

- Duplexes are not permitted by right in any single family zoning district.
Conversely, ADUs will be allowed by right in all single family zoning districts.
- This is a code conflict that requires resolution prior to approving an ADU ordinance.
The solution is not to allow duplexes everywhere or change the definition of duplex in order to allow ADUs everywhere.
 - The answer is to write a better ordinance.
- Specific development/dimensional standards for attached ADUs must be included.
Requirements for attached ADUs should include:
 - a. Front door not visible from same street as primary residence
 - b. Subordinate in size, e.g. <50% of main dwelling
 - c. Same water line and meter
 - d. Lower step-back thresholds (begin at 12' versus 24')
 - e. Transient rental prohibition

Garage-over ADUs and Privacy Protections for existing neighborhoods

- Privacy protections for existing neighborhoods are needed to mitigate the effect of:
 - a. Garage-over ADUs
 - b. Conversion of an existing structure to an ADU
- Privacy protection standards should include:
 - a. Lower threshold for step-backs (12' vs. 24') to reduce impact of a second story ADU
 - b. Limit height to below the height of principal residence
 - c. Increase setbacks
 - d. Require screening on property lines

Incorporate a mechanism to legalize existing ADUs.

- Include an incentive or grace period to permit existing ADUs, or grandfathering of non-conforming structures.
 - Use this as a tool to bring rentals up to code and ensure tenant safety.
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