

# Civic Federation Accessory Dwelling Survey Results

Summary of Civic Federation Delegate Responses

6/2/08

## Overall Changes (An asterisk \* indicates the item is part of the staff recommendation.)

- 24% I do not support any changes to the Zoning Ordinance related to ADs.
- I support amending the Zoning Ordinance to allow... (Check all you support.)
    - 76% \*Caregivers to live in Family Suites, which currently may be occupied only by 1-2 relatives
    - 50% \*Interior ADs (rental units located within the home or within an addition to the home)
    - 11% Exterior ADs (rental units located in separate structures not attached to the home)
  - I support the following goals for amending the Zoning Ordinance: (Check all you support.)
    - 82% Enabling live-in eldercare
    - 80% Enabling live-in caregivers providing support services (e.g., au pairs, cooks, drivers)
    - 41% Providing rental income for homeowners that will make home purchase/retention affordable
    - 36% Providing rental income for a limited type of homeowner (such as elderly or low income)
    - 18% Increasing the supply of apartments
    - 15% Increasing the supply of apartments, but only if they are below market rates
    - 41% Providing a way for illegal ADs to become legal
  - I have the following concerns about allowing ADs: (Check all that apply.)
    - 62% Changing the character of single-family neighborhoods
    - 61% Making parking and maneuvering out of my driveway more difficult
    - 50% Increasing noise and/or decreasing privacy
    - 62% Encouraging more intense development of single-family lots
    - 73% The County's willingness and/or ability to enforce AD rules
    - 59% The lack of incentives and the disincentives for going the legal route
    - 52% Staff time/cost to administer

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## Interior AD Details

*For items #4-12, assume some form of Interior AD will pass and indicate what restrictions you support.*

- AD Eligibility.** I support the following eligibility restrictions: (Check all that apply.)
  - 66% \*Duplexes, semi-detached homes, and townhouses are not eligible for ADs.
  - 73% \*The AD can be 500 sq ft, but it cannot exceed 750 sq ft or 33% percent of the combined GFA, whichever is less.
  - 86% \*The property owner must live on the property.
  - 73% \*An AD is not permitted on a lot that does not have the minimum square footage or minimum width required for the lot's Zoning District.
  - 70% \*There are some design guidelines to ensure exterior of the home retains its single-family characteristics. (AD entrance not on the same side as the main entrance and not visible from street on corner lots. Exterior stairs to an upstairs AD not be permitted.)
- Parking.** Staff has proposed different AD parking requirements for (a) streets without Zoned Parking and (b) streets with Zoned Parking. Do you agree with the proposed parking rules for ADs  
(Check one for a.) | (Check one for b.)

<b>38%</b> Yes to (a)	<b>38%</b> Yes to (b)
6% No to (a) — too restrictive	2% No to (b) — too restrictive
33% No to (a) — not restrictive enough	35% No to (b) — not restrictive enough

6. **Number of AD Occupants.** The maximum number of occupants in an AD should be...  
(Check one.)
- 15% 1 person
  - 68%** \*2 persons
  - 8% 3 persons
  - 0% More than 3 persons
7. **AD Home Occupations.** Staff has proposed that most of Home Occupations allowed for single-family homes also be allowed for ADs. (See Appendix A.) What do you support? (Check one.)  
*[Many skipped this item. We suspect some did not have the attachment with Appendix A.]*
- 15% All Home Occupations currently allowed for single-family homes listed in Appendix A
  - 23% \*The Home Occupations listed in Appendix A minus those that are crossed out.
  - 12% A more-limited set of Home Occupations (Cross out or indicate in Comments.)
  - 29%** No Home Occupations (This would eliminate renting to self-employed people who work in a home office.)
8. **Public Notices.** A variety of public notices and notations have been suggested. I support...  
(Check all that apply.)
- 74% \*When a property has an approved AD, notating the AD in the Real Estate database
  - 62% Notifying nearby neighbors when an AD permit has been applied for
  - 53% Notifying the civic association contact when an AD permit has been applied for
9. **Owner Agreement Provisions.** Staff recommends that prior to receiving the AD permit, the AD owner: (a) agree in writing to the terms of the AD Zoning Ordinance; (b) agree to submit to an annual inspection and to cooperate if there are complaints; (c) agree to provide an affidavit identifying the AD tenants when the AD is first occupied and when the tenant(s) change; and (d) to inform tenants about the requirements of the AD permit. Do you support with these provisions?  
(Check one.)
- 77%** Yes
  - 11% No
10. **AD Inspection Process.** Staff recommends that the inspection process be a scheduled inspection that occurs annually or when the AD owner reports that the tenant has changed. Staff further recommends that the County revoke the AD permit if the AD owner refuses to submit to these inspections. Do you agree with the proposed inspection process? (Check one.)
- 67%** Yes
  - 14% No, I think inspections are warranted only if there are complaints.
  - 11% No, I think the proposed inspection process will not avoid violations.
11. **Identifying AD Violations.** I support the following tactics to identify AD violations:  
(Check one or both.)
- 67% \*Code Enforcement primarily relies on neighbors to submit complaints about AD and/or occupancy violations.
  - 61% Code Enforcement proactively looks for signs of AD and/or occupancy violations.
12. **Current AD/Occupancy Violations.** Should the Civic Federation resolution address Code Enforcement for the existing illegal ADs and/or occupancy violations? (Check one.)
- 70%** Yes
  - 18% No