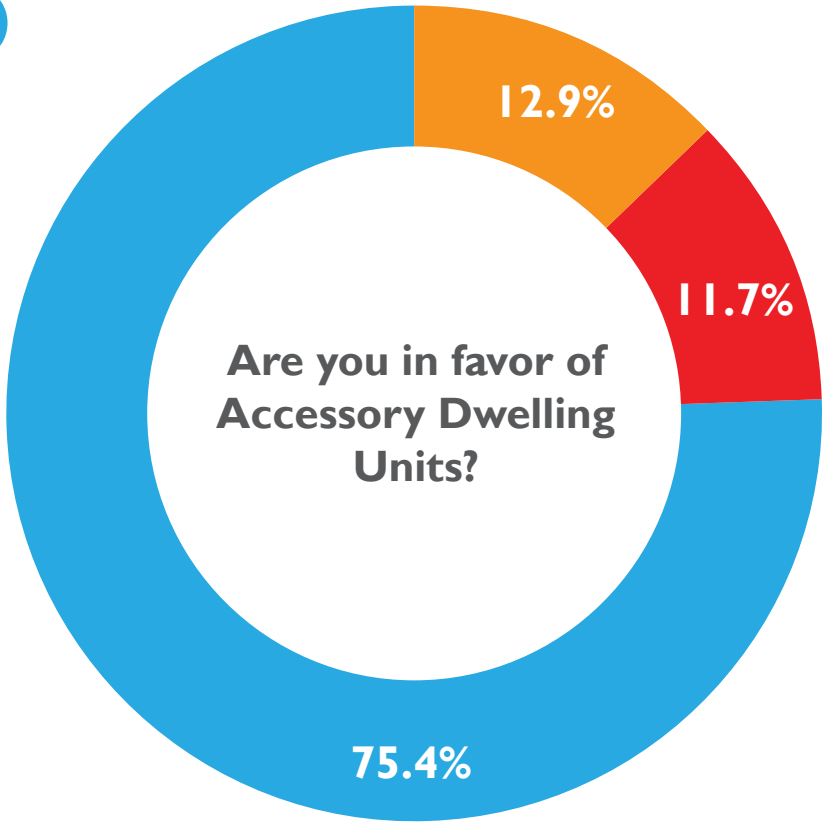
Accessory Dwelling Units

Public Input Results

Number of Surveys Distributed: 874
Number of Surveys Submitted: 176

20% Response Rate

1



129	Yes
20	No
22	Maybe
171	Total Votes

59 Comments:

- For the care of aging family I think it's an awesome concept. Allowing an aging loved one to have their independance, but close enough for family support.

- This addresses a suburban sprawl issue in Raleigh. There is plenty of parking where I live for another small 1 bed 1 bath place, and my yard is big enough. And it's my yard, so I feel like I should have the right to use it as I want as long as there is not a health or safety risk.

- My lot is too small to accommodate an ADU, but I have no strong objections to them in principle for other homeowners. I would want to see standards in place that would ensure that the ADUs are in character with the existing dwelling and the neighborhood in general. I also share the concerns of others about absentee landlords and additional traffic and parking in residential areas, and i don't feel it is unreasonable or unrealistic to require that either the original structure or ADU be owner occupied.

- We live in a city. Housing density is a good thing. If you don't want housing density, don't live in a city.

- ADUs are a no brainer. They will increase smaller and most likely comparatively more affordable units for rental, provide work from home options that are important to our creative class and downtown entrepreneurs and provide downsizing aging place options or multi-generational family options for those that rather their folks live on site than pay big bills to the a senior facility.

- This is an urban neighborhood and the opportunity to add density in this way, among others., makes good sense.

- Sometimes it's the best option for aging family members.

- I need to better understand the fine print, but in theory I think this is an important part of the mix of housing forRaleigh - from creating more affordable living near downtown to those that may need to have a family member live with them, etc. Mordecai could be a great place to pilot this idea.

- With the proper controls, ADU's could increase density in our neighborhood and offer options that would allow people to stay in Mordecai as their needs change.

- My understanding is that the city cannot legally require landlords/owners to live on the property, so that's an unrealistic request or expectation. I am very much in favor of ADUs because they provide affordable housing in urban areas, and are a smart way to grow and add needed housing stock that meets the needs of today's demographics. I believe that if landscaping , lighting and other standards are required, these units would be a huge asset to homeowners and to our city.

- 1) - There is one condition that makes me lean toward saying 'no' to ADUs. There is no requirement that one of the units be occupied by the owner of the property. This means that rental houses (some of which have been loud and unkempt) could add additional units in the backyard. We've had trouble with rental houses in the past and don't want that trouble to potentially double. 2) - Are you sure this isn't already permitted? So, currently is OK to rent out a small apartment above your garage as long asthat garage is attached to your house (and not in the backyard)?? There are already backyard rentals available (long termand with Airbnb). For example, would the following not be an existing ADU? : https://www.airbnb.com/rooms/394527?s=JOHvPBnP

- Parking & traffic is already horrific with recent growth. City Planning needs to do a better job and address this issue. I have no problem with ADU but would like the caveat that the property owner occupy on of the residences.

- Our home has an Accessory Dwelling Unit.... A carriage house apartment above the garage. This has been this way since 1947 (written in the concrete) when one brother came home from the war and lived with his wife upstairs in an apartment created in the big house and the other brother and his wife finished an apartment over the garage. The apartment has never been a problem to anyone.

- With some smart regulations I have no problem with limited dwelling units on private property. And yes, "in-law quarters" are only going to become more and more necessary to help families in need of affordable space for aging family members or family members in need.

- This is a great idea. Other cities have been doing it and we should too. In looking at long-term elderly family care, or a place for an office or studio, or as a place to rent out for some extra income. This is my property and provided I haven't offended the neighbors with my structure I should be allowed to build what I want.

- They would be great affordable housing for older family members.

- I think these dwellings are an excellent use of resourses. It's a great way to add a dwelling for family without having to live under the same roof.

- I know from hearing many members of the community's comments, that one of the largest concerns is an increase in facilities for short-term, possibly dubious tenants. A second concern is that the design and construction quality of the ADU's would possibly be inconsistent for the established (and possibly historic, registered or otherwise) neighborhood. I believe both issues can be addressed through limiting the ADU's on owner-occupied parcels (or perhaps the owner resides within a very limited distance from the parcel) and through Appearance and RHDC review.

- Many of these ITB neighborhoods still possess a fairly suburban density. They are also seeing workforce housing evaporatein favor of single-family residences. ADU's have the potential to help increase density and meet the aspiration for a more diverse population. ADU's can provide a property owner with an alternative means to a) stay in gentrifying neighborhoods as values increase or b) keep pace with rising land costs while not having to make substantial (and often out of scale) improvements to the primary dwelling.

- Our family is in a continuous cycle of transitions and having a separate small dwelling on our property would help greatly.

- Many are used for an office, in law suited for aging parents, art studios, I do not want to be restricted

- With the cost of living in Raleigh going up, these are a great way for homeowners to supplement their income. I know personally it would allow me to stay at home with my baby and raise him rather than having to return to work and put him in daycare!

- ADU's will allow the property owner the make the best use of the property over time.

- ADU's allow for more flexible use of property over time.

- I want to strike a balance between "anything goes" on a property and no ability for homeowners to maximize their space. To support ADUs, I would need assurances that property owners must conform to the highest standards for property maintenance and tenant supervision, including adhering to the same up-to-date building codes for occupancy that are required of current residential buildings. I want to keep our neighborhood safe and vibrant, and not allow absentee landlords who have historically destroyed that atmosphere in other parts of this and other cities. Strict regulations and ready enforcement of violations are a minimum to gain my support for ADUs in the Mordecai community.

- Good idea! Clearly standards, offsets, vetting of design options, etc. must be established first.

- Great neighborhoods and cities provide a variety of housing sizes & options.

- I do have some reservations with this really changing the nature of the neighborhood. Perhaps if we went forward with some historic preservation protections for the bungalows before the character is completely altered... I am in agreement with James Sorrell - but since the courts have already decided, it sounds like a done deal we have no control over.

- HAPPY DAYS! for 36 years I've been involved with the aging population and creating livable home environments for people as they age. Asheville is very progressive on this already. I've been working with the states in the West and been holding my breath waiting for the East coast to show interest. I live in Raleigh and have BIG hopes and plans to see this progress.

- Absolutely a win/win. Great partial solution to deal with Sprawl & density in the downtown urban areas, as well an opportunity to offer solace and convenience in dealing with aging members of families who still want to maintain an independent lifestyle.

- This is an exciting step towards honoring our environment and our special needs population. Thank you Raleigh.

- Would love to create an "in-law suite" above a garage for guests to stay in when they visit.

- Raleigh's population growth has to move somewhere. We can either continue sprawling outwards indefinitely, or work to create denser and more diverse neighborhoods within our existing infrastructure framework. I vote for the latter.

- If a homeowner is looking to generate rental income; such ADUs would likely devalue neighboring properties and potentially introduce other undesireable aspects. It is most likely that someone building an ADU for rental income is going to take the cheapest route possible resulting in cookie-cutter, eyesores that pave-over green space and further strain our stormwater and sewer systems. What a person does in their yard impacts their neighbors...it is why there are noise ordinances, it is why we cannot just open and run a business in our yards/homes, etc. This needs to be carefully studied and properly regulated.

- I think The Mordecai neighborhood would be a great place to pilot this. Mainly it is walkable to downtown. I do think, if anyway possible, the property owner should be required to occupy either dwelling. And lastly I am trying to help a local friend figure out how to get her out of state mother to move here. Allowing this occupancy would solve the problem she currently finds herself in. And everyone has to agree that our long term medical care issues are about to be in all of our communities. This could be one possible solution.

- Feel there should be lot size regulation with x amount of space to allow parking, etc. Also, standards in keeping with the historic district designation. I feel any ADU should be for family occupation only.

- I see these as rental units, or "RU's", to help pay the high mortgages. A ploy to attract more potential home buyers. More often than not, this attracts more crime and neglect of the property. In today's world, renters can pose a HOST of problems for the owner and the surrounding neighbors. YES, there are a FEW that will respect & look after the property, butsome may just need a "hideout" for various reasons. A fly-by-night questionable renter would look at the surrounding-expensive homes as a "candy store" for committing crimes, since most homeowners are out working to pay for their home. Please consider the pros and "cons".....BAD idea.

- ADUs are a great way to add density and economic and generational diversity to our neighborhoods without adding infrastructure. Increased density creates the needed pressure to rationalize multiple forms of transit besides automobiles. Take a walk down the alleys of Cameron Park, many houses have separate dwellings, garage apartments and basement apartments. Not only do they add a great benefit to those homeowners, they create a charming, small scale urban environment.

- I think ADUs help fill a need for current new housing options, which right now are primarily McMansions or hi rise construction. The permission of ADUs might actually help preserve neighborhood character - certainly more than the epidemic of teardowns in older neighborhoods (North Hills, Brooks Ave area, many others). I would like to see both ADUs and more 10-12 unit housing options (the Ten on Person, e.g.) on the menu as we grow denser. One last thought about the perceptions of privacy and space on one's own property: all good dwelling design should include interior room for escape - whatever one's definition of that may be (yoga, reading, art, music, workshop, etc). Maybe it's an interior courtyard a la Cliff May or Eichler; maybe it's an attic; maybe it's the ADU itself. The fact is, in a city you are closer to other people no matter what. By having a space within your own property to take a break from the population, you get the best of both worlds.

- It benefits the neighborhood and does no harm whatsoever on anyone else. If people are against it, then they are purely against new people into the area or just overall jealous of the situation of that they can't do themselves. Either one is not beneficial to the community in general. The more people we populate within the area, the better the economics are. The parking is ample and the businesses will be ample, so why not the people? I hope we pass this action.

- One of the previous commenters sums up my opinion: Unless strictly regulated by the City ADUs cand rastically change the character of the neighborhood, particularly visually, and population density wise. It is one thing to build an ADU for a relative to live in to help with family situations. It is an entirely different thing to allow ADUs that are used solely as rental units to generate income. Many times that leads to a decline in the quality of life in the neighborhood. Parking can also become a major issue when ADU occupants end up parking on neighborhood streets that were not designed to accommodate extra parks cars and the associated traffic that comes with more cars.

- I'm very much in favor of ADUs. Increasing density is how great cities are made. Certainly some parameters to ensure that the character of a specific neighborhood are respected are in order, but the idea that ADUs will create a crowded rental tenement and that no one will be able to park near their home is pretty silly. I live alone in 2250 sf house,with 4 bedrooms and a 2 car garage which has 1 car in it. There should be at least three other people living here. But then again I've lived in downtown Boston, DC, New Orleans, and Florence, and the denser Raleigh becomes the more it actually feels like a city.

- Good idea for those who want to maximize their real estate profits. Bad idea for those who want to maintain the character of our neighborhood. While I'm sympathetic to those who want relatives to live close by, my experience is that this is not the main way that allowing ADUs will work. It will mainly be a move to opening the door to the area's becoming a rental compound. ADUs today, apartment buildings tomorrow.

- Where are the additional residents going to park? I would love to think that these would be used for family members needing care, but the reality is that our neighborhood will turn into an area more highly populated by renters. In an ideal world, people that rent, by choice or necessity, would take great care of the property they reside in and the neighborhood as a whole, but that is not always the case. The developer on Courtland is already changing the plans originally approved in the hopes of cramming more people into a small space. I fail to see how this is a different variation of the same thing other than the fact that hopefully the inhabitants of the main dwelling are the owner. However, this is no longer required by law.

- Unless strictly regulated by the City ADUs can drastically change the character of the neighborhood, particularly visually, and population density wise. It is one thing to build an ADU for a relative to live in to help with family situations. It is an entirely different thing to allow ADUs that are used solely as rental units to generate income. Many times that leads to a decline in the quality of life in the neighborhood. Parking can also become a major issue when ADU occupants end up parking on neighborhood streets that were not designed to accommodate extra parks cars and the associated traffic that comes with more cars.

- My final decision depends on the actual regulations that are proposed by City staff.

- I like the idea of providing affordable housing to students and others, but wouldn't want the neighborhood to become too crowded with additional cars.

- I believe ADUs will lead to over crowded neighborhoods, excessive traffic, clutter, and detract from unique settings and "feel" of the Mordecai neighborhood. We have a nice pedestrian friendly neighborhood as it is, why change it?

- I think I'm more worried about the addition of more parked cars than I am the actual ADUs.

- Square Feet size of ADU needs to be restricted to a % of the house size; such as not more than 20% of the size of the house. Or alternatively not larger than a % ofthe available land; such as not more than 20% of the available land. - Set back needs to be adjust to 3' feet off property line not the current 5'.

- I am totally in favor of ADU's. I honestly don't see a downside.

- If it would be for parents that could be looked after.

- I do have concerns about excessive on-street parking. Providing a driveway for the unit whenever possble would help. - Allows family and friends to live close together, many positives would accrue.

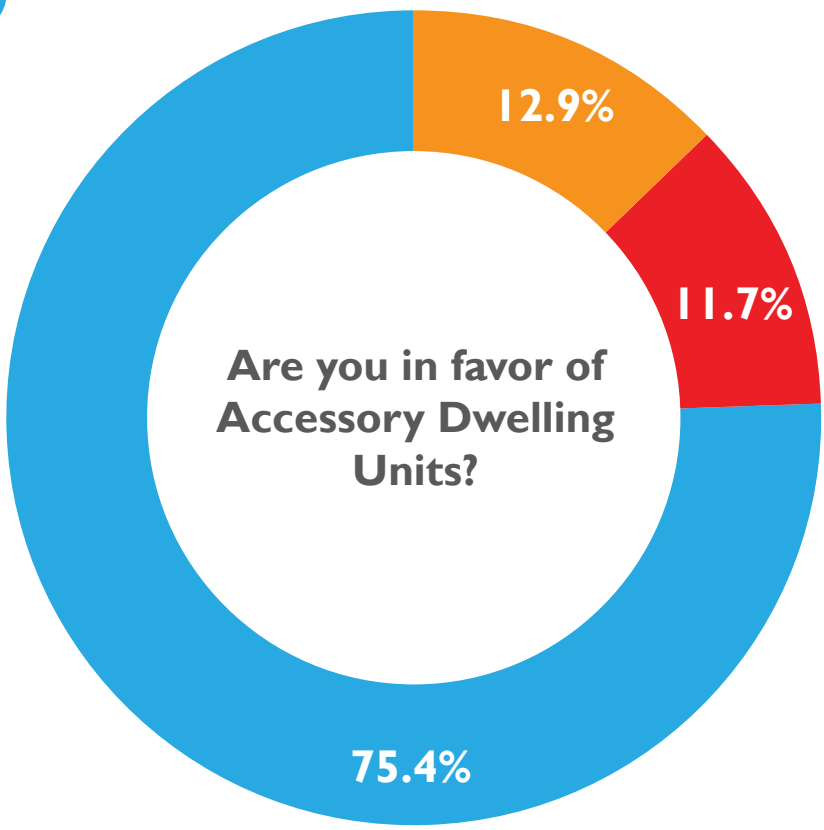
- A homeowner could care for a loved one in an ADU.

- I grew up next door to one in Chicago. - If there is room for off-street parking.

- Raleigh needs to increase the density due to population increase.

- I do not want anymore loud, drunken sleaze moving into nearby properties.

2



129 Yes

20 No

22 Maybe

171 Total Votes

20 Comments:

- We need to increase density in central areas as our city increases in size.

- I like the idea of a case by case design. Each lot and ADU is custom. Perhaps you gather neighborhoodconsensus for the build design. Or allot a maximum sq footage and work within those bounds based on existing lot sizeand main house size. Context is key here. A board would need to review with neighborhood feedback.

- I don't think we need to have cases where the property is zoned for a home but with the home and the ADUyou have something like an apartment building. Let intelligence guide things some.

- More density is vital. I'm not sure this sq. ft. requirement is the way to go. It would be nice to see somethingmore innovative and creative.

- I think you cannot really make anything in Raleigh dense enough. I prefer the notion that the density ismanaged through the Appearance Commission or some other mechanism that can evaluate the level of sensitiveintervention that a proposal may possess. I can imagine a very creative, small footprint, multi-story solution for these ADU'sthat would be off the table with the type of mathematics being suggested above.

- I think this should be case by case determined.

- The homeowner has a vested interest in maintaining the value of their property.

- I, too, like the idea of case-by-case design. Each lot in this neighborhood has exceptions to the layout.

- Not in favor of ADUs.

- I have concerns about permitting ADUs at all.

- We have lots with .08 to .10 acre lots in my neighborhood, houses between 1500 and 3000 sf on these lots,some with attached and some with detached spaces above the garage. Basing these restrictions on percentage of coveredlot size is not reasonable. - Yes, one of the reasons that Mordecai has been selected for a pilot neighborhood is because of our deeplots which lend themselves to ADU's.

- Seems like a fair limitation that applies to all.

- I like the idea of a case by case evaluation. I have seen other municipalities use a 55% property coverage rule. Thiswould allow smaller lots to have an ADU if the overall size of the covered area did not exceed a specified percentage.

- I believe there should be a limit to Sq. footage of the property that is taken up. So a big house with a ~2,000plot area on a smaller piece of property, such as those shown in red, adding an ADU is the concern, but what of the900-1,300 sq plot area homes on lots the same size? They should not have to be ruled out. Make a % of plot area (i hopethat is the right word) of all buildings on the property have a limit. For all properties.

- This would be a reasonable limitation that would not harm any citizen and treat all citizens equallyaccording to restrictions that already exist

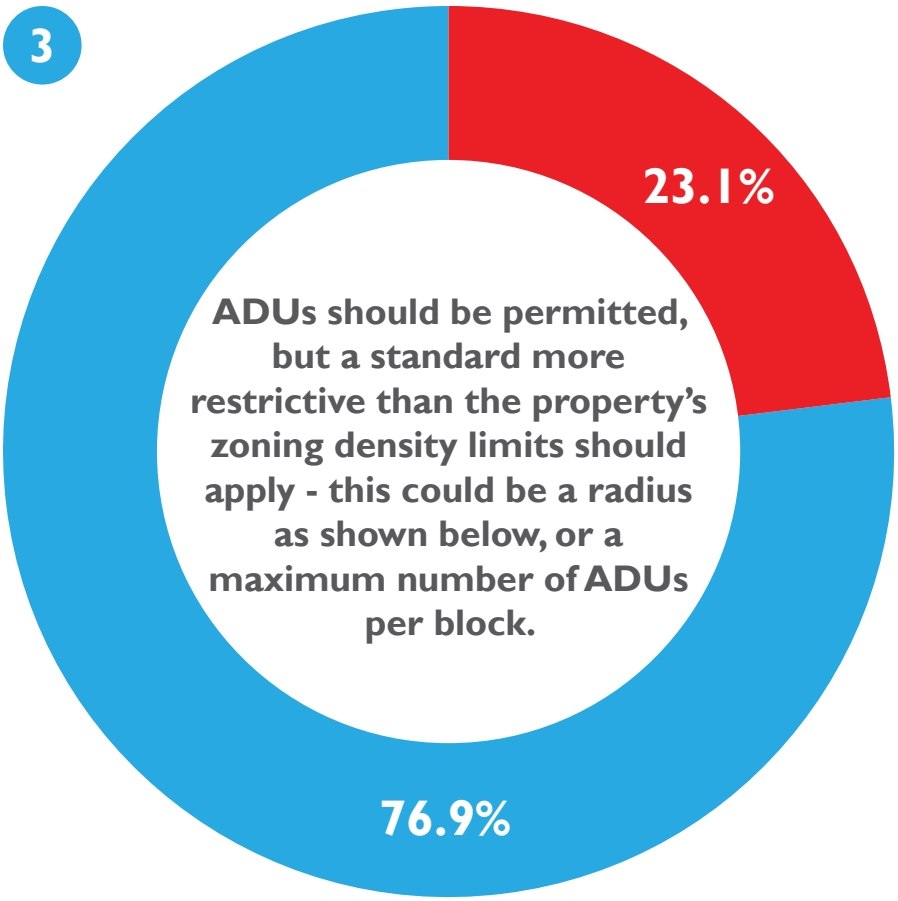
- This seems rather arbitrary. Perhaps we need to rethink "density limits," especially "close in" in Raleigh.

- Zoning laws are meaningless unless upheld

- Density would be a good idea close to Downtown Raleigh

- This question is unnecessary.

3



103	Disagree
31	Agree
134	Total Votes

19 Comments:

- Sorry, this is my property and provided I have not offended my neighbors with design, size, or use then I should be allowed to build what I want on my property. If you happen to have an ADU then why not your neighbor? As long as we talk and are fine with the ideas involved, then so be it.

- Creating a cap on a number ADU's per block binds a land owner if they are "late to the party"

- I think this should be determined by individual case review.

- Each situation needs to be considered on its own merit. A one size fits all is too restrictive.

- Each propery should be evaluated individually.

- This first come first serve approach discriminates against someone buying into a neighborhood in the future.

- Too limiting. I agree.

- Not in favor of ADUs.

- I have concerns about permitting ADUs at all

- I don't understand the rationale for more restrictive zoning.

- Too limiting. Open it to everyone that current zoning will work for. Don't show preference to rich neighborhoods.

- too limiting

- This seems too limiting - if your neighbors have one before you, then you are out of luck!

- This does not seem practical.

- Agree with the below. Should be ruled by something else.

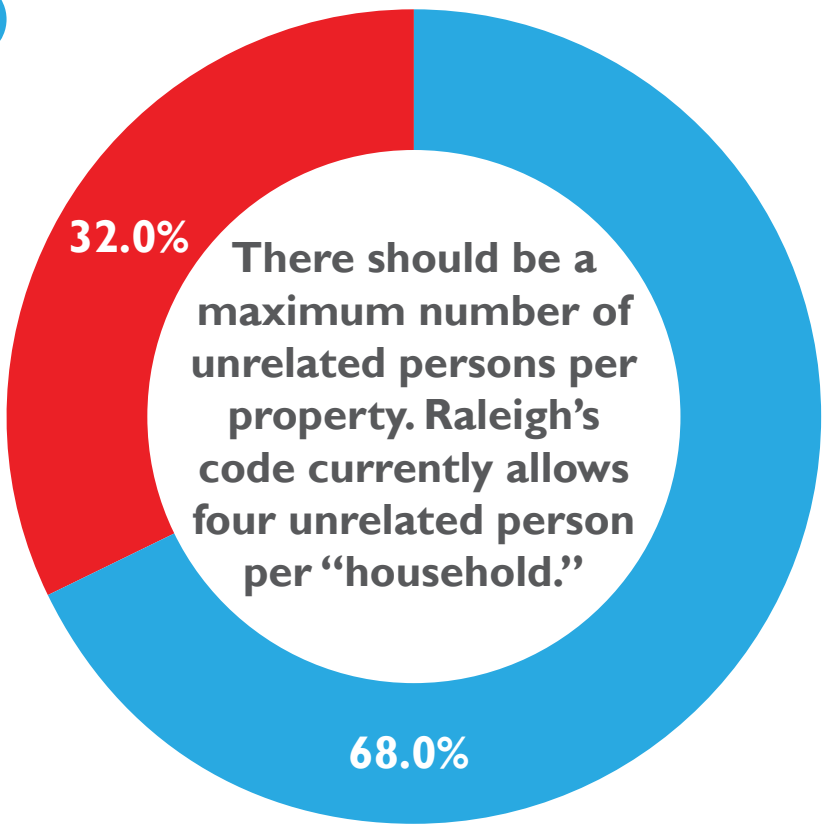
- Does not seem practical or reasonable to restrict some citizens based proximity to another who "getsthere first". This will create a race to be first- not desirable.

- Odd to say some neighbors can have an ADU and others can't because of proximity to another. Would benice to have a sq ft formula to help determine the right ratio. Perhaps a signed blessing from a neighbor(s) before build out.Perhaps the city could provide an ADU 'scale' kit to help guide infill.

- What a mess it would be to try to administer such a rule fairly.

- Keep the survey simple. Leave this up to the homeowners.

4



47 Disagree

100 Agree

147 Total Votes

Note: NC state courts have determined that the property owner cannot be required to live on site.

24 Comments:

- My first preference is to insist that the owner live on a the property, because I've seen first hand howrenters can disrupt the neighborly feel, or worse renters bring down quality of life for others.

- It's my property. I have a vested interest in keeping it nice. And more policies like this are unnecessary andintrusive when being regulated.

- I think if the NC Courts have eliminated the ability to stipulate owner-occupied properties where there is anADU proposed, then the owner must be a resident of the same neighborhood or sub-division or be within a particularradius from the ADU property.

- A maximum number of unrelated persons could indirectly discriminate against domestic partnerships.Just maybe the sky won't fall if we allow owners to live off on site.

- The accessory building should be considered another allowed household.

- I agree that you don't want a big apartment type building and as it has been said in places here, people have a vested interest to keep their property nice. We do need to look at this maybe on a more defined basis. If the only goal is to build a rental space then sure. But if this is an in-law suite of office /studio then it's seems irrelevant. We need to look at the circumstances.

- Not taking into account the individual circumstances.

- Undecided!! I need more information.

- There are rare exceptions to the current code that I would support, and so I'd be in favor of an appeals process that City planners can determine on a case-by-case basis (examples include foster families, not absentee landlords trying to fit a dozen tenants into a three-bedroom house + ADU).

- I like the idea that owner should be on property if possible. But I prioritize the possibility of ADUs over this concern. Also, a maximum number of unrelated people would seem to interfere with domestic partnerships and creative family styles that might not fit the standard of legal relations, as Stuart suggests below.

- How unfortunate that the courts' decision has removed our best tool for preventing some of the most serious issues that ADUs might create - such as excess noise, lack of maintenance, turning the neighborhood into a full on rental zone... When you live in a place and your renter makes your lot unpleasant for neighbors, you are the first to experience it. Absentee landlords have no such motivation.

- How unfortunate that our state courts have decided the property owner is not required to live on site.That would certainly prevent a lot of the negative issues that concern me - such as excess noise, and the neighborhood becoming a full on rental zone.

- Number of people per property should be based on number of bedrooms and/or parking availability. Why limit it to 4 if you have a 5 bedroom house and a 3 car garage with nearly unlimited street parking? On the other hand, 4 people might be too many for a small 2 bedroom house with no drive way and limited street parking.

- I totally agree with above commenter !I couldn't have said it better my friend.

- I think property owner should be required to live on-site if unrelated persons are allowed.

- Yes, limiting the number of people in the ADU should alleviate concerns of absentee landlords load cottages up with renters.

- I have always thought that this is a ridiculous ordinance in a college town

- Most of us Raleigh residents do not work or go to one of the colleges.

- This would effectively eliminate a family of 5 having an ADU.

- No, a family is not "unrelated."

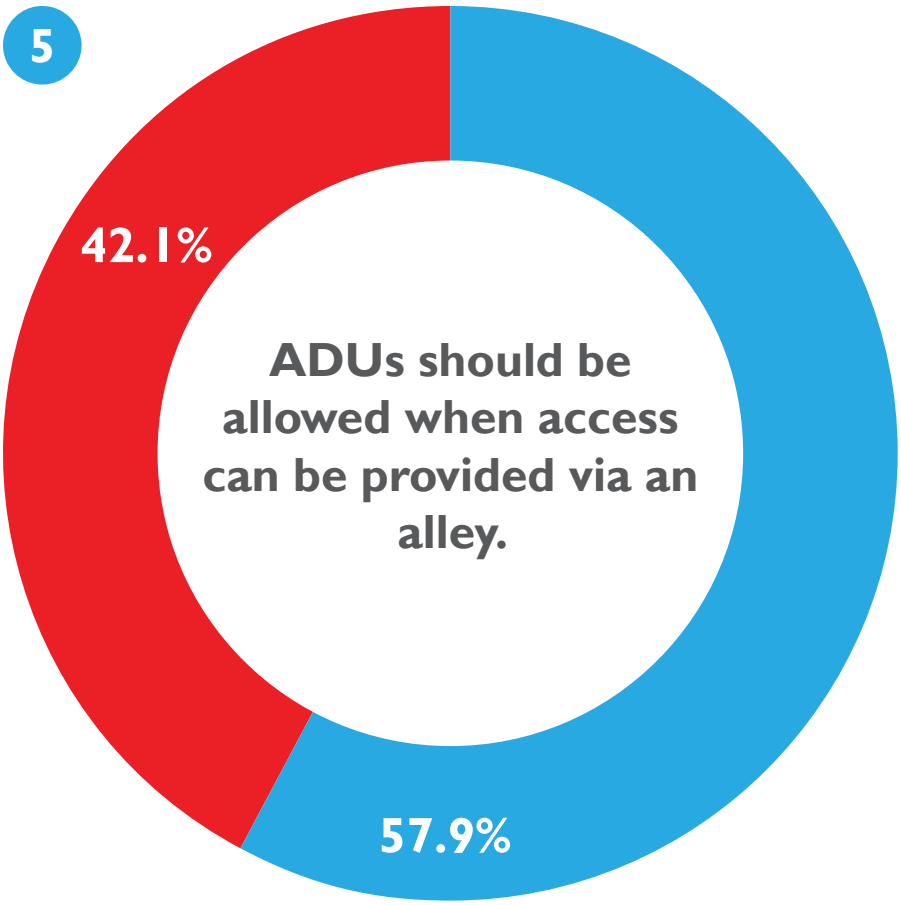
- The trick will be how to enforce the max number. While living in NYC, our building on Lex / 34th experienced severe utility uses with friends, etc. staying over night, parties and elevator usage. plumbing started to wear out faster from usage 4 times greater than building specs were built.

- Agree with Sean Farres below.

- A size restriction would naturally tend to limit the occupancy level but a firm number is necessary in myview

- Based on the size and build the ADU should come with a permit stating XX number of people are allowed to live here. Add to the deed notes. Perhaps the ADU is used as a studio and does not need a dwelling permit.

5



NOTE: Several respondents felt that questions 5-8 were confusing. Particularly, it was not clear whether respondents could agree with more than one of these questions, all of which deal with access issues. Staff analyzed comments corresponding to answers to these questions and found a general trend that respondents were in favor of less restrictive access regulations. However, the following data and charts reflect the actual survey responses. Staff will work with respondents to confirm individual intent

58 Disagree

80 Agree

138 Total Votes

33 Comments:

- Should be allowed either way. Question not worded well. And not many alleys in raleigh.

- Should be allowed regardless of access. Alley's are typically only found in the historic districts.

- Don't want ADUs at all

- This seems too restrictive.

- This restriction would count my and many folks properties out because many properties in Mordecai do not have alleys

- If you have an alley, great, have and ADU. But Mordecai does have many alleys so we need to allow them either way.

- They should be allowed in many access situations not just this one. Requiring alley access is just not reasonable in a city with very few alleys.

- They should be allowed either way.

- more alleys please, regardless. access should not be restricted to the alleyway, however, when present.

- Our neighborhood only has two alleys I'm aware of. This would exclude ADUs from a huge percentage of Mordecai. I do love alleys and wish we had one, but retrofitting one in our block would be one major challenge!

- Shoule be allowed either way

- Alleys are rare in Mordecai. Not every street has an alley.

- Alleys are rare in Mordecai and the few that exist date back to at least the 1930's.

- Alley is irrelevant - should be allowed.

- Not in favor of ADUs.You might as well call it Alley street. It's like adding another street in the neighborhood.

- yes to this, but not exclusively - weird wording on this question

- This and the next two questions are very poorly worded. I read this as being one acceptable option for access to any ADU. Shared driveways, accessory driveways, and street parking being others. I don't think the method of access needs to be regulated.

- this would substantially increase cost

- Sorry -- Meant to say "but an alley should not be the only access option."

- I'm fine with accessing an ADU from an alley, but an alley should be the only access option.

- does this mean only if there's an alley? unclear.

- No alleys or driveways should be required.

- No alleys or driveways should be required.

- This question is confusing. Not sure whether intent was to poll on ONLY via alley or some other concept.

- I don't see this as a necessary consideration/ assume you don't mean "only" allowed via an alley

- The wording of these questions is really odd. I *think* what you meant to say is "ADUs should *only* be allowed when access can be provided via an alley". And even then, if I say "yes", then am I saying "ADUs should be allowed when access can be provided via an alley, regardless of all the other things like density, number of related people, setbacks, etc.?".

- Not everyone has an alley. Street parking is fine.

- This would help a lot with decreasing on-street parking.

- Too restrictive

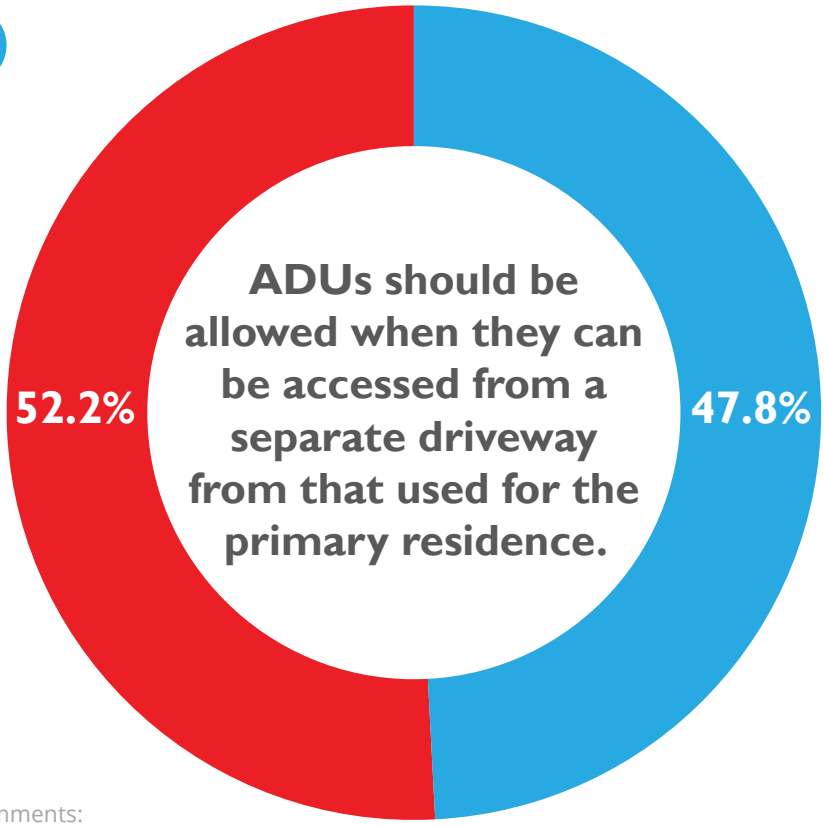
- As long as it meets all other criteria.

- If there is parking off-street.

- I know of only 1 alley in Mordecai

- I only know of one alley in the area - too restrictive.

6



66 Disagree

64 Agree

138 Total Votes

19 Comments:

- This would unfairly discriminate against any non corner house.

- Don't want ADUs at all

- If you have a corner lot, great, have an ADU. But most people don't have corner lots.

- They should be allowed regardless of access; I put agree because they should be allowed when there is a separate driveway but NOT ONLY when there is separate driveway. These two questions are not worded well and I have a feeling people with the same opinions but agree and disagree because of how the question was interpreted.

- This set of questions are not worded very well. They should be allowed either way.

- Again....like the alley question, this one is leading. the driveway should not be a pre-condition for the ADU....although there may need to be some analysis on street-side or main driveway parking if there is not one....

- This could not work on the overwhelming majority of Mordecai lots. Additional curb cuts would reduce opportunity for on street parking in a drastic way and many lots barely have the width for a driveway on just one side of the home.

- Too restrictive.

- Too restrictive. Many houses only have street parking.

- That is a poorly phrased question.

- I don't think the drive way should need to be separate. In the picture, extending the house's main drive way further pack should be sufficient. Or if the ADU has easy access from street parking that should be fine too.

- We don't need more green-space paved over.

- Looks like detached garages or hobby shops on the property. Not in favor of ADUs.

-yes to this, but not exclusively - weird wording on this question.

Steven Martin Seems too restrictive.

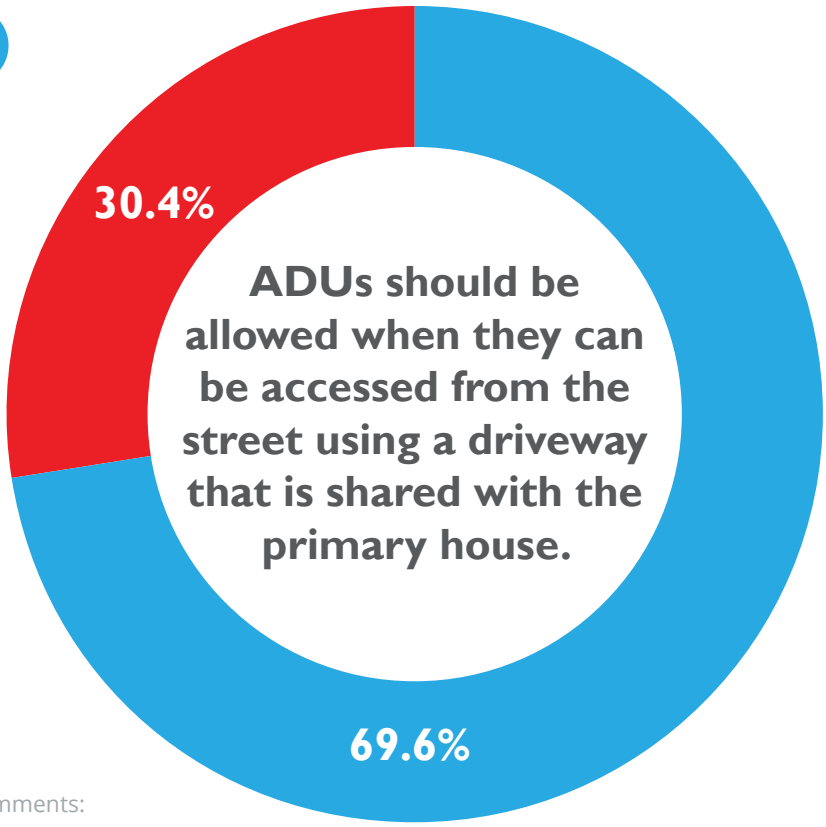
Mike Shumake Does this imply only? Question not worded well.

Terpa too costly for most people

Jennifer Wagner i agree this seems fine but not necessary.

Aonymous As long as it meets all other criteria.

7



36 Disagree

96 Agree

138 Total Votes

12 Comments:

- Yes, no need to add more impervious surface than needed.

- I would share my driveway, but it should not be required.

- don't want ADUs at all.

- If you can access the ADU from the property main drive, great, have an ADU. But not all homes have drives that go to the back yard.....nor do they want to.15 days ago

- Again, very advantageous, but should not be a prerequisite.

- Too restrictive. Our family once had 6! vehicles at once. We accommodated them with no complaint from neighbors or the City.

- Not taking into consideration the indivuality of each property.

- Many properties do not have a driveway, but can support an ADU.

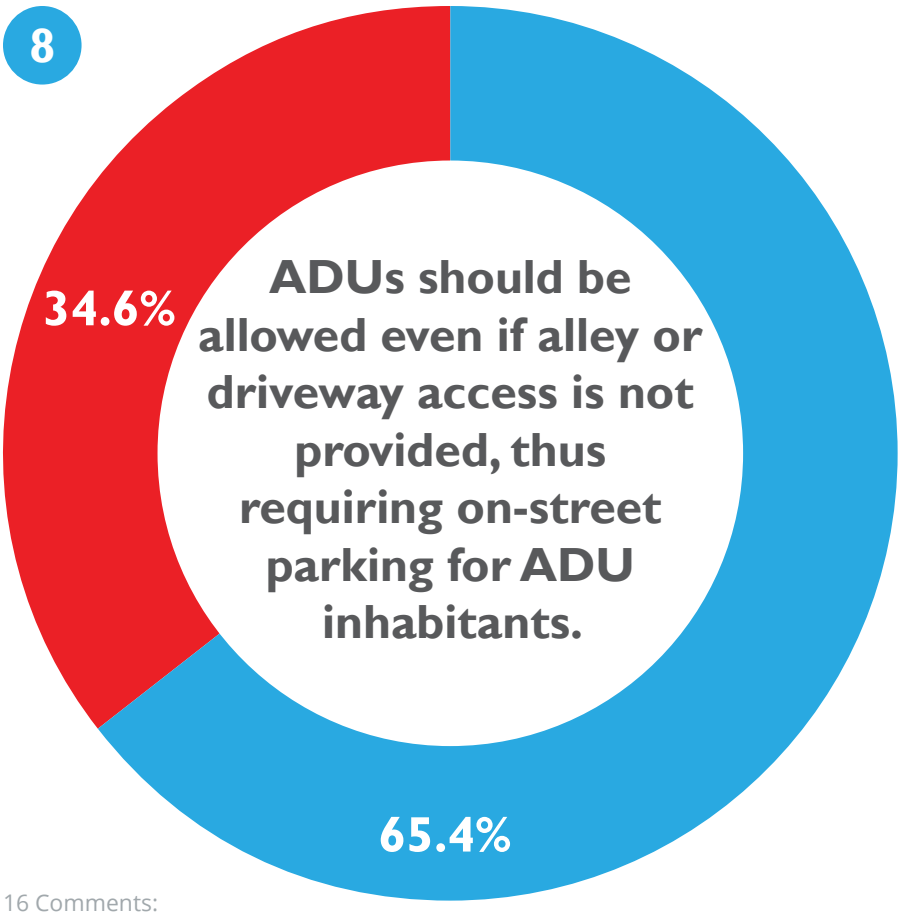
- Another poorly phrased question.

- The property owner should be able to provide a right of way of they want.

- A restriction is not necessary.

- This arrangement seems to be working well with my ADU, ADU inhabitants and neighbors.

8



48 Disagree

87 Agree

135 Total Votes

16 Comments:

- Since when are cars more important than community?

- don't want ADUs at all

- For some of our local streets, having our cars parked there help calm traffic.

- Parking is already regulated. Why add further regulation?

- Perfectly acceptable. Not sure where the board of adjustments comes in as I have seen numerous homes, and businesses, without a driveway or other form of off street parking. Only caveat is make sure that emergency vehicles can still get through!!!

- It depends on the street. Putting more cars in a narrow street where lots of cars already park can be an issue for emergency vehicles and big trucks. Maybe parking permits would be a good way to limit the number of cars on particularly congested streets.

- how are residents getting away with parking on the street today??? seems like almost every house in a historic district has at least one resident car parked on the road.

- This sounds most flexible to me

- Street parking is the norm for most of Mordecai.

- Parking is not allowed on my street in the morning and evening rush hours so this is not practical.

- On-street parking is very limited on Courtland, since cars can only park on the west side of the street. ADUs may overwhelm our limited parking availability.

- This is the only fair option as the others limit these additions to only house with larger lots.

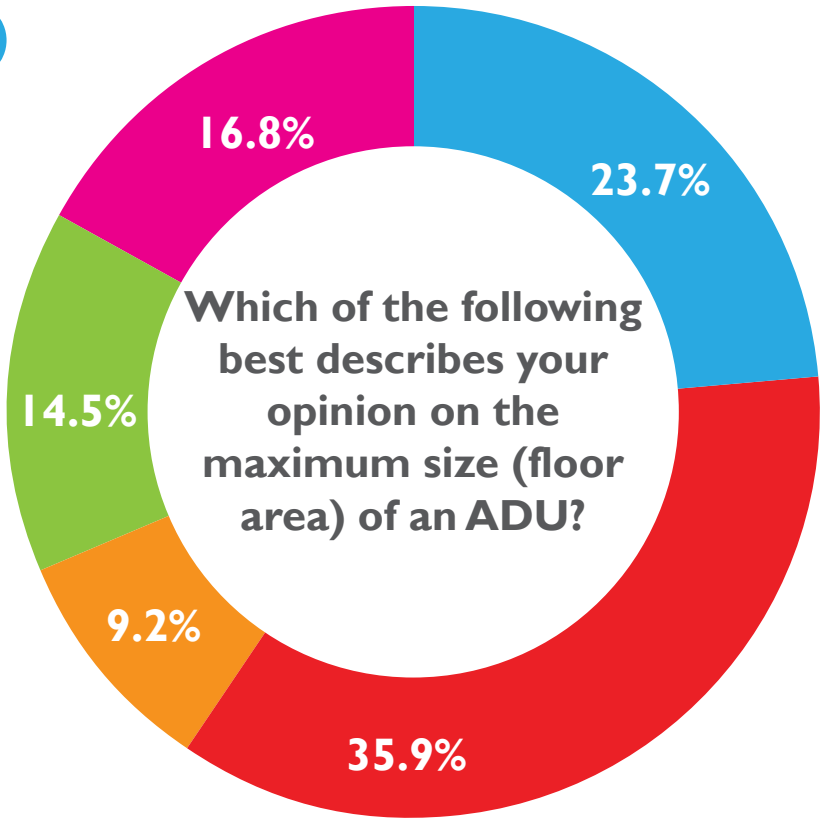
- On street parking should be allowed with the restriction of one car per ADU

- But... with approval by CAC / overlay committee.

- As long as ADU residents do not have to use neighbor's property for access.

- Too many cars are parking on the street.

9



22	Other
19	ADUs should be no larger than 800 square feet.
12	ADUs should be no larger than 450 square feet.
47	Maximum ADU size should be proportional to lot size. For instance, for lots of 10,000 to 19,999 square feet, ADU might be limited to no greater than 700 square feet.
31	Maximum ADU size should be determined as a percentage of the property's principal building's size. For instance, no greater than 50% of principal building's square footage.
131	Total Votes

The minimum size permitted in Raleigh for dwelling units is 250 square feet.

21 Comments:

- Regulating size is unnecessary. There are already rules in place about offset. If someone follows those offset rules, why further regulate?

- If the total buildable area based on impervious surface and setbacks isn't surpassed, any size should be allowed.

- I can also see advantages to lot size proportion restraints. I could argue both, but believe that setbacks be maintained or constrained.

- Size should be proportional to the lot without consuming all the green space. A solution is a smaller footprint with two stories as opposed to a big one story unit.

- I'd rather see a maximum on the percentage of the lot that could be taken up by buildings, leaving room for permeable surfaces and plant life.

- property line setbacks address most of the issue. Off the top of my head, I cannot recall if there is a minimum setback between primary dwellings and accessory structures today. If not, consider that as a means to limit footprint. But, we cannot be dense enough, so regulating stories should be limited. Perhaps an ADU should not exceed the max height of the Primary Dwelling?

- This sounds flexible to me. It would prevent the ADU from overwhelming the primary home. Not sure what the exact percentage should be...

- ADU's should be proportional to the main dwelling and the lot size.

- Zoning is already in place.

- It should be in proportion to the amount of buildable space left on the lot, and be a percentage of that, so that smaller original houses would allow for bigger secondary houses, provided the lot was large enough. So long as enough total open space is preserved on each lot and offset rules followed, the size of the secondary house need not be regulated.

- It is nuianced but a ratio of ADU SF to lot size and principal residence footprint should determine maximum ADU SF.

- Proportional to the overall lot size.

- No larger than zero.

- Adding suburban sprawl and additional roads are bad for the environment.

- Adding to impervious surface is not good for the environment.

- When Mordecai did the initial ADU design project with NC State we were limited to 550 square feet which worked fine. 450 is too small and 800 is too large.

- Agree with J Bibb - it needs to be a combination of that relates both to the primary dwelling size and the property size. I've already seen one built recently disguised as a garage, where the "garage" is very close (or might exceed) to the size of the primary house and on a very tiny lot.

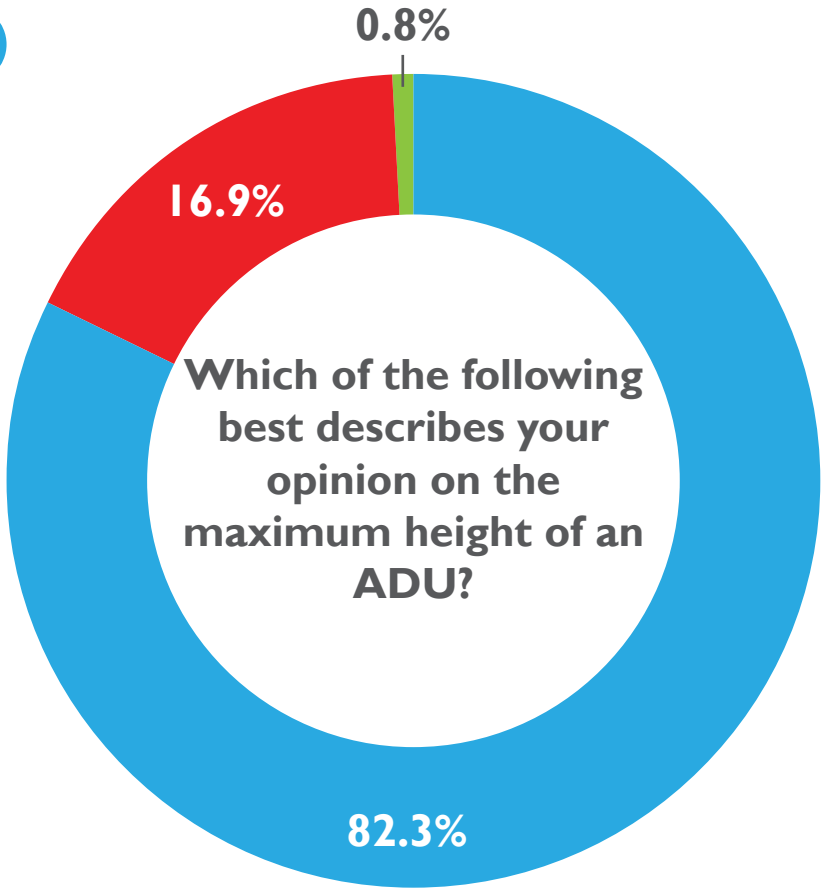
- I think it is a combination of the first two. There should be a maximum coverage area for a lot - this provides needed storm water drain off, open space etc. From that you can have a ratio of the principal building's size.

- If my house is only taking up a small percentage of my lot, then I should be allowed to build a bigger ADU. The amounts should total, or reverse, their should a percentage of each lot that does not have a building residing on it. Also, back, side, etc. porches should have the ability to be removed from these equations as they can be altered during construction.

- I actually favor some combination of % of building size and lot size

- Make it a ratio of square footage & lot size. Maintain setbacks and heigh restrictions.

10



1	Other
22	Maximum ADU height should be one story/15 feet.
107	Maximum ADU heights should be two stories/25 feet (this would permit ADUs above garages).
130	Total Votes

21 Comments:

- I think this depends on the existing house. If it's a one-story bungalow, then a larger structure behind it looks out of place (this has happened recently in our area). If it's a 2-3 story house, then an ADU over a garage would look fine.

- This is a matter of visual perspective. Standing on the street, a two story structure behind a single story would be barely visible, if at all.

- If a home can be two stories why not the ADU?

- Two stories is in keeping with the scale of the neighborhood.

- I think it should be able to go taller depending on the context. Consider limiting by aggregate heights of primary dwellings and adjacent property structures.

- Neither choice. ADU's should be proportional to the main dwelling and lot size.

- It should proportional to the main structure.

- I think policy should be for one-story ADU with appeals process to be determined on a case-by-case basis by City planners to ensure that an ADU does not overshadow the house.

- Agree, no taller than primary structure.

- Should match primary residence. If one story house, then one story ADU If two story house, then either one or two story AUD

- Should be dictated by neighborhood compatibility and no taller than primary structure.

- Should follow zoning and infill compatibility standards -- don't want to violate neighbor privacy.

- Garage/ADU would be ideal.

- like the idea that ADU's have limited height requirement to one story. This keeps their profiles low and unobtrusive.

- But should relate to the primary building size.

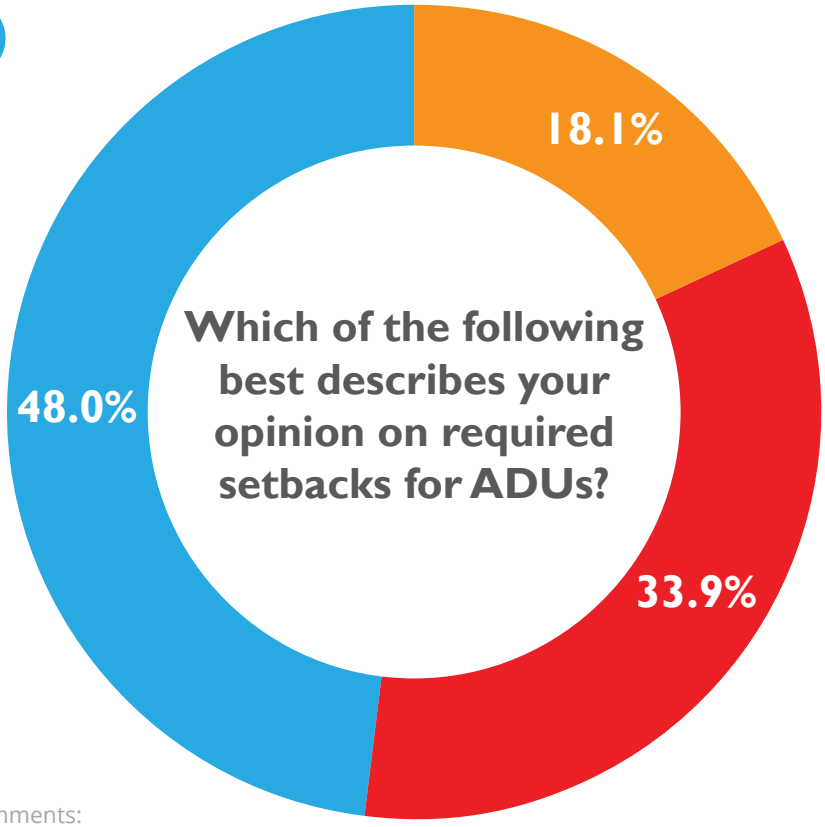
- Again, there needs to be some consideration of the main building size. An ADU should be no taller than the main building. If that is a loft over an attached garage, it is permissible. If it is a separate structure, it should not be taller than the main building.

- This area should be developed within reason as far as line of site progression, but their are many tall houses in the area that have raised this to 2 stories already. There is only so much space for smaller lots as well. The ability to provide 2 stories for these properties would allow them to competitively market to renter. Not having it, while larger lots have the ability to have larger plot space of building is unfair disadvantage to smaller homes based only on their land size, which should not affect the height any more than a larger piece of land.

- I favor a height limitation because of neighbor site line considerations.

- Consolidating building program (garage + ADU) can be a strategy for minimizing the site's over-development, and maximizing green space and H2O pervious area.

11



61 ADUs should be located behind the principal building, but otherwise, required setbacks for ADUs should be the same as those required for the primary structure.

43 Side and rear setbacks for ADUs should be less restrictive than those required for the primary structure.

23 Side setbacks for ADUs should be the same as those required for the primary structure, but the rear setback should be reduced to allow for ADUs closer to rear lot line.

127 Total Votes

16 Comments:

- allowing ADU's reduced side and rear setbacks allows a larger yard space and ADU can act as a 'fence' between neighboring yards.

- Most of the backyards in downtown Raleigh if left with existing setbacks and placed an ADU in it would be awkwardly close to the main house and not able to tuck into a corner which is often the preferable locale.

- How about an alternate to a required 20' rear yard similar to the protective yard options in the UDO. For example, no plantings, no fence = 20 rear yard or 6' - 8' fence + screening trees = 10 rear yard?

- We already has setback rules. Why use this as a way to further restrict?

- I think that 5' for the side is fine. My property setback is currently 20' I think and I would like to see that reduced to 10' for ADU to maximize the interior open lot size the most.

- Closer lot line allowances will preserve the most usable land for the homewoner

- If for no other reason, out of fairness to adjacent property owners.

- Needs of each particular property need to be taken into account. It may be that the shape of the property, the current landscaping/ building design and the goals to be accomplished with the ADU require a different set of rules.

- Wherever your limits are for building a house, it seems reasonable that the ADU could follow suit. That said, many of our homes and outbuildings were built long before those setbacks were enacted, so it would make sense to say if your house is 6' from the side line, or your outbuilding is 6' from the rear line, your ADU could follow suit without changing the character of the lot. Also I'd rather see more yard between the house and the ADU than a harder- to-maintain area behind the ADU.

- Use setbacks allowable for accessory structures.

- Our neighborhood is currently filled with non compliant sheds, garages, and out building that pre-date setback requirements that are in place now. Are these structures, sometimes right on the property line, causing problems? I've been building in Raleigh for 39 years and have always been puzzled about where these setback requirements come from and why they exist. I've heard of fire fighting concerns but have seen no evidence or case where this was actually a problem.

- 5' is a good setback that allows for a vegetative or other form of buffer. Greater setbacks than 5' are unnecessary, are a hindrance to the interior open lot space and do not allow for the ADU to be tucked back into the corner which looks better and allows it to act as somewhat of a fence.

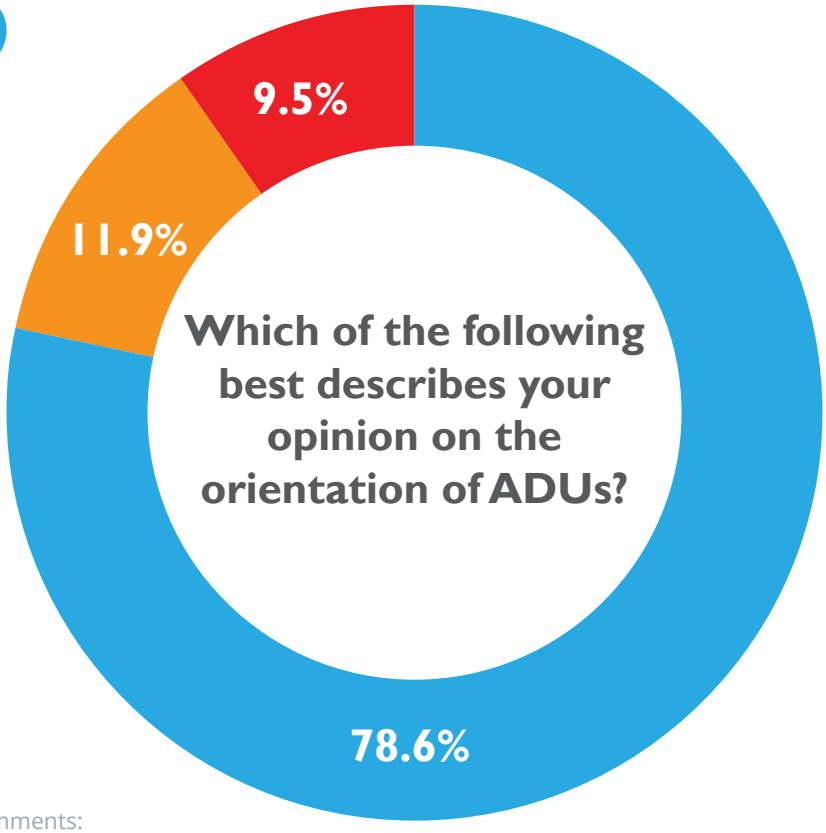
- None of the above.

- Agreed on the prior comment, that this is only fair to adjacent property owners to maintain the setback as would be required for any primary structure.

- Limits to larger lots. It would make all of these ADUs that were put in on smaller lots less attractive as they would not allow most efficient use of space for lot owner. That applies to larger lots as well.

- I'm not sure why the ADU would have to be *behind* the principal building. Imagine a double lot with a garage next to the house. If somebody wanted to build an in-law apartment above the garage, that seems fine.

12



12	The primary entrance to the ADU should be required to face the primary street.
15	The primary entrance to the ADU should be permitted to face the primary street or side street/side lot line.
99	The primary entrance to the ADU should be allowed on any side of the structure, including the rear.
126	Total Votes

16 Comments:

- Why regulate which direction it faces? Come on guys -this is too regulated.one month ago

- Srsly?

- What does it matter which side of the building the entrance is on? If you have a back alley why force a door on the side of the ADU that faces the main dwelling or if it's on-street parking in front of the main dwelling why require an entrance on the far backside of an ADU?

- Who cares?!

- I think common sense can be allowed to prevail here.

- Too restricted.

- Who cares. Let access determine that. If it's ugly than the market will reject it and it will get fixed.

- Each situation may be different.

- This should be optional for the property owner.

- Whatever best protects privacy of existing residents.

- I think that primary entrance should be researched to cause the least intrusion to adjoining neighbors and related to the designated parking spot - - not just on any side.

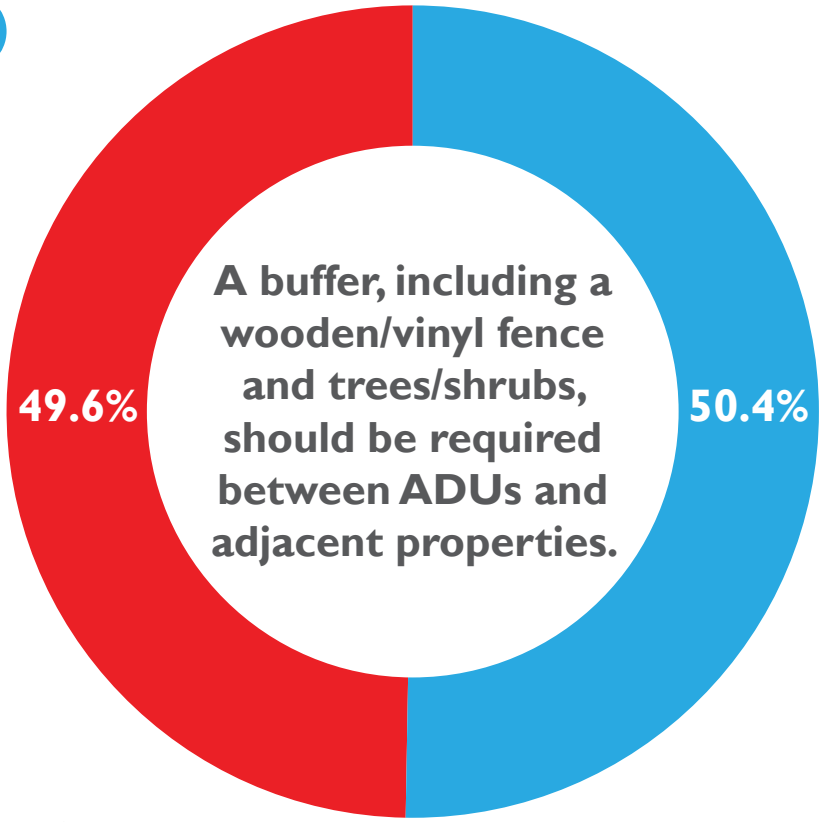
- This should definitely not be an issue. SO many different types of entrances are possible. What about ones facing 45 degrees?

- The allows for the most flexibility for most citizens.

- I don't think this matters.

- Let the homeowner make the decision.

13



67 Disagree

68 Agree

135 Total Votes

18 Comments:

- Yes, some type of buffer should be required on the site plan - - the more vegetative, natural, and unobtrusive the better!

- This is a poorly thought question. Do I think a lovely set of greenery between the ADU the property line is bad? No. Do I think a fence is the answer? No. Besides, code on a fence is 6' and even a single story building is taller than that. So is the answer a 1 or 2 story tall fence???

- I think it would be ideal if this were assessed on a case by case basis. For instance if your neighbor already has a big hedge up, why put a fence in front of it.? There are even some houses built nearby that share common areas like decks, so putting up any divider would be counterproductive.

- I think it would be ideal if

- Could a buffer be required if you wanted a reduced setback but not in other circumstances? Can we set up policies that encourage buffers but do not require them?

- could there be exceptions established so that for special situations the owner need not be forced to go through the Board of Adjustment for relief?

- Not every situation will be able to accommodate a buffer.

- This should determined on each situation.

- It's hard to regulate a vegetative buffer but maybe require them if ADU encroaches a property line within 5' orsomething like that.

- I think this depends on the situation... windows are more invasive, and more difficult to noise-proof than just looking at a wall.

- Important to protect privacy of existing neighbors

- While it would be better, the city shouldn't need to require and regulate this. If I built an ADU, I would have a buffer.

- Obviously!

- Privacy and common sense would seem to dictate this requirement.

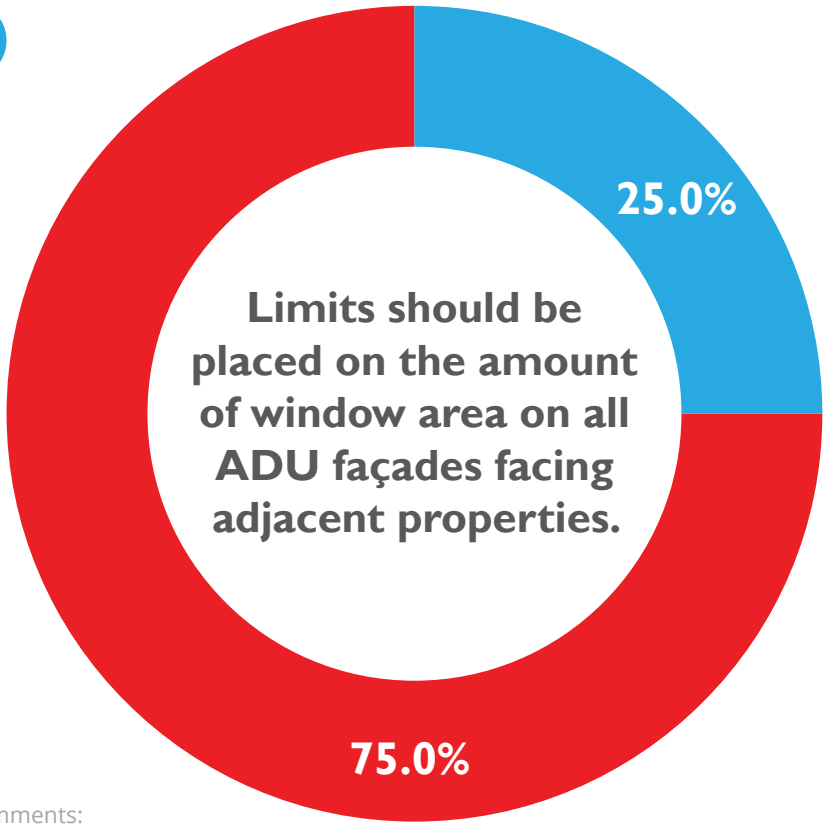
- This would help with the privacy issue a lot.

- Exception - ADU above existing garage

- Let the homeowner make the decision. There is already a regulation on how many feet you can build from the property line.

- The homeowner should make the call.

14



96 Disagree

32 Agree

128 Total Votes

17 Comments:

- again....common sense should be allowed to prevail.

- depending on orientation of the ADU the windows that face the neighbors yards may get a better crossbreeze - thus reducing the electricity costs. Or they may get the better light-from a personal enjoyment standpoint or an artistic standpoint. Again using less electricity.

- I know we want our back yards to be havens, but if we're going to support ADUs they need to be nice. Who wants a home with no light?

- There are these great things made called curtains!

- Should be determined by the situation.

- People in and out of glass houses shouldn't really throw stones.

- This may be more important than immediately evident. For example, in Charleston SC many of the historic homes face side to, rather than facing the street. This arrangement works because the windows on the back (which face straight to the neighbor's front) are minimal or non-existant preventing too much gawking at one another. Having to put a fence or a tree right in front of a window for privacy may not be exactly desirable.

- Whatever makes sense in the context of the neighborhood and existing structure. It should blend in - however many windows, doors, etc that indicates.

- Windows are not always for views, they can be just for natural light.

- I support this to protect neighbors.

- Again -overregulation.

- Allowing ADU's will encroach on backyard areas which have, for the most part, been fairly private. Limiting windows that look into neighbors' back yard spaces is crucial.

- These limits do not have to be very strict though.

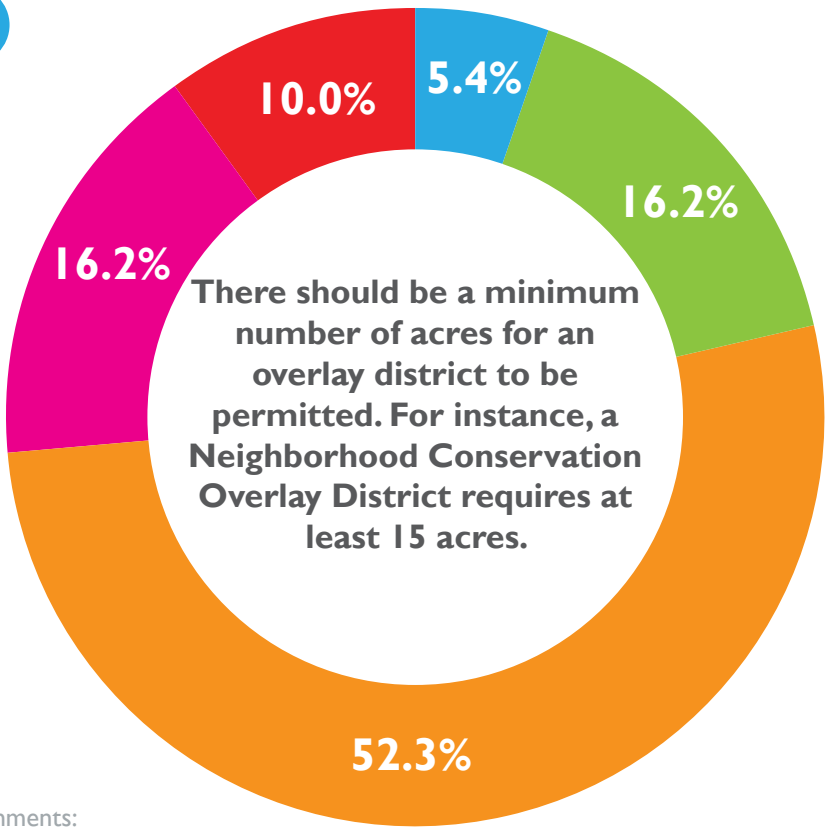
- Agree if the dwelling is to be occupied/ do not agree if the unit is a studio or art space not occupied.

- This would especially apply to 2-story units. Fences and shrubs can block windows on the first floor but not on second floors or third floors.

- The homeowner should make the decision.

- Why have another regulation. Let the homeowner make the decision.

15



13	Strongly Disagree
21	Disagree
68	No Opinion
21	Agree
7	Strongly Agree
130	Total Votes

8 Comments:

- Tricky question. Yes, it would make sense to try to maintain a neighborhood's character, but some of theoverlays don't totally make sense to me maybe overlays should be more about character than acreage.

- This is a difficult question to answer without a map reference to gauge the size

- Why? Patchwork regulation otherwise? In Mordecai CAC, we now have - and will have more - very unique smaller components: Holden and Franklin are very different than Sasser and Virigina at this point. What benefits does a 15 acre threshold provide? What if the threshold was 10 acres? 20? What problem are we trying to solve?

- This seems to already established.

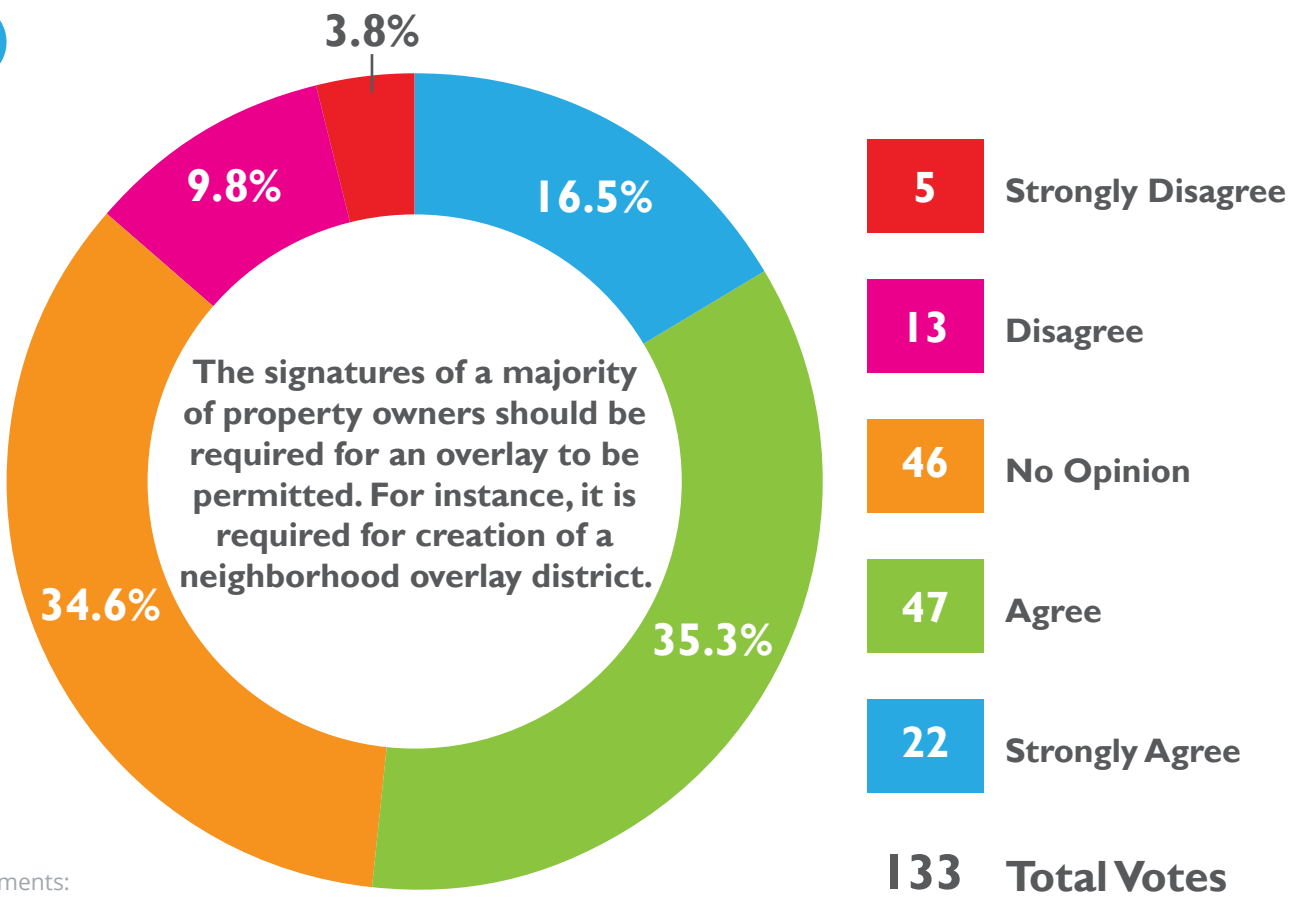
- Already determined by code.

- For example, the Oakdale neighborhood bounded by Wake Forest Rd, Glasscock, Franklin and almost to Brookside (but actually split on the stream) is around 60 acres.

- Having a minimum acreage could prevent a neighborhood from becoming a patchwork of different zoning regulations.

- It's hard to understand the reasoning for this.

16



5 Comments:

- All sides need to be considered without exceptionone month ago

- Makes sense provided you are asking for a person vested in the area to vote a voice and not a developervoting with multiple voices and trying to get away with building things that don't fit in the 'hood.

- I agree with owners voting, but only if it's a one-man-one-vote situation, wherein a developer who buys ten lotswould Not get 10 votes.

- Poorly worded.

- Poorly worded question.