transfer process should be simpler, without need to re-inspect unit, if ADU license is current.
- We have only done renewal process, so can't speak to initial acquiring process.

Question #23. What, if any, are the disadvantages of maintaining an ADU?

- Bad renters. I've been very lucky only one bad set in 3 years.
- Bad tenants
- Bad tenants
- Can't think of any - maybe maintaining paperwork; keeping property well-maintained and up to code.
- City license fees
- Cost
- Currently none, but I'm concerned about what the costs will be to meet the new energy smart requirements.
- Finding renters to share our home. Extra maintenance/upkeep.
- Have to deal with the City.
- Have to decide whether to renew the rental license or pay to tear out the ADU when you haven't rented it for 8 years and don't plan to before you sell the house.
- I have not found any disadvantages. No more the other rentals. Cost per square foot is high.
- Inability to rent main house
- Inspections while I support them are a bit expensive.
- It really depends on having the right person. My tenant has been here for 7 yrs. It has worked out beautifully.
- Loss of some degree of family privacy due to the presence of a tenant.
- My ADU is in the basement. I make sacrifices when I have a tenant by reducing volume of TV or stereo, not doing the laundry too early or too late. The rental income is not worth it. I stopped renting it.
- N/a
- New city green rules are for rentals but this is also my home so unless it's a separately deeded duplex the ADU shouldn't be subject to these rules. Compromise is to give the owner incentive to make the whole house compliant.
- No disadvantages except extra utilities which we don't really notice anyway.
- No separate head control for ADU.

- Noisy tenants
- None
- None
- None
- None
- None for us as it was for elderly mother
- None I can determine.
- None really
- None that I can think of. Except one year I had a student with a small child. I didn't renew. I have quiet, responsible grown-up woman now.
- None. It's a great program and should be allowed in every home.
- Of course, like any rental, maintenance and having people in your property
- Rental license fees when we do not rent it. Being told we would have to remove the oven and basement door if we no longer want ADU status makes no sense eco-nor safety wise. Besides what if we needed kosher kitchen?
- Rental license renewal.
- Ruthless rental license City bureaucracy.
- Some extra costs - need to maintain an entire separate infrastructure.
- Some loss of privacy since ADU is part of a house & not constructed as a separate unit originally.
- Supplemental income & one day we will need healthcare. We are in our 60's.
- Time consuming to screen potential tenants. Additional property maintenance and repair responsibility. Integrating new renters into neighborhood norms.
- Turnover can be hard on a family when renting to a stranger.
- We are more heavily regulated than a landlord who chooses to rent out a whole house.
- We haven't had any issues maintaining it since we live on the property.
- When your tenant turns out to be impaired like ours did (practicing alcoholic) it becomes uncomfortable and undesirable.
- You are forced to meet a standard that neither you or your neighbors have to meet until you add your apartment.

Question #24. What, if any, are the benefits of having an ADU?

- \$ - Space - flexibility
- 1. Supplemental income. 2. Boost in property value - proven income.
- A great way to allow others to share your space when it works for you to do so.
- Ability to have help at home.
- Additional income
- Additional income to offset mortgage expense
- Additional income, in fill and maximizing limited downtown space by offering a small but efficient living situation to young professionals.
- Allows more control of renters to ensure that City ordinances are followed; noise & trash for example.

- Critical income source to help my family live in center of town
- Extra income, increased home value.
- Fantastic way to facilitate a home remodel. Great investment in property. Tenants have been great. The garage looks great. Was able to add Boulder made Alpen windows and other environmentally conscious construction because we knew that it could produce income to pay for itself.
- Flexible space that can be re-purposed, depending on personal, family and financial needs; diversify neighborhood and City housing options; additional income; increase density (efficiencies in transportation, tax base and other services) w/minimal impact.
- For homeowner; for City - low cost housing and density
- For me, retired, it's my income now - grateful.
- Having the supplemental income allowed us to purchase our house and ensure our children could go to school in a good school district. We would not have been able to afford our current neighborhood without our ADU.
- I live alone (am a senior) and, in an emergency, could call tenant of ADU.
- Income
- Income
- Income from otherwise unused space. Potential to downsize, live there and rent main house. Provide affordable housing in Boulder.
- Income if it's rented, guest space if it's not.
- Income, space for guests.
- Income. I am a widow.
- Income. Presence of another person.
- Income. Security of having tenants on/in property.
- Income/tax benefits/hosting foreign guests (many foreign guests have no car & are comfortable with biking and the bus. Help with car, city etc. W/hosting foreign guests. Our 3 sons are grown & gone, house seemed so empty w/o ADU renters.
- Increased income to pay mortgage.
- Increased income. I am considering renting my ADU my home once I retire in the next year or so.
- It helps pay for property taxes, property usage/damage/upkeep etc. Especially as I age. It is 'company' somewhat.
- It is a way to own a home that you might otherwise be unable to afford, or to have guest quarters that are separate from your home. It is also nice to have the option of having this be a caretaker residence, either for a property or a person (senior/ disabled)
- It is good to have someone on the property when we are out of town. Also, it is helpful to have someone collect mail and newspapers.
- It was great for my first house buying experience and not quite having to have a roommate, just a housemate.
- It's wonderful.
- I like the ability to have a small unit tucked away in a residential neighborhood that can be used for any of the reasons you list, extra income, guests, relative. It provided extra income at first when I needed it, and it will be for a relative, possibly me as I get older.

- I approve of the restrictions in place about neighborhood restriction, proportional size, off street parking, hidden entrance, license if rented."
- Let's me stay in my home, gives renters a good home.
- Low maintenance and good income.
- Makes living in Boulder affordable in high mortgage town.
- Makes our home more affordable - allows us to live in Boulder on one average salary while contributing to retirement & college savings plans. Helps us to pay for our home, hopefully more quickly than we would be able to otherwise.
- Makes this neighborhood affordable for us.
- Money
- Multi-generational families can stay together - cheaper for kids, better for aging adults, better for everyone.
- More people occupy less space - no sprawl, eases housing costs, better for the City.
- Sharing is progressive! Get with it.
- Nice living space for visitors. Supplemental income possibility.
- Nice to have the income. Also nice to know we're providing affordable housing to young people.
- Potential supp. income. Potential to add value to sales price for property in future.
- Provide multiple dwellings instead of a single dwelling within the same square footage. More flexibility for visitors and aging populations.
- Rental income
- Rental income and having someone in the house when we are away.
- Rental income; writing off some improvements; writing off a portion of some exterior improvements; security for those living alone; highest & best use; flexible lifestyle; provides more options in the case of a divorce/death of a spouse/temporary move for work/elderly parents, etc. More favorable financing options depending on how taxes show the rental.
- Sociability. Helps make property maintenance affordable.
- Someone to shovel the walkway in the winter.
- Supplemental income to offset high real estate prices in boulder.
- Supplemental income, garage, storage.
- Supplemental income, new friendships.
- Supplemental income.
- The ADU seems to enhance a 'highest and best use' of a property in a low density residential area.
- This situation is a win-win situation. It provides a unique housing opportunity for tenants and financial benefit to the property owner we well as assistance with maintenance, etc.
- We enjoy having a place that's separate for visitors. Gives us both more leeway and a little extra income when we have tenants.
- We have a too large house for 2 people. It makes good sense environmentally to share the space. It's enjoyable to have 2 good tenants around.
- We were able to construct her own oven and kitchen so she could live to her wishes as long as possible. Otherwise we would have not applied (which was some inconvenience for us and more expensive).

- When it is occupied, which currently it is empty, i use it only as an exchange - free apt in exchange for help with dogs/plants when i am away.
- Xtra income. Separate space for adult children or other relatives/friends.

Question #25. Do you have any additional comments about ADUs in Boulder?

- 1. The house across the street, privately owned - is occupied by 4-5 people with 4 cars, some of them parked on the lawn. No problem. 2. The house next door, rented to 5 students has 4 & 5 cars parked every which way. No problem. 3. My house, with me and a single mature renter, and only 2 vehicles. I have to meet a standard my neighbors don't just because its an ADU. I'm the only one with a problem.
- ADU should be an assumed right like any other property modification. The program should be expanded so as to be 'normal' use. This won't hurt the moneyed interests of Boulder landlords as there will still be relatively few who want do to this so it won't greatly increase the number of rental units in the City.
- ADU's are common in Europe & to help household income. Great op to meet people from other places. It will help with Boulder housing needs. There are many homes w/unused space. Families/seniors who'd benefit from additional income and other people on property very flexible use: rental \$/grown children/aging parents/household help - nanny etc/help NCAR-NOAA w/housing temp foreign researchers/etc.
- ADU's are desirable because they increase density in the city, which increases efficiency and reduces sprawl. Car traffic and parking are connected with ADU's could be reduced if, for instance, ADU residences were issued a bus pass.
- ADU's meet the stated goals of the City - they are all good for everyone.
- Should be less restrictive and easier to process.
- And your survey questions should distinguish between the two units - your final answers will be wrong.
- Again, I think people are wary of the City oversight being so strong...the City is losing revenue because the licensing is intimidating and the oversight as it is now done, is expensive
- An ADU , if done properly, will increase the property's value. It will also improve the living conditions of the renters.
- As an aging retiree I appreciate being able to rent my extra space. It allows me to stay in my home and yet maintain my independence.
- As the population ages, there will be more opportunity and more need for ADU's.
- City needs to find out why unlicensed ADUs exist and what prevents them from becoming legal.
- Difficult to find a comp when buying our house due to ADU - made bank loan more complicated.
- Do not allow more than 2 people to reside in an ADU. Overcrowding leads to a litany of issues; including noise violations, extra trash. Property neglect and an overall degradation of the neighborhood.
- Good that they are allowed.
- Great program
- Height restriction is good.
- I am a retired widow on a fixed income and this ADU helps make it possible for me to remain in my home.

- I don't understand why I need a fire suppression tank - can't I just hook the sprinkler system up to the water line? My house doesn't have a sprinkler system but the ADU does.
- I feel like it's not fair that I follow the rules and paid a lot to get my ADU fully certified and continue to renew the license, while I see several houses in my neighborhood that clearly have more than 3 unrelated people living together w/ 4+ cars.
- I had a very difficult time b/c the previous owners had not submitted proper paperwork for the ADU which made it quite hard for me. Simplifying the process would help.
- I think it is a excellent program. I don't know whether many people who want to rent part of their property are aware of the availability of ADU licensing. Perhaps consider some trade offs to the requirements to make a license easier to obtain.
- I was surprised to hear that there were only 200 licensed ADU's in the City. I would have guessed many more.
- If the City wants to have more density this is the best way to get it. In some zones it makes no sense the size of the lot/D.U. it is too much property D.U. it is the only way to get a reasonable average size of D.U./acre 2500 sf.
- I'm not sure why the owner living in one of the units is so important. The distinction between an ADU and a duplex is non-existent and I don't think the City should be determining who can occupy a unit. Two tenants in two units is not inherently worse than one tenant and one owner in two units.
- In our experience ADUs are a valuable, important housing alternative, worthy of serious inclusion in any discussion of affordable, flexible, environmentally responsible housing in Boulder. However, the high cost of securing ADU approval in both time and money is a big deterrent to bringing this housing source out of the shadows...only 200 registered? Not likely this # in line with reality. I would post that many more such arrangements exist in one form or another. Better to be encouraged creatively, then safely/reasonably/affordably regulated and licensed.
- It will help the need for a market single professional. I have a professor renting for 3 years. Happy to be in a single community privacy.
- It's a good program. Higher density is feasible but may have excessive impact.
- Make the transfer process more clear and easy. Continue to limit the # of ADU's on the hill.
- Needs to publicize program, to encourage ADU's
- No
- No
- No
- No
- Note questions 16 & 17 are badly worded.
- Overall rules are a bit strict (size, # people) and seem inconsistent with other 'low income' housing programs. Otherwise, very pleased at this program.
- The City should be more aggressive in pursuing illegal rentals in residential areas. They are rampant in n. Boulder. Consider 'density' impact of ADU. How many people already live in the house? How many more cars will be added as well?
- The SmartRegs requirements may force me to give up the ADU, because the cost of replacing the furnace that supplies the ADU would be prohibitive. Gas for the furnace costs about \$750/year. Suppose it would cost \$10,000 to replace the furnace. If the efficiency of the new furnace were 20% greater, I would save \$150/year. This would result in a payback time of 66 years! So I might

choose to give up the ADU. Thus, the SmartRegs may defeat the public purpose of ADU's, which is to provide inexpensive housing for students, etc.

- They make total sense. Allow more in Boulder. Since it's in my house, we share furnace, hot water heater, etc. So it's good that we are able to pick who we want to rent to.
- This is a great program that could significantly influence the availability of affordable housing if allowed to expand. Thanks!
- We feel that the ADU is very beneficial to our family. We like the fact that they are limited in the neighborhood, (less competition), but that just means that there are many unregulated, unofficial rentals out there.
- We like that there is some control over the density of housing although we know there are more rental units than the City gives license to. Because of the ADU system we believe there is some oversight for the quality/safety of rental units.
- We love our ADU and think it is a great asset to our property. The requirement of licensing and only being allowed to rent if main house is owner occupied is very important to us. We believe the properties as a whole are better maintained if owners are living there. If owners were not required to live on property, it may feel too 'rentally' and potentially too loud/park like etc. I don't think all houses should be allowed but maybe a little more than 10%.
- We love our ADU.

Appendix C: Survey Materials

A copy of the survey materials appear on the following pages.



CITY OF BOULDER
Community Planning & Sustainability

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
phone 303-441-3209 • fax 303-441-3241 • web bouldercolorado.gov

Winter 2012

Dear Boulder Resident,

National Research Center is conducting a survey about accessory units on behalf of the City of Boulder. The purpose of the survey is to help understand how the units contribute housing opportunities within the city and also to determine how the current program might be improved. An accessory unit is a secondary living unit that is located within a residence or in an accessory building on the same property. Most often, accessory units are created through the conversion of basement or attic space, or space above a garage. The Accessory Dwelling Unit Ordinance makes a distinction between Accessory Dwelling Units, Owner's Accessory Units and Limited Dwelling Units. However, for the purposes of this study, all three will be referred to as accessory dwelling units (ADUs).

Your household has been selected to participate in the survey because the city's records show that you maintain an accessory dwelling unit. Since there are fewer than 200 licensed units in the city, your answers are extremely important. Your responses are completely anonymous and the results will be reported only in group form.

Please have the person in your household most familiar with the ADU take a few minutes to fill out this survey. If you prefer to complete the survey online, visit:

www.n-r-c.com/survey/adu.htm

If you complete this paper version, please return the survey in the enclosed postage-paid envelope to the independent company that is administering the survey at:

National Research Center
2955 Valmont Road, Suite 300
Boulder, CO 80301

If you have any questions about this survey, please contact Erin Caldwell with National Research Center at 303-226-6992.

Thanks for your help and participation in this survey. Your input will help to improve existing regulations.

Sincerely,

David Driskell
Executive Director of Community Planning & Sustainability

Enclosure: Postage-Paid Envelope to National Research Center, Inc.



City of Boulder Accessory Dwelling Unit (ADU) Survey

Thank you for participating in this survey. Please complete the questions inside this booklet as well as those on the back side. You can return the completed survey in the enclosed postage-paid envelope.

1. Did you create the ADU or did it exist when you purchased the property?

- I/we created the ADU
- It existed when I purchased the property
- I/we no longer have an ADU on this property

2. When was the ADU created?

- Before 1980
- Between 1980 and 1989
- Between 1990 and 1999
- Between 2000 and 2009
- Between 2010 and 2012
- I don't know

3. Where is the ADU located?

- Basement
- First floor
- Second floor
- Separate building
- Over garage
- Other: _____

4. About what size is the ADU?

- Less than 500 square feet
- Between 501-800 square feet
- Between 801-1,000 square feet
- Between 1,001 and 1,200 square feet
- Over 1,200 square feet
- I don't know

5. What was your primary reason for adding or retaining the ADU?

- Supplemental income
- Housing for relatives
- Housing for visitors
- Housing for caretakers
- Other: _____

6. How do you currently use your ADU?

- Rent it out to paying tenants
- Rent it out in return for other services (e.g., childcare, yard work, etc.)
- Housing for relatives
- Housing for visitors
- Extra space
- I live in the ADU and rent out the main house
- Other: _____

7. What do you consider to be the primary benefits of maintaining an ADU? (Please check all that apply.)

- Supplemental income
- Space for visitors
- Space for relatives
- Security/companionship of a tenant
- Other: _____

8. How many persons in each age category currently occupy the ADU?

- The unit is not currently rented/occupied
- _____ Children under 18
- _____ Young Adult(s) 18-29
- _____ Adult(s) 30-65
- _____ Senior(s) 65+

9. What is the current monthly rent, or if not occupied, the anticipated rent?

\$ _____ per month

9a. Does this include utilities?

- No
- Yes -> Which one(s)? (Check all that apply.)
 - Electric
 - Gas
 - Water
 - Waste

10. Is other compensation provided by the tenant in return for living in the ADU?

- No
- Yes -> What kind? (Check all that apply.)
 - Child care
 - Senior care
 - House care
 - Pet caretaking
 - Other: _____

12. What is the approximate annual household income of the tenant(s) of the ADU?

- Less than \$20,000
- About \$20,000 to \$40,000
- About \$40,000 to \$80,000
- About \$80,000 or more
- I don't know
- Other: _____
- The unit is not currently rented/occupied

13. What is the occupation of the adult resident(s) of the ADU? (Please check all that apply if more than one adult resident.)

- Student
- Service Worker/Retail/Restaurant
- Professional
- Retired
- Caretaker/Caregiver for household
- Other: _____
- The unit is not currently rented/occupied

14. Have your neighbors expressed an opinion about your ADU?

- No, they haven't mentioned anything
- In general, they approve
- Occasional complaints
- They are unaware of the ADU
- Other: _____
- _____
- _____
- _____

15. Currently, one additional off-street parking space is required for an ADU. To what extent would you support or oppose eliminating the off-street parking requirement?

- Strongly support
- Somewhat support
- Somewhat oppose
- Strongly oppose
- No opinion

16. Currently, only 2 residents may occupy an ADU. To what extent would you support or oppose an increase to the occupancy limit?

- Strongly support
- Somewhat support
- Somewhat oppose
- Strongly oppose
- No opinion

17. Currently, only 10% of properties in a neighborhood are allowed to have an ADU. To what extent would you support or oppose eliminating this density restriction?

- Strongly support
- Somewhat support
- Somewhat oppose
- Strongly oppose
- No opinion

18. Have you had any interaction with the City of Boulder's Planning & Development Services Center in the last 12 months regarding your ADU?

- No
- Yes → How would you rate your experience?
 - Excellent
 - Good
 - Fair
 - Poor
 - No opinion

19. How would you rate your most recent experience with the rental license renewal process?

- Excellent
- Good
- Fair
- Poor
- Have not had to renew the rental license

20. If you bought your property with the ADU in place, how would you rate your experience with the ADU transfer process?

- Excellent
- Good
- Fair
- Poor
- Have not transferred the ADU

21. What, if any, changes would you recommend to the ADU program?

22. What, if any, changes would you suggest to improve the process of acquiring an ADU?

23. What, if any, are the disadvantages of maintaining an ADU?

24. What, if any, are the benefits of having an ADU?

25. Do you have any additional comments about ADUs in Boulder?

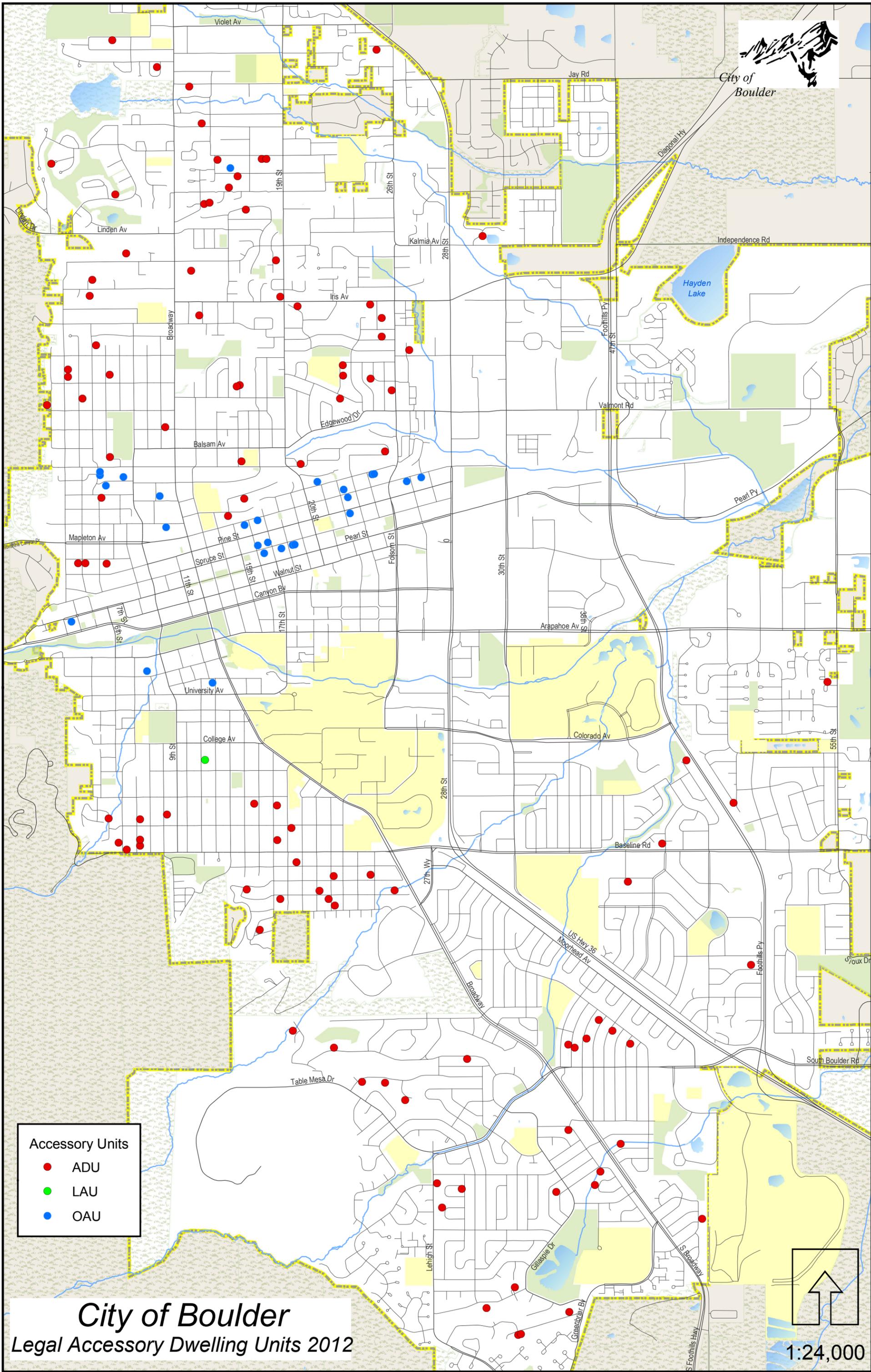
Thank you for completing the questionnaire!

Please return it in the enclosed postage-paid envelope to:

**National Research Center
2955 Valmont Road, Suite 300
Boulder, CO 80301**

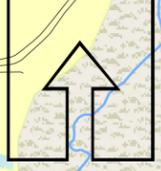


City of Boulder



- Accessory Units
- ADU
 - LAU
 - OAU

City of Boulder
 Legal Accessory Dwelling Units 2012



1:24,000

ADUs | Other Cities

CITY	DEFINITION	WHERE ALLOWED	SIZE RESTRICTIONS	OCCUPANCY	PARKING	ADD'L REQUIREMENTS	Approx #
Boulder, CO Accessory Dwelling Unit Owner's Dwelling Unit Limited Accessory Units	ADU: A separate and complete housekeeping unit within a single-family detached dwelling unit which complies with the city code provisions	Allowed in all Residential - Rural, Residential - Low, and Residential - Estate zoning districts Only allowed on lots 6,000 sq ft or more.	ADU must be min. 300 sq ft and max 1/3 of total floor area of principal structure or 1,000 sq ft, whichever is less.	Owner-occupancy required of either primary or accessory dwelling. The occupancy of any accessory unit must not exceed two persons.	One off-street parking space is required.	Density: No more than 10% of lots in a neighborhood may have an ADU There are also regulations concerning utility connections, size of additional square footage, retention of interior connections, and screening of entrances.	186
	OAU: A separate and complete housekeeping unit within a single-family detached dwelling unit <i>or in an accessory structure</i> which complies with the city code provisions	RR, RE, RMX-1 zoning district on a lot which contains only one detached single-family dwelling. Only allowed on lots 6,000 sq ft or more;	OAU may not exceed 1/3 of total floor area of the primary structure, or 1,000 sq ft, whichever is less. Detached: 500 sq ft building coverage, 450 sq ft floor area. (check 9-6-3-4) If attached, primary house must be at least 1,500 sq ft. (excluding garage)	Property may not be used for the renting of additional rooms.	One off-street parking space is required	Add'l regulations address interior connections, screening of entrances, open space and design of new structure to ensure compatibility.	42
	LAU: An existing nonconforming duplex or two detached dwelling units located on the same lot and within the R-1 use module may be converted to LAUs.	In dwelling units that legally existed, were actively used as multiple dwelling units and had a valid rental license in 2005.				At least three off-street spaces are required	Expansion cannot exceed 20% of total floor area
Denver, CO Detached Dwelling Units	A unit such as a guest house or carriage house that is detached from the primary residence and meets provisions for sleeping, cooking, and sanitation.	In certain residential and suburban zones. Minimum lot size depends on zoning district and ranges from 6,000 sq ft to 8,500 sq. ft.	Size: 6,000 sq ft or less—650 sq ft; 6,001-7000 sq ft—864 sq ft; More than 7,000 sq ft—1,000 sq ft)	The owner must reside in either the principal dwelling or the ADU. Occupancy limited to a minimum of 200 sq ft of gross floor area per occupant. (3 to 5 occupants?)	One off-street parking space is required	Add'l regulations address design, driveways, access, materials and utilities.	
Portland, OR	A second dwelling unit created on a lot with a house, attached house or manufactured home. The second unit is created auxiliary to, and is smaller than, the main dwelling. ADUs can be created in a variety of ways, including conversion of a portion of an existing house, addition to an existing house, conversion of an existing garage or the construction of an entirely new building.	ADU's are allowed on sites that are zoned as residential and can be created in a house (detached single family dwelling), an attached house (rowhouse) or a manufactured home.	The maximum size of an ADU may be no more than 75% of the living area of the house or 800 square feet, whichever is less.	Limited to total allowed for a household. (Household: <i>One or more persons related by blood, marriage, legal adoption or guardianship, plus not more than 5 additional persons.</i>)	Parking Additional parking is not required for an ADU. However, if parking is required for the existing dwelling unit, that parking must either be retained, or if eliminated in the creation of the ADU, replaced.	Add'l regulations address height, building coverage, setback req's and design.	356 in 2009 (Market Rate Study, 2009)

CITY	DEFINITION	WHERE ALLOWED	SIZE RESTRICTIONS	OCCUPANCY	PARKING	ADD'L REQUIREMENTS	Approx #
Santa Cruz, CA	An additional living unit that has separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit on a single-family lot.	On residential lots of 5,000 sq ft or more in specific zones.	No more than 500 sq ft for lots 5,000-7,000 sq ft. Up to 640 sq ft for lots larger than 7,500 sq ft. Up to 800 sq ft for lots larger than 10,000 sq ft. Structures may not exceed 30% of rear yard.	The property owner must occupy either the primary or accessory dwelling. <i>Number of occupants not specified</i>	Parking One parking space shall be provided on-site for each studio and one bedroom accessory unit. Two parking spaces shall be provided on site for each two bedroom accessory unit.	Add'l regulations address design, scale, utilities, open space, siting, landscaping, and setback req's and deed restrictions.	An average of 40-50 ADUs have been permitted since the changes in 2003. <i>(HUD Study, 2008)</i>
Seattle, WA Attached Dwelling Unit ADU	An ADU is a room or set of rooms in a single-family home in a single-family zone or a rowhouse or townhouse in a lowrise zone that has been designed or configured to be used as a separate dwelling unit and has been authorized/established by permit. ADUs generally include living, sleeping, kitchen and bathroom facilities and have a lockable entrance door.	Single-Family and Low-Rise zones	Single-Family Zones: <ul style="list-style-type: none"> 1,000 square feet. A unit in a single-family home may exceed the maximum size if the structure was in existence prior to June 1, 1999, and if the entire accessory unit is located on the same level. Low-Rise Zones <ul style="list-style-type: none"> 650 square feet or 40% of the gross floor area. 	Unless all residents of both units are related to each other, the total number of residents in both units may not exceed eight. Owner-occupied	Single-Family Zones: One parking spot required Low-Rise Zones: No parking requirements	Add'l regulations address Street-facing entrances, access and egress.	Between 1995 and 2003, 1200 ADUs were permitted (the majority were legalizing existing ADUs). <i>(DPD Report, 2004)</i>
Seattle, WA Backyard Cottage	A backyard cottage is a room or set of rooms located in a separate structure that shares a lot with a single-family home in a single-family zone or a rowhouse or townhouse in a lowrise zone, and which has been designed or configured to be used as a separate dwelling unit and has been authorized/established by permit. Backyard cottages generally include living, sleeping, kitchen and bathroom facilities and have a lockable entrance door.	Single-family zones, except in shoreline districts. The minimum lot size required for a backyard cottage is 4,000 square feet.	A backyard cottage is limited to a gross floor area of 800 square feet, including garage and storage areas.	1. Either the home or the backyard cottage must be occupied by one or more owner(s) of the property as a permanent and principal residence. 2. Unless all residents of both units are related to each other, the total number of residents in both units may not exceed eight.	Except in designated urban villages and urban centers, one off-street parking space is required for the backyard cottage. An existing required off-street parking space may not be eliminated to accommodate an accessory dwelling unit, unless it is replaced elsewhere on the lot in conformance with regulations	Add'l req's address density and access.	