

ADU Feasibility Study



Mr. & Mrs. [REDACTED]
265 [REDACTED] Road
Petaluma, CA 94955

March 17, 2018

Executive Summary:

I am pleased to CONFIRM that you will be able to build a single story ADU up to 640 square feet on your lot.

Introduction:

Mr. and Mrs. [REDACTED] are interested in building a detached ADU on their property. Their intention is to move into the ADU and then rent their existing home. Because of the size of their lot, they want to ensure that they will be allowed to build and have commissioned this Feasibility Study from YardPods.

The Study found:

- **RESTRICTIVE DEEDS:** There are no known restrictive Deeds
- **RIGHTS OF WAY:** None found on the property.
- **HOA:** There is no HOA for this property
- **REGULATIONS** are set and enforced by The City of Petaluma:
 - City Hall, 11 English Street, Petaluma CA 94952
 - phone: 707-778-4301
 - (open 8am -4pm Monday through Thursday each week)
 - Planning Department:
 - phone: 707-778-4470
 - email: petalumaplanning@ci.petaluma.ca.us
 - website: <http://cityofpetaluma.net/cdd/app-handout.html>
 - Building Department:
 - phone: 707-778-4301
 - email: ccd@2ci.petaluma.ca.us
 - website: <http://cityofpetaluma.net/cdd/app-handout.html>
- **ZONING:** The property is in Zone R2, Residential 2, Low Density Residential. The full Zoning Ordinance can be seen here: <http://cityofpetaluma.net/cdd/pdf/izo2/Complete-IZO.pdf>

Please note that separate regulations have been passed (Ordinance No. 2300 N.C.C.) which supersede many details in the Zoning Ordinance.

- ADU REGULATIONS: (Ordinance No. 2300 Chapter 7.030) Summary:
 - A. A separate structure may be built up to 640 square feet of “Living Area” which includes the interior habitable area, excluding garages. The area is measured from the inside of the exterior walls.
 - B. & E. Current parking standards must be met for both the existing house and the ADU. (the existing house requires one parking space, which you have. The ADU requires one additional parking space).
 - C. The ADU must be a permanent structure on a permanent foundation (no trailers).
 - D. Detached ADUs must comply with setbacks.
 - F. ADUs must have at least 100 square feet of garden.
 - G. The ADU must match the architectural features, colors and materials of the existing house.

- LOT SIZE: Your plot is recorded as 1.20 acres (52,272 square feet).
Your existing home is 3,500 square feet.
If you build an ADU of 640 square feet, you lot coverage will be 4,140 square feet, or 21% of the total, well below the maximum 30%.

- HEIGHT LIMITS: 15 feet

- DESIGN REQUIREMENTS: See Regulations G above. (match the architectural features, colors and materials of the existing house.)

- ACCESS REQUIREMENTS: None

- ENTRANCE REQUIREMENTS: None

- PARKING REQUIREMENTS: See Regulation B above (the existing house requires one parking space, which you have. The ADU requires one additional parking space)

- OTHER RESTRICTIONS: None

This Report was completed by [REDACTED], [REDACTED] of YardPods on March 17, 2018

Signed:.....

Date:.....