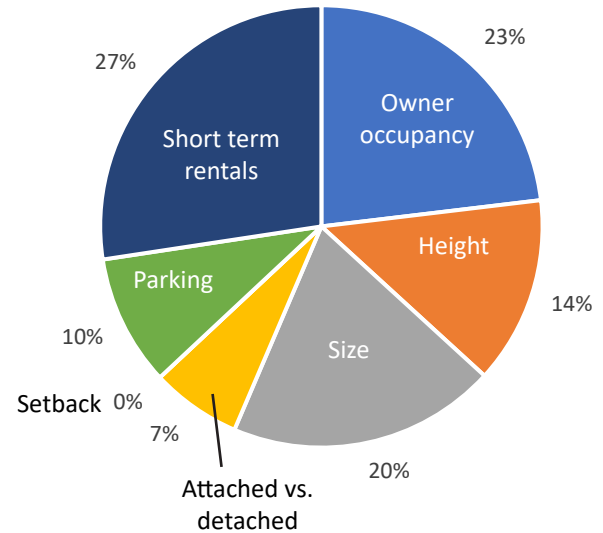


ADU DISCUSSION POLL RESULTS AND NOTES

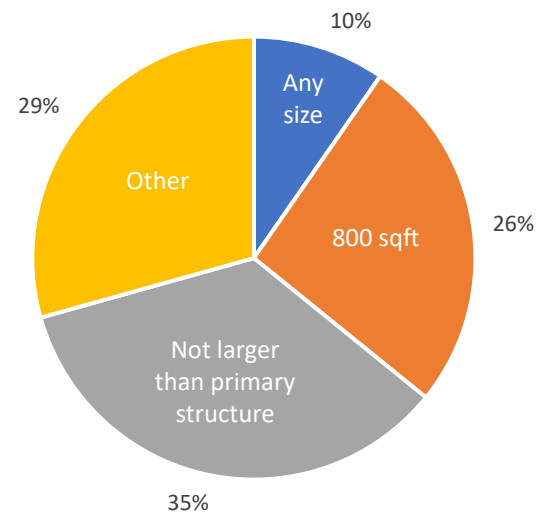
What regulations do you feel most strongly about as it pertains to ADUs?

- Conformity to architectural style of existing units.
- Make sure person doing it has a vested interest in the property/neighborhood.
- Increased noise and light pollution and proximity to neighbors.
- Eliminating barriers to housing. This could be an asset in solving the shortage.
- Don't want to restrict them right away by not allowing short-term rentals.
- Height, setback, and size are all relative to site.
- The desire is to have people live in them, not use as Airbnbs.
- This could be a path to homeownership. Will they be separately saleable?
- We shouldn't restrict people's private property.



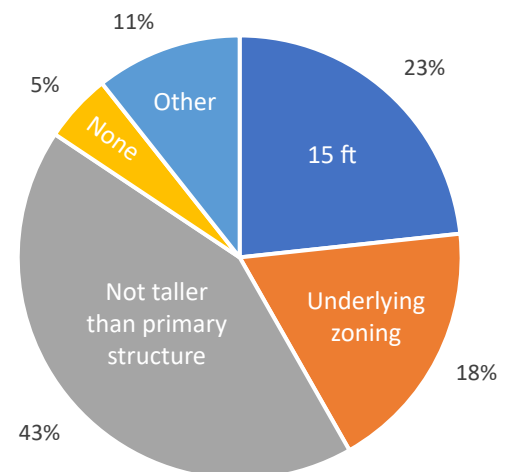
What is a reasonable allowable size of an ADU?

- In what scenario would it be bigger than the primary structure? Wouldn't you just do a lot split at that point?
- We have vastly different lots next to one another: e.g. 80ft deep lots next to 200 ft deep lots in Mt. Lookout.
- Start with something small and you can always expand upon it.
- Should be related to the percent of coverage, like impervious surfaces. Using a percentage of the size of the principle structure is not equitable to smaller structures.
- Should relate to the size of the lot.
- Depends on how it looks, style of the primary structure, landscaping, and placement.
- Need to make sure they're going through code inspections.
- Should be large enough to live in. Think of accommodating a caregiver.



What height limitation do you think is most reasonable as it pertains to ADUs?

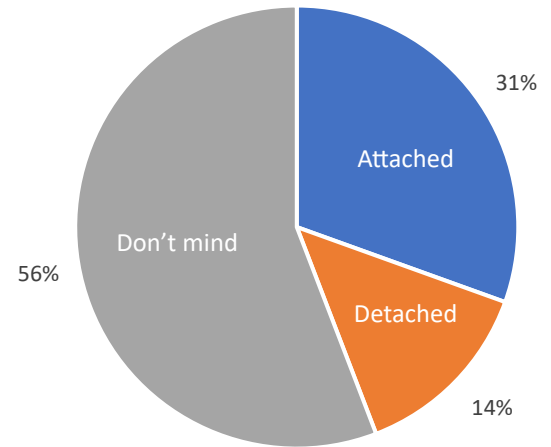
- You don't want to disturb the aesthetic of the district as a whole, not just the existing structure.
- Consider how the numbers are calculated with the slopes and hillsides.
- A 15ft limit seems like it would prevent over-the-garage ADUs.
- Depends on if it's attached or detached.
- Consider the privacy aspect of a towering ADU.
- Grandfather-in existing heights of buildings being converted to an ADU.



ADU DISCUSSION POLL RESULTS AND NOTES

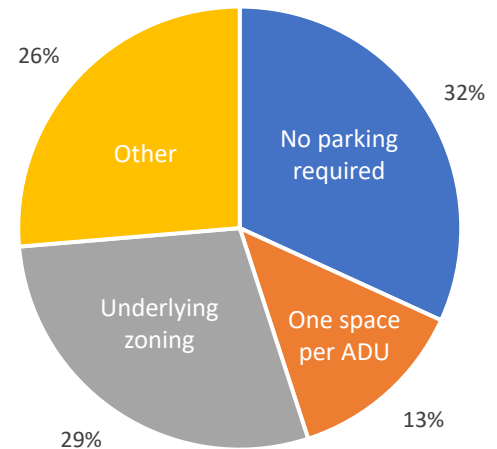
Do you mind if ADUs are either attached or detached?

- The benefit of attached is that it doesn't impose on neighbors as much and is more energy efficient.
- How do you differentiate between an attached ADU and a two-family structure?
- Don't want to limit possibilities or creative solutions.



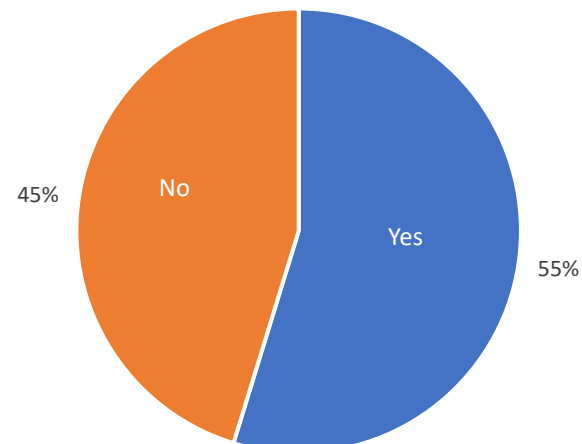
How much parking should be required with the construction of an ADU?

- Underlying zoning is useful because it's already tied to the character of the neighborhood.
- In other cities with very restrictive ADU policies, they're not producing as many units as they thought. It can prevent them from being built.
- Tie it to the size of the structure.
- It's complicated if you're allowed to have more than one ADU. Maybe limit to one ADU per lot and then no parking is required.
- Shouldn't be making space for cars when trying to address the housing crisis.
- Different situations: seniors either need no parking or priority parking.
- Allow owners to have flexibility and decide how to use their space instead of preemptively guessing who needs what and where.
- Not all properties have parking in the first place. Some properties would be ineligible for an ADU based on this alone. If there is room for an ADU but not parking it should not be a deal breaker.
- Need to be mindful of sawcutting streets and putting in new driveways. Could become problematic from a traffic perspective.



Should short-term rentals be allowed for ADUs? Would your answer to this question change if there were an owner-occupancy requirement in either the primary structure or ADU?

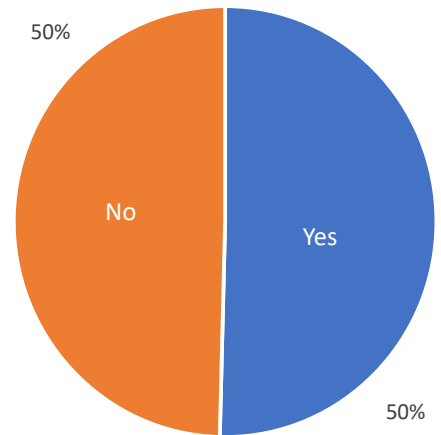
- Banning it would create a black market for them anyway.
- If the city looks at any type of incentive program for ADUs, people using them for Airbnb's should not be eligible.
- The regulations should make it more lucrative to use them for affordable housing.
- Don't want residential neighborhoods to become like hotels for people to party. Especially considering the proximity to neighbors and the primary structure.
- The goal is to create additional housing supply, short term rentals do not do that.
- Short term rentals are used by lots of people: travel nurses, families traveling with pets, families of people staying in our hospitals, etc.
- Possible income stream for owner.
- Should be allowed but restricted to longer-term, e.g. 30 days.



ADU DISCUSSION POLL RESULTS AND NOTES

Should owner-occupancy be required for either the primary structure or ADU?

- It's important to show a vested interest in the neighborhood. If you're sharing your property, you should be there.
- Adding an ADU and then renting it and the main house seems no different than a duplex or triplex.
- Banning them from being rented would be banning renters from exclusive neighborhoods. If you want this to be an affordable housing opportunity you have to let it be rental.
- Could have a rental license program (successful in Louisville).
- The concern is absentee landlords, who are already a major problem in a lot of neighborhoods. This could exacerbate that.
- Don't want corporations buying up SF homes and then adding an ADU just to make more money.
- Homeownership is key to building strong communities so we need more opportunities for that, not rentals. Absentee landlords have the worst-kept properties. Would be nice to find a way to use this to encourage homeownership.
- How do you prove owner-occupancy? Some people own their relative's property.
- It shouldn't matter as long as the property is cared for and maintained. Don't restrict how owners use their property.
- Could have owner-occupancy requirement at first but then not afterward to prevent investors from buying up all the SF homes.
- Think about when owners move.
- There are ways to limit these concerns without restricting this aspect.



Location: Should ADUs be allowed in the front yard? Should setback regulations apply? If there is an existing structure, should it be exempt from setback regulations?

- It doesn't seem possible to have them in the front yard in a lot of areas.
- Standard setback regulations should apply.
- Having them in the front would impact the look of the neighborhood as a whole. Would be upsetting to neighbors.
- Terrain might necessitate a front yard location. Maybe there could be a variance for this situation?
- What if a lot has a 100-ft setback primary structure? Doesn't seem like it should be restricted in that situation.
- If something is pre-existing in the front yard then perhaps an exception can be made.
- Current setbacks in some areas are already inaccurate, especially for historic structures. What about side setbacks? Or corner lots?

Are there other regulatory requirements we haven't talked about today that should be considered to meet the city's goals?

- Consideration of noise and light.
- How will our infrastructure and utilities handle this? Does Stormwater have an opinion on ADUs?
- Highly encourage the City to have an incentive program that way you can influence people to use it positively.
- Could we have prefabricated homes and container homes as part of the allowed typology?
- Look at the structure and proposed use separately.
- Be careful about the benefits to institutional investors who may cause losses to our homeownership market.
- Should there be a density limit to this?
- There should be good record-keeping to evaluate whether this is successful.
- Would it be possible to sell the ADUs to create opportunities for home ownership?
- Need to make sure that ADUs are being upheld to the building code.

Are there other regulatory requirements we haven't talked about today that should be considered to meet the city's goals?

- Lexington KY / Asheville NC / Portland OR / Austin TX / Atlanta GA & New Orleans LA short-term rental regulations