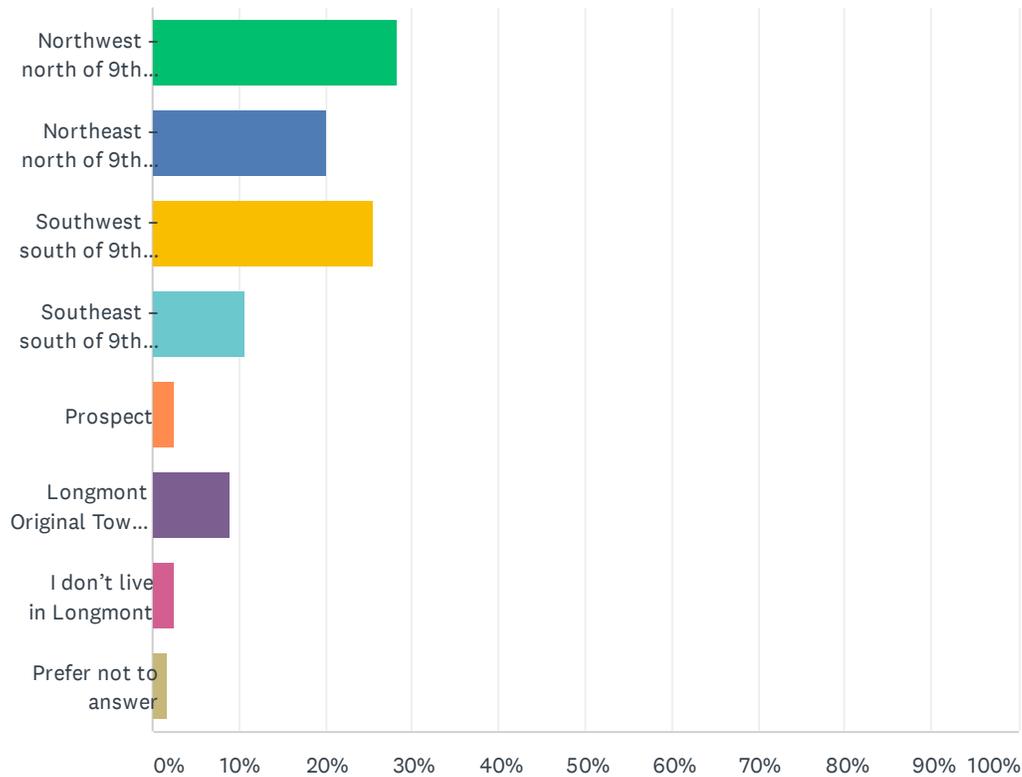


# Q1 Which area of the City do you live in? Please refer to this PDF Map for reference.

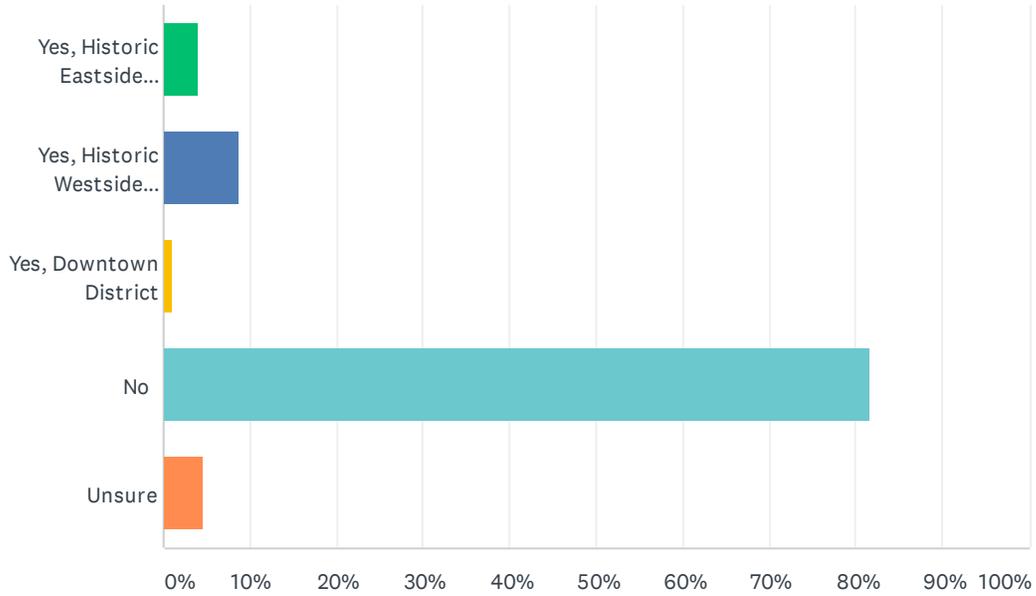
Answered: 574 Skipped: 0



ANSWER CHOICES	RESPONSES	
Northwest – north of 9th Ave. and west of Main St.	28.22%	162
Northeast – north of 9th Ave. and east of Main St.	20.03%	115
Southwest – south of 9th Ave. and west of Main St.	25.44%	146
Southeast – south of 9th Ave. and east of Main St.	10.63%	61
Prospect	2.44%	14
Longmont Original Town (between 1st & 9th and Bowen & Martin)	9.06%	52
I don't live in Longmont	2.44%	14
Prefer not to answer	1.74%	10
<b>TOTAL</b>		<b>574</b>

## Q2 Do you live in or own property in a historic district?

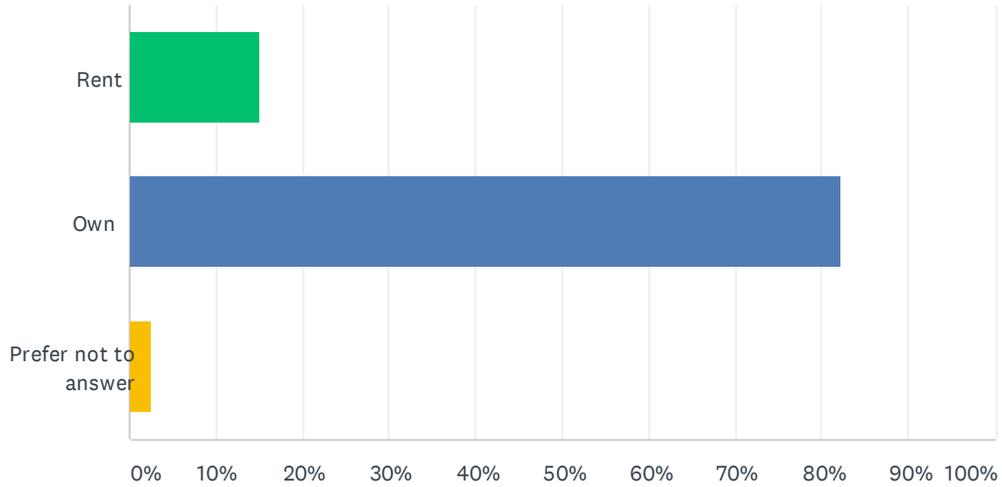
Answered: 574 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, Historic Eastside District	4.01%	23
Yes, Historic Westside District	8.71%	50
Yes, Downtown District	1.05%	6
No	81.53%	468
Unsure	4.70%	27
<b>TOTAL</b>		<b>574</b>

### Q3 Do you rent or own your home?

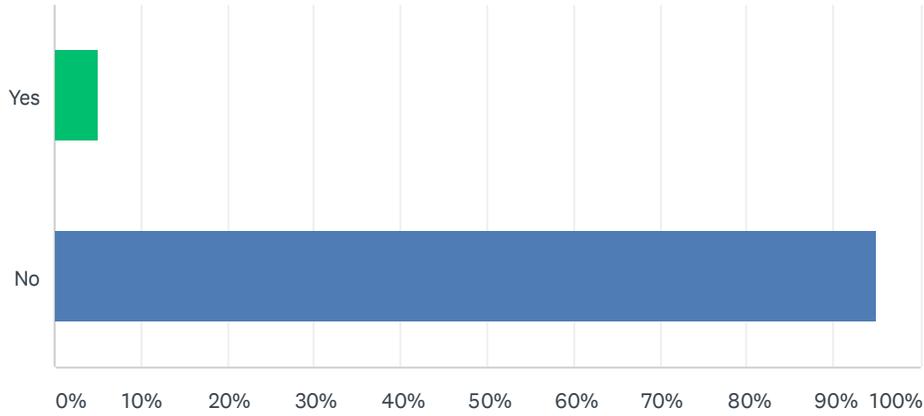
Answered: 574 Skipped: 0



ANSWER CHOICES	RESPONSES	
Rent	15.16%	87
Own	82.23%	472
Prefer not to answer	2.61%	15
<b>TOTAL</b>		<b>574</b>

### Q4 Does the property you own or live in have an ADU present?

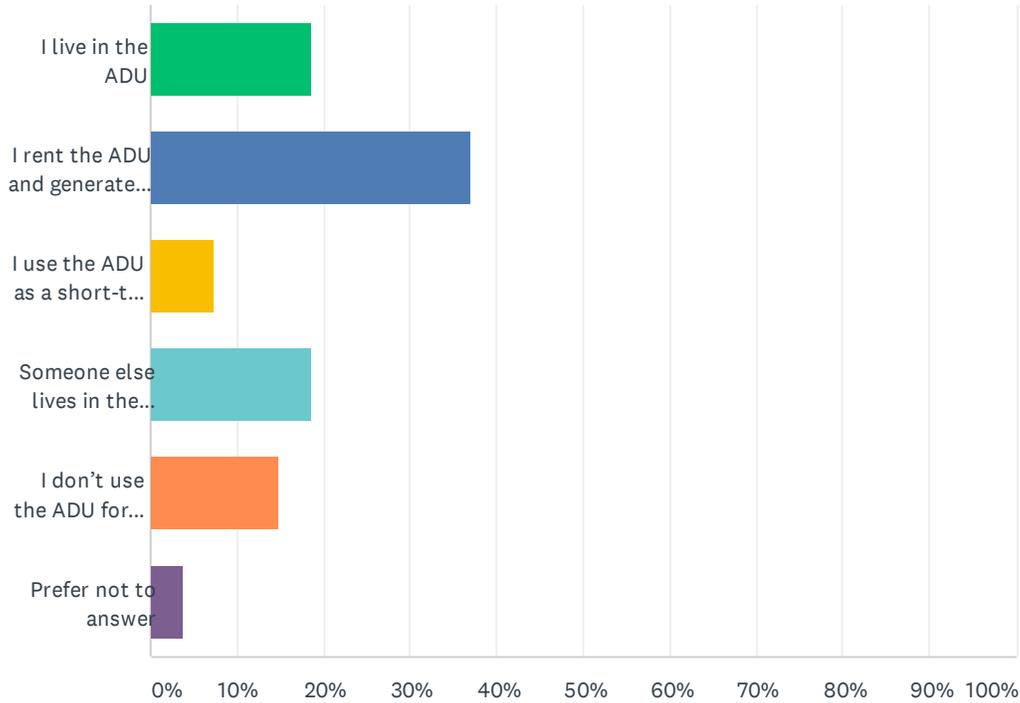
Answered: 574 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	5.05%	29
No	94.95%	545
TOTAL		574

### Q5 How do you use the ADU the majority of the time?

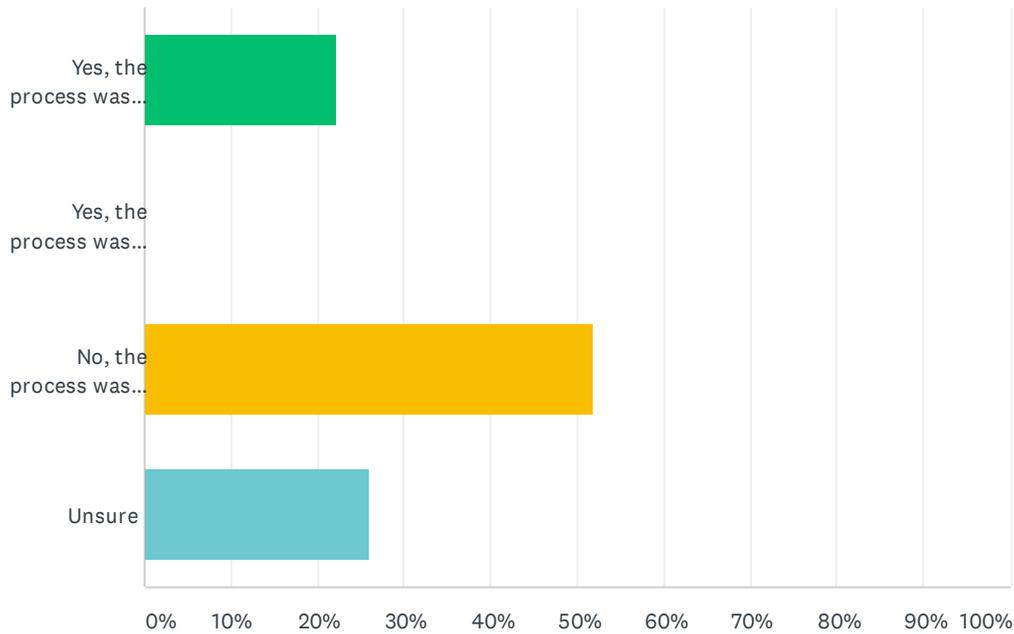
Answered: 27 Skipped: 547



ANSWER CHOICES	RESPONSES	
I live in the ADU	18.52%	5
I rent the ADU and generate additional income	37.04%	10
I use the ADU as a short-term rental and generate additional income	7.41%	2
Someone else lives in the ADU, but I don't generate income from renting it (e.g. a friend or family member lives in it)	18.52%	5
I don't use the ADU for living (e.g. used for an office)	14.81%	4
Prefer not to answer	3.70%	1
<b>TOTAL</b>		<b>27</b>

## Q6 Did you go through the process with the City to construct an ADU on your property?

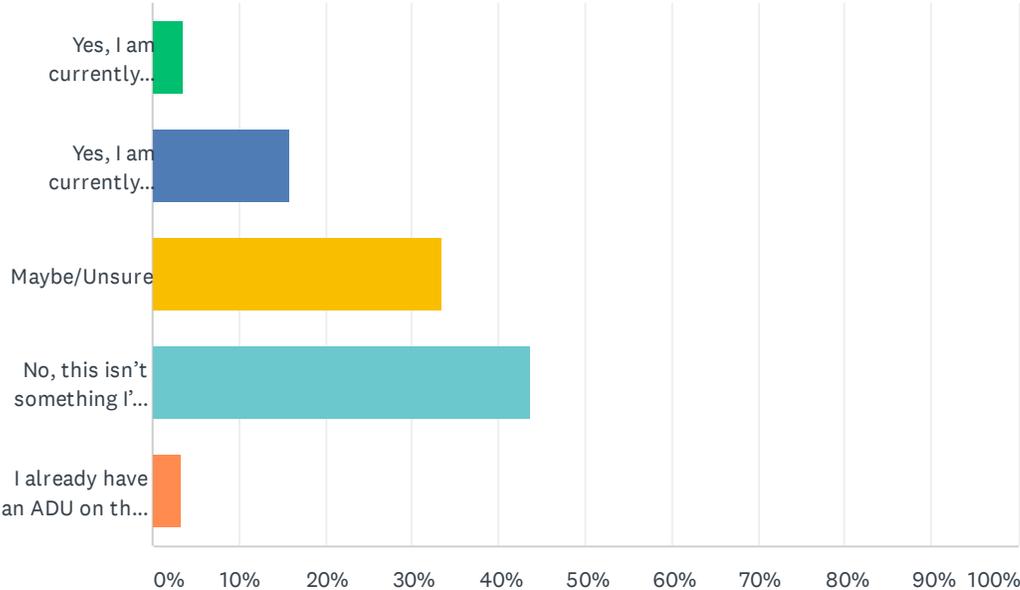
Answered: 27 Skipped: 547



ANSWER CHOICES	RESPONSES	
Yes, the process was straightforward.	22.22%	6
Yes, the process was complicated.	0.00%	0
No, the process was here when I purchased the property	51.85%	14
Unsure	25.93%	7
<b>TOTAL</b>		<b>27</b>

# Q7 Do you have an interest in constructing ADU on your property?

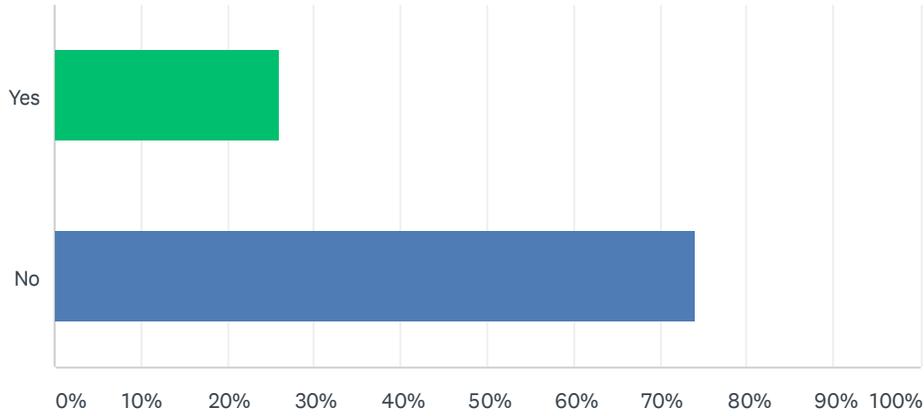
Answered: 559 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes, I am currently planning to do this within the next year	3.58%	20
Yes, I am currently planning to do this at some point in the future	15.92%	89
Maybe/Unsure	33.45%	187
No, this isn't something I'm interested in	43.65%	244
I already have an ADU on the property	3.40%	19
<b>TOTAL</b>		<b>559</b>

### Q8 Are you currently aware of ADUs within your neighborhood?

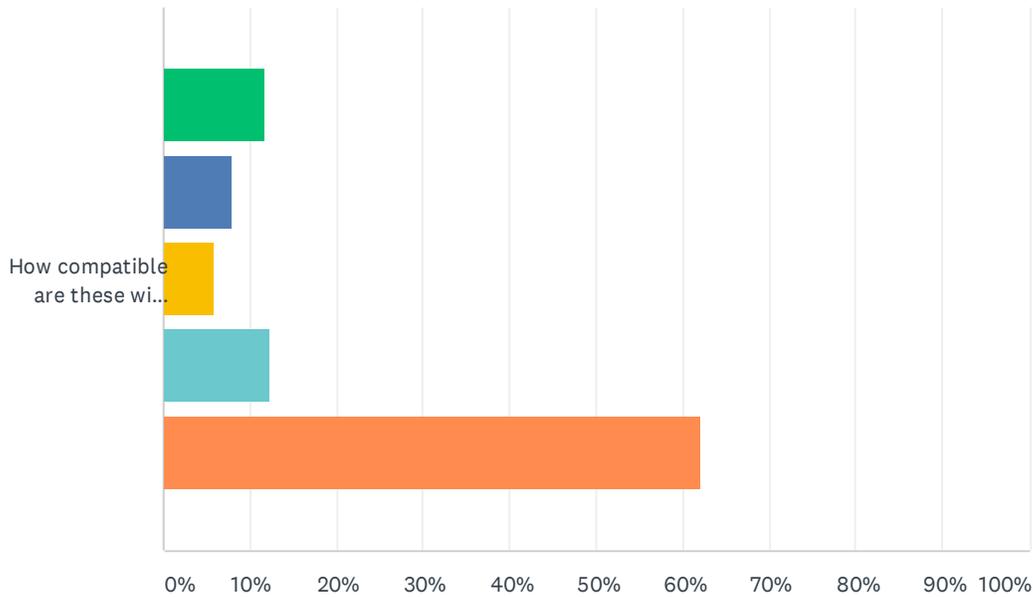
Answered: 559 Skipped: 15



ANSWER CHOICES	RESPONSES	
Yes	25.94%	145
No	74.06%	414
TOTAL		559

Q9 On a scale of 1 – 5, with 1 being the lowest and 5 being the highest, please rate the following:

Answered: 137 Skipped: 437



■ 1 - not compatible at all   
 ■ 2- Somewhat Compatible  
■ 3- Neither Compatible or Incompatible   
 ■ 4- Somewhat Compatible  
■ 5- Completely compatible

	1 – NOT COMPATIBLE AT ALL	2- SOMEWHAT COMPATIBLE	3- NEITHER COMPATIBLE OR INCOMPATIBLE	4- SOMEWHAT COMPATIBLE	5- COMPLETELY COMPATIBLE	TOTAL	WEIGHTED AVERAGE
How compatible are these with your neighborhood	11.68% 16	8.03% 11	5.84% 8	12.41% 17	62.04% 85	137	4.05

**Q10 What is your overall impression of how these fit into your neighborhood? We're interested in how these ADU's impact the look and feel of your neighborhood and fit in with the other buildings in your neighborhood.**

Answered: 104 Skipped: 470

## Accessory Dwelling Units in Longmont

#	RESPONSES	DATE
1	Seamless fit with the neighborhood.	2/22/2021 9:40 AM
2	Being that Longmont's application process is so extensive, particularly around design, I find they fit how they should	2/20/2021 9:35 PM
3	Not at all consistent with the feel of the neighborhood. We're a single family neighborhood that has started to be turned into multi-family properties	2/20/2021 8:17 AM
4	Old Town Longmont is a single family dwelling neighborhood. ADUs, especially large ADUs that are not architecturally similar to the original dwelling, detract from the charm and character of this original and historic part of town.	2/18/2021 8:48 PM
5	We now have 3 in our direct neighborhood and the owners are contractors or realtors. This is a money grab.	2/18/2021 4:07 PM
6	already a planned part of our neighborhood	2/18/2021 9:18 AM
7	No problem wither in our area. Wouldn't know they're here unless you look hard	2/17/2021 11:26 AM
8	As long as they're up to code and are official, who cares?	2/17/2021 7:19 AM
9	They wouldn't work in my neighborhood.	2/16/2021 9:19 PM
10	I'm generally okay with ADUs. They lead to some noise during construction but that's temporary.	2/16/2021 3:03 PM
11	If they are made to fit the area, they should yes be fine.	2/15/2021 5:21 PM
12	Humans in affordable housing is always an attractive neighborhood addition.	2/14/2021 9:59 PM
13	This would help a lot we have a apartment building by use. But that it way to out of my price ranch so this will definitely help people	2/14/2021 9:45 PM
14	My neighbor has one and I would like one as well. We have good size back yards so it would fit well	2/14/2021 9:18 PM
15	Most of the ones I see are built to the same style as the main unit, and look very good.	2/14/2021 7:56 PM
16	In our neighborhood, most of the permitted ADUs are not consistent with the architecture of the existing house, so they usually do not fit in. Also, very large ADUs have been permitted on small lots and infringe on neighbor properties, negatively affecting the character of those properties as well as the property value of the surrounding properties.	2/14/2021 5:49 PM
17	I live in rural Longmont so there is plenty of space for them without any bother to neighbors.	2/14/2021 3:00 PM
18	Honestly, never notice them. No impact. Great people, nice buildings	2/14/2021 1:04 PM
19	These are unique and quaint little additions to the homes within the area. I feel like they fit fine and have no issue. I hope they can offer individuals supplemental income, a place for loved ones with lower incomes to stay, or just additional housing in a constrained market.	2/14/2021 12:44 PM
20	i see. possibility at issues-with alley access if many adds are added.	2/13/2021 12:22 PM
21	It goes well with the urban feel. Seems like an appropriate density.	2/12/2021 1:20 PM
22	Covenants preclude this as a separate dwelling. However , one was built in a basement of a home and renter has added parking issues noise traffic issues.	2/12/2021 9:18 AM
23	They are varied. One is a barn. They fit into the neighborhood very well and the people occupying them have been great.	2/11/2021 9:20 PM
24	It has had minimal impact.	2/10/2021 4:12 PM
25	They are great!	2/10/2021 4:01 PM
26	I don't think ADU's would negatively effect our neighborhood.	2/10/2021 3:48 PM
27	Already feeling crowded as people are building giant garages on my block and crowding out the alley with their extra junk.	2/10/2021 9:37 AM
28	When I see an ADU it literally lifts my heart. Not only has that property owner found a way to	2/10/2021 8:11 AM

## Accessory Dwelling Units in Longmont

efficiently expand their dwelling space, they have also done it in keeping with the home's aesthetic. Isn't that one of the things Longmont should be known for?

29	As long as they are not massive, I don't mind them	2/10/2021 8:09 AM
30	Depending on the look of the additional structure they can fit right in. Some new builds for primary structures are huge and an eye sore compared to some adus.	2/10/2021 7:16 AM
31	They are great. They add diversity to the look and with the type of occupant in our area.	2/10/2021 6:29 AM
32	The ones I have seen fit in very well.	2/9/2021 10:57 PM
33	They're great, they'll fit right in.	2/9/2021 8:06 PM
34	They cause parking issues and noise by having more neighbors in a small space.	2/9/2021 7:53 PM
35	Detrimental	2/9/2021 4:01 PM
36	I don't think they would fit in, and resemble a patchwork of after-thought.	2/9/2021 10:44 AM
37	They help young families like us to have family stay and help with childcare	2/9/2021 10:00 AM
38	I love them. More housing for people who need it, more income for those who need it, and independent but supported housing for aging family members.	2/9/2021 9:47 AM
39	As long as they are discreet (for example, entrance in the back of the house) it doesn't bother me.	2/9/2021 9:37 AM
40	When of consistent architecture they visually fit in. Bigger problem is traffic and parking. And if used as short term rental, noise can be a problem	2/9/2021 9:22 AM
41	I think they work just fine. They appear to all be built in the character of the neighborhood, and pose no threat to the character of the town.	2/9/2021 7:50 AM
42	Depends on how the ADU is incorporated into the dwelling. Fully separate electric, water, sewer and HVAC service and entrances/parking seems the best goal, even when the ADU is part of the original home (e.g. basement apartment). ADA requirements should also be met. An ADU that leverages the dwelling's existing forced air HVAC doesn't seem to be a very good idea during COVID.	2/9/2021 7:39 AM
43	ADUs are an excellent way to make living in Longmont more affordable.	2/9/2021 7:01 AM
44	One story ADU'S have been implemented well and sometimes you can barely notice. A two story ADU would not fit in with the architecture of the historic east side and would invade the privacy of many peoples yards due to the closeness of the units.	2/9/2021 6:28 AM
45	We do our best to maintain the integrity if our neighborhood. It doesn't always work.	2/8/2021 10:37 PM
46	As long as they are proportional to the house they are great. There are a few where the adu seems bigger or taller than the house.	2/8/2021 9:23 PM
47	I think they'd fit quite well.	2/8/2021 9:10 PM
48	I have no problem with them	2/8/2021 8:45 PM
49	Overall they are compatible with the neighborhood and are not intrusive. They offer a way to create additional housing units while benefiting property owners.	2/8/2021 8:35 PM
50	I love them. I think they can be a great use of space and allow people to accommodate many different living arrangements.	2/8/2021 8:22 PM
51	As long as they're quiet I really don't care	2/8/2021 7:10 PM
52	Seems like a great way to increase housing availability without changing the neighborhoods character with huge developments.	2/8/2021 7:07 PM
53	Acceptable, but I believe, not zoned for an ADU-no separate mailbox, no separate cable, water or electric for an unrelated tenant.	2/8/2021 6:17 PM
54	If done well (matching the styles of the neighborhood, not higher then two stories, etc.), I don't mind them at all.	2/8/2021 6:09 PM
55	They're fine.	2/8/2021 5:49 PM

## Accessory Dwelling Units in Longmont

56	They're fine.	2/8/2021 5:22 PM
57	I believe they add to the character of the neighborhood while providing an affordable rental option	2/8/2021 4:19 PM
58	This is a concept used way back in cities in the 40s beginning with say converting the top of the garage out by the alley to an apt. for a family member or additional income; and then as the residential laws changed these separate structures became a supposed guest house or art studio when it was actually a renter. We need to bring this housing concept back and help the housing problems.	2/8/2021 3:39 PM
59	It allows me to afford to live in a great neighborhood without being a millionaire.	2/8/2021 3:06 PM
60	good for community, good for seniors	2/8/2021 2:25 PM
61	some have been done poorly and some blend well	2/8/2021 2:22 PM
62	They look cute and I'm happy to see them around.	2/8/2021 1:18 PM
63	ADU's provide a warm neighborhood feeling, as they show that the owners care and invest into their properties. Also, these are great for helping with rental shortages.	2/8/2021 10:14 AM
64	Some are somewhat hidden or obscured from viewing from the street, which is nice. Some are more obvious and can add a certain "crowding" aspect to the property and neighbors depending on size and application.	2/8/2021 9:04 AM
65	Having a renters on the neighborhood lower the value of the area due to the crimes are increasing like thief and loitering.	2/8/2021 8:44 AM
66	They add a level of diversity to the neighborhood that would be lacking without them. These are basically tiny homes, which have less environmental impact. My neighbor has an ADU she rents. She is in her late 60s and without the income from this rental, would not be able to stay in her home. Also, the young people who rent from her add a diversity to the neighborhood that would be lacking without them.	2/8/2021 8:35 AM
67	ADUs make our neighborhood more accessible to a more diverse group of people. The positive impact of diversity of use far outweighs any aesthetic considerations; however, the only reason I'm even aware of ADUs in our neighborhood is because I've lived in this neighborhood for so long: they're mostly invisible.	2/8/2021 7:37 AM
68	I bought a home in an R1 zoned neighborhood and it is unfair to impose ADUs on neighboring homeowners. There can be many problems including: view obstruction, parking, and any number of problems associated with rentals.	2/7/2021 10:07 AM
69	Most in Old North are derelict.	2/7/2021 9:51 AM
70	looks terrible	2/6/2021 8:36 PM
71	Ours is a carriage house structure and fits in well with the neighborhood. The only thing that seems to be negative is the need for more parking.	2/6/2021 8:23 PM
72	I think they are a great fit in the historic westside, in particular because of the lots that are often longer and narrow - a detached ADU in the rear of the property often makes a lot of sense.	2/6/2021 7:55 PM
73	They make it more interesting. All interesting cities, especially in Europe have tightly know, often connected structures. ADUs in Longmont might create interesting (different) looking parts of a neighborhood but that is a good thing!	2/6/2021 7:06 PM
74	In the areas that have sufficient off-street parking, it is less of an impact.	2/6/2021 5:59 PM
75	They bring visitors to the neighborhood who will shop at the stores and eat at the restaurants.	2/6/2021 4:46 PM
76	Our lots are small-ish. Freestanding ADUs are impractical. Carriage houses and walk-out basement apartments are possible.	2/6/2021 2:27 PM
77	Prospect designed to have these, and they work well. Good idea to increase the mix of usable housing and space important to ensure sufficient parking	2/6/2021 2:17 PM
78	I think the ADUs that have been built in my neighborhood do an excellent job of fitting into the tapestry of the neighborhood. Often I don't even notice them unless someone explicitly points	2/6/2021 12:27 PM

## Accessory Dwelling Units in Longmont

them out to me.

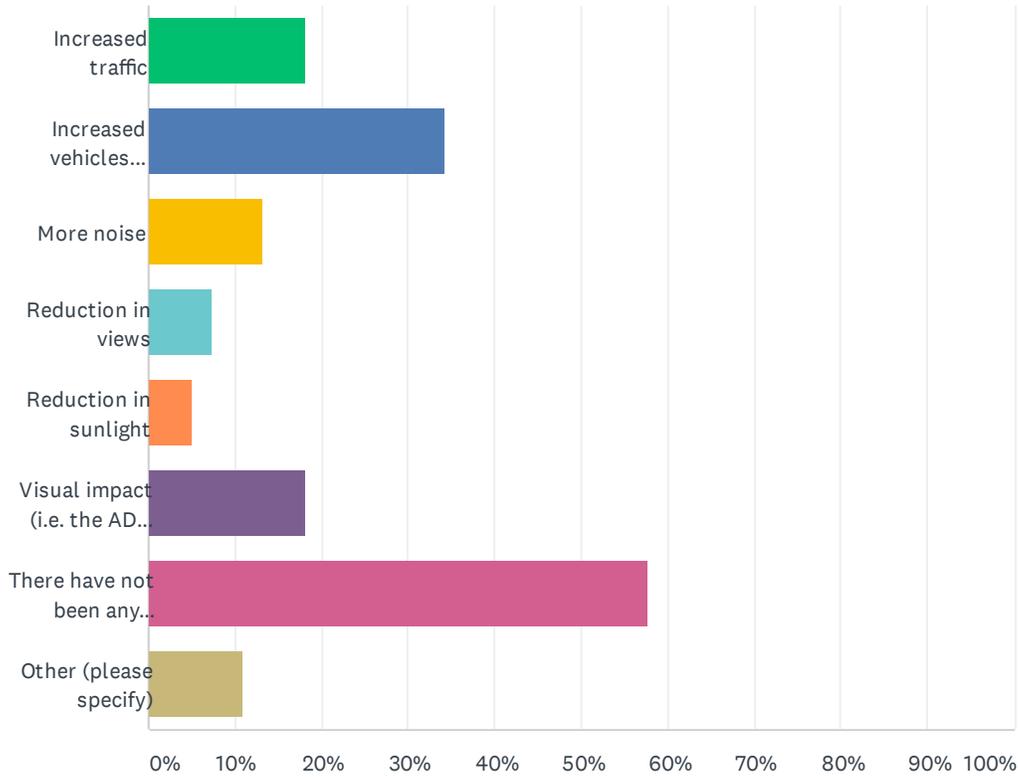
79	I believe that residents that own large lots , and follow Longmont building codes, should be permitted to build an additional dwelling on their property that fits into the character of the neighborhood.	2/6/2021 12:04 PM
80	An ADU is currently being built on the lot behind my home. The structure will invade my privacy as the owner has designed the house windows and doors to all face in my direction. The wall between his home and the ADU is a solid wall with no windows or doors, I get to view and listen to all the traffic and noise when the windows are open, not to mention them looking into my backyard.	2/6/2021 11:59 AM
81	Some are fine, but some are serious eyesores.	2/6/2021 11:41 AM
82	Fit architecturally and culturally. Allows people to live in an area they cannot afford to own. Makes the alleyways as nice and interesting as the streets.	2/6/2021 11:22 AM
83	No noticeable impact. There are already small rental homes in the neighborhood and even a few multi-family conversions.	2/6/2021 10:20 AM
84	Great option to house underserved and deserving members of our community.	2/6/2021 10:00 AM
85	People in the neighborhood rent out their basements and garages now. One neighbor has a trailer in use in his back yard, he wanted to set it up in the front yard. I dont like this.	2/6/2021 9:32 AM
86	Prospect's design code ensure's the ADU's complement the home. The ADU's attract older singles and professionals and are a great vital component of the neighborhood.	2/6/2021 9:15 AM
87	If adequate off-street parking is provided, I think they are fine and should be allowed.	2/6/2021 8:38 AM
88	Our ADU was a pre-existing building, so it had no significant impact on the look or feel of the neighborhood.	2/6/2021 7:33 AM
89	ADUs, as with any accessory structure, can look great or terrible. It's all about proportion, form, etc.	2/5/2021 10:45 PM
90	They are only compatable if sufficient parking on premises for main residence and the ADU. In most cases there is insufficient parking on the premises.	2/5/2021 10:20 PM
91	they are wonderful! only wish all were not above garages. allowing similar units that are small, affordable, handicap-accessible would be wonderful additions to our city.	2/5/2021 9:26 PM
92	Works out fine.	2/5/2021 8:48 PM
93	It is nice to have a variety of families and residents in our community. The look of the ADU's is comparable to the original, larger structures for the most part. I like the option of having rentals on the property of owners, as there is more oversight and accountability for the rental property. However, many of the ADU's in Prospect are short term, AirBnb rentals. Being that they are very close to other homes in the neighborhood, the continual influx of tourists renting short term is sometimes worrisome, as they may not have the same concern and care for the community as long term residents.	2/5/2021 8:20 PM
94	The ones I've seen add character to the neighborhood: tiny home, old airstream, ect. Done right they are an excellent addition to affordable housing options.	2/5/2021 6:12 PM
95	They are turning the neighborhood into mult-family, ruining the peaceful old fashioned feel that caused us to move here in the first place.	2/5/2021 5:53 PM
96	I think they are fine, they don't seem much different than any other homes	2/5/2021 5:38 PM
97	Just a normal neighborhood.	2/5/2021 5:26 PM
98	No biggie	2/5/2021 5:25 PM
99	I do not think unrelated people should be allowed to live in the same house. Bathrooms and kitchens are my particular concern.	2/5/2021 5:06 PM
100	The ADUs are constructed to match the main house or dwelling which helps them fit in.	2/5/2021 4:56 PM
101	A neighbor several doors down have an ADU in the basement. They built a "pop out" second entrance to the home that goes directly to the ADU - it looks jus like it was built with the original home - it blends right in	2/5/2021 4:44 PM

## Accessory Dwelling Units in Longmont

102	They add diversity and also add value based on the changing climate of housing and living arrangements. (Most builders for new home are starting to construct these as an option given the housing accommodations and lifestyles requirements needed to live in CO as well as current generations.)	2/5/2021 4:44 PM
103	ADUs were a historic element of neighborhoods and feel in keeping with the structure and density of downtown longmont and the historic east and west sides.	2/5/2021 4:41 PM
104	Invisible.	2/5/2021 12:32 PM

### Q11 What, if any, impacts have you observed with the addition of an ADU(s) in your neighborhood? (Select all that apply)

Answered: 137 Skipped: 437



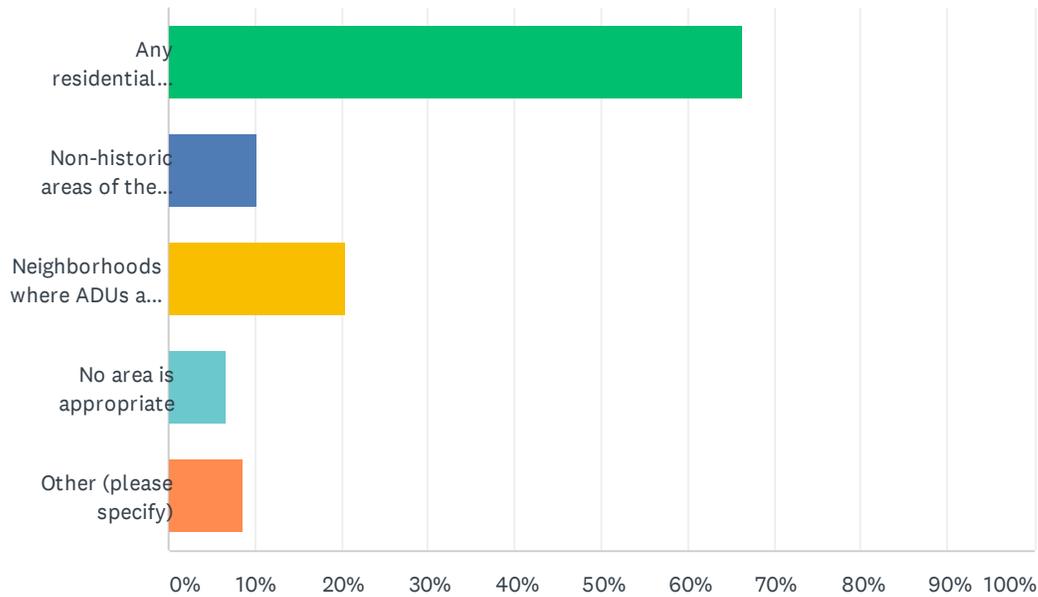
ANSWER CHOICES	RESPONSES	
Increased traffic	18.25%	25
Increased vehicles parking on the street	34.31%	47
More noise	13.14%	18
Reduction in views	7.30%	10
Reduction in sunlight	5.11%	7
Visual impact (i.e. the ADU is visible from your home)	18.25%	25
There have not been any noticeable impacts	57.66%	79
Other (please specify)	10.95%	15
Total Respondents: 137		

## Accessory Dwelling Units in Longmont

#	OTHER (PLEASE SPECIFY)	DATE
1	Decreased privacy, increased ice hazards in yard from decreased sunlight	2/18/2021 8:48 PM
2	I don't believe this is possible in my neighborhood	2/16/2021 9:19 PM
3	Decreased privacy and increased ice on our property in the winter	2/14/2021 5:49 PM
4	random people in the neighborhood	2/12/2021 9:41 AM
5	you forgot to include positive impacts. You need more balanced surveys. They are a valuable part of our neighborhood and come to our street parties, their kids play at the playground and we all get along very well. Wow you really need 7 positive attributes to offset the 7 negative ones. Don't you have researchers make your surveys? If not, I would think they are rather useless.	2/11/2021 9:20 PM
6	People take more pride in their properties; keep them cleaner; and, are more involved in general neighborhood upkeep.	2/10/2021 8:11 AM
7	Construction caused temporary parking problems and noise.	2/9/2021 7:39 AM
8	More trash in alleyways and overflowing trash bins	2/9/2021 6:28 AM
9	None	2/8/2021 5:49 PM
10	Increased diversity of use, increased lot density, creates a thriving neighborhood.	2/8/2021 7:37 AM
11	More diverse people living in my neighborhood. I also think it's ridiculous that this question is fishing for negative impacts without asking for any positive ones.	2/6/2021 12:27 PM
12	Called the police to complain of a worker urinating in the yard. Why are no temp outhouses provided?	2/6/2021 11:59 AM
13	Our neighbors may have experienced additional noise and traffic during construction, but that was temporary and unavoidable.	2/6/2021 7:33 AM
14	Insufficient yard space	2/5/2021 10:20 PM
15	I see one out of my kitchen window. Have another framing my backyard. Only POSITIVE impacts	2/5/2021 9:26 PM

## Q12 In thinking about Longmont’s neighborhoods, what areas do you think are most appropriate for ADUs?

Answered: 460 Skipped: 114



ANSWER CHOICES	RESPONSES	
Any residential area in the City	66.30%	305
Non-historic areas of the City	10.22%	47
Neighborhoods where ADUs are planned from the beginning	20.43%	94
No area is appropriate	6.74%	31
Other (please specify)	8.48%	39
Total Respondents: 460		

## Accessory Dwelling Units in Longmont

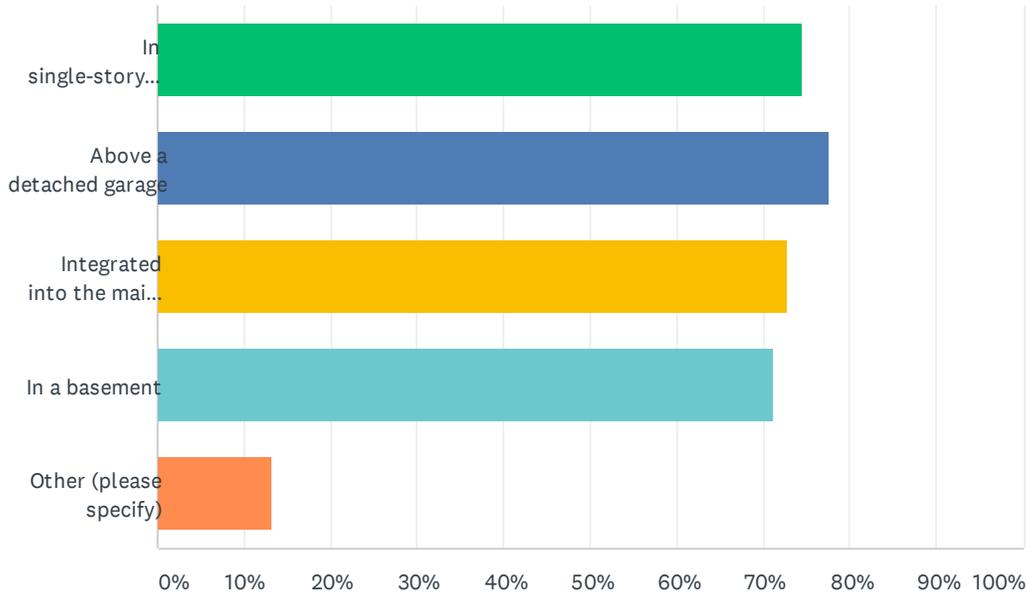
#	OTHER (PLEASE SPECIFY)	DATE
1	Farmland outside city limits	2/16/2021 3:17 PM
2	It depends whether your neighborhood has an neighborhood association that specifically does not allow ADU's. If a person has enough space on his property and is interested in building a ADU and there are no rules preventing it then I think it's a good idea.	2/15/2021 2:24 PM
3	Where there is 5+ acres.	2/15/2021 12:26 PM
4	Those over 1 acre	2/15/2021 10:36 AM
5	Areas that can support the additional impacts that ADUs bring such as parking, traffic, etc.	2/14/2021 1:26 PM
6	All of the above although I think each one needs to be assessed for fit in all the criteria mentioned in another question like impact on increased traffic etc.	2/14/2021 1:14 PM
7	Only on lots that are large enough, or in existing buildings that can provide adequate access and utilities.	2/13/2021 2:56 PM
8	Unincorporated Longmont/Boulder County	2/12/2021 11:00 AM
9	They should not be limited to "good" or "bad" neighborhoods. It should be the owners that own the land, see a need and then fill that need.	2/11/2021 9:27 PM
10	Industrially zoned areas as well	2/11/2021 6:24 AM
11	downtown, old town, lots .25 acres or larger, lots that will be able to accommodate parking with out spill over onto streets. Too much street parking makes the streets very narrow and more dangerous as drivers can't see pedestrians as readily	2/9/2021 10:53 AM
12	Any residential area if the problems can be addressed	2/9/2021 9:30 AM
13	areas with sufficient parking for the extra households	2/9/2021 8:58 AM
14	RMD zoning	2/9/2021 7:58 AM
15	Much larger lots such as outskirts	2/9/2021 7:22 AM
16	Lots with appropriate extra space and size to accommodate such an ADU	2/8/2021 11:02 PM
17	Case by case consideration	2/8/2021 10:47 PM
18	Something like HOA approval?	2/8/2021 9:33 PM
19	Old Longmont	2/8/2021 4:27 PM
20	Any residential area where the size of the lot supports an ADU. Lot size and parking are what I see the main issue.	2/8/2021 8:45 AM
21	any residential area where neighbors will not be negatively impacted.	2/7/2021 3:53 PM
22	factors need to be consider parking, traffic, any negative impact on property value	2/7/2021 12:59 PM
23	Only if you have a lot that is 1/4 of an acre.	2/6/2021 6:06 PM
24	ADUs should be allowed in all residential zones, and in historic zones.	2/6/2021 5:57 PM
25	Commercial areas	2/6/2021 12:39 PM
26	Any residential area in the city where the lot size is sufficient to support an ADU.	2/6/2021 12:23 PM
27	Best if there is room for additional parking on the property.	2/6/2021 11:29 AM
28	Actually it's the older neighborhoods that I think lend themselves to this.	2/6/2021 10:39 AM
29	Areas without an HOA with enough land to accommodate ADU, including OFF STREET PARKING	2/6/2021 9:26 AM
30	on lots that will not require variances to set backs	2/6/2021 8:54 AM
31	I would have to study this question. I have no idea at the moment, except that it should have input from neighbors.	2/6/2021 8:11 AM

## Accessory Dwelling Units in Longmont

32	Appropriateness should be determined by available land and current architecture of home, NOT location area.	2/6/2021 7:08 AM
33	alley-loaded probably easiest. your parking requirements for ADU's made it prohibitive for use to have one. probably same for many other people	2/5/2021 9:32 PM
34	Have no opinion about this.	2/5/2021 9:29 PM
35	Plot size is important - I have a basement rented next door and it has caused a parking problem.	2/5/2021 8:38 PM
36	I'm only familiar with ADUs in Prospect and they are unreasonably expensive.	2/5/2021 8:31 PM
37	Must meet architectural requirements and lot square footage plus match original home.	2/5/2021 7:23 PM
38	As may be reasonable for the property and neighborhood - that could be anywhere.	2/5/2021 5:33 PM
39	Historic areas with larger lots or detached garages where an ADU can easily be added above garage or back of lot behind existing home (so visually you'd really never know or it looks as it's always been that way)	2/5/2021 4:53 PM

Q13 Currently ADUs can be integrated into the main house or constructed in a separate structure. What do you think are appropriate configurations for ADUs? (select all that apply)

Answered: 460 Skipped: 114



ANSWER CHOICES	RESPONSES	
In single-story separate structure	74.57%	343
Above a detached garage	77.61%	357
Integrated into the main house	72.83%	335
In a basement	71.09%	327
Other (please specify)	13.26%	61
Total Respondents: 460		

## Accessory Dwelling Units in Longmont

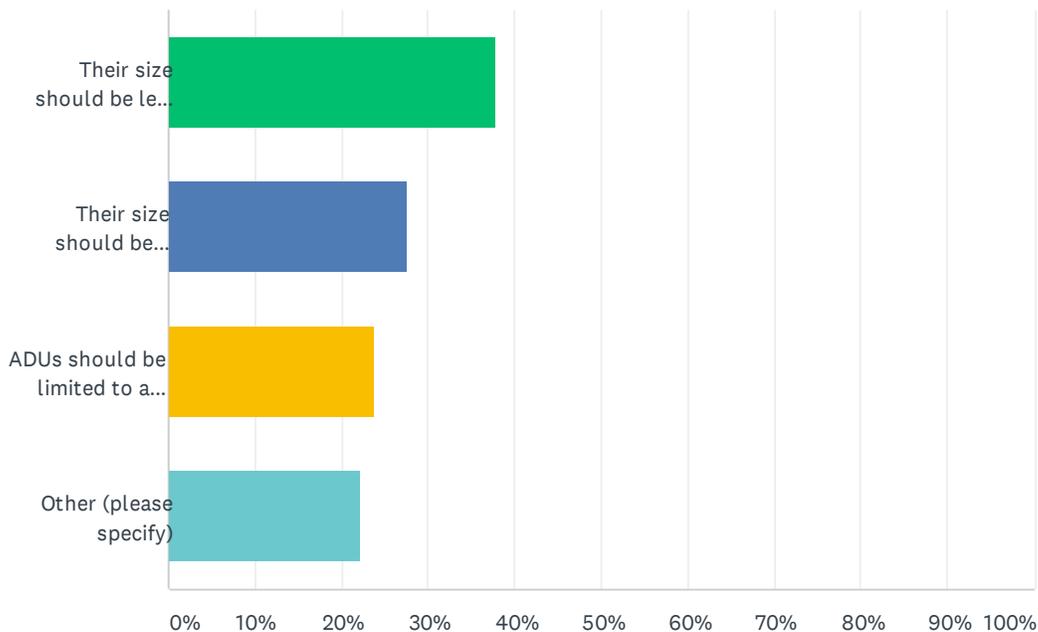
#	OTHER (PLEASE SPECIFY)	DATE
1	No area is appropriate	2/22/2021 1:27 PM
2	all of the above	2/19/2021 5:19 PM
3	Depends on the original intent of the neighborhood	2/18/2021 9:07 PM
4	Single-story that can not be used to live in. The rules are being broken and not enforced.	2/18/2021 4:26 PM
5	no adu's	2/18/2021 7:27 AM
6	I don't think it a one size fits all solution.	2/17/2021 11:35 AM
7	Integrated into Main Structure or Single Story Separate Structure	2/16/2021 4:53 PM
8	Can not vision the down fall of Longmont this will be	2/16/2021 10:07 AM
9	None	2/15/2021 5:54 PM
10	Neighborhoods should remain true to original design and purpose	2/15/2021 8:30 AM
11	Tiny home in driveway.	2/14/2021 10:04 PM
12	All of above	2/14/2021 1:59 PM
13	On owned property	2/14/2021 1:29 PM
14	Can be more than one such as above a garage AND also a single story home if the lot allows for it.	2/14/2021 1:14 PM
15	tiny home	2/14/2021 1:09 PM
16	depends on the house, but I prefer separate	2/13/2021 3:38 PM
17	Above a detached garage depends on the design - the ADU should be lower than the main house and appropriately designed and scaled	2/12/2021 8:32 AM
18	where ever people can live safely. we are in a housing crisis after all.	2/11/2021 9:27 PM
19	all of the above	2/11/2021 5:07 PM
20	Separately from the main structure, I.E. in the yard.	2/11/2021 6:24 AM
21	A two-story separate structure, to preserve yard & parking space	2/10/2021 11:18 AM
22	So long as they do not cause a risk or violate law, anywhere the owner wishes upon their property.	2/10/2021 8:19 AM
23	Nowhere	2/9/2021 9:56 PM
24	Configurations should be determined on a case by case basis.	2/9/2021 6:13 PM
25	anywhere! adu's are a great addition to help solve the housing crisis here and provide more affordable housing.	2/9/2021 4:54 PM
26	All, granny flats are great, and hard to find	2/9/2021 11:44 AM
27	None of anybodys business	2/9/2021 10:18 AM
28	I think it can provide low cost housing and rental income but not good if used as airb&b etc where renters have no connection to the neighborhood	2/9/2021 9:30 AM
29	on property that has at least 5 acres	2/9/2021 9:09 AM
30	Again, ADA requirements should be met	2/9/2021 7:58 AM
31	Any and all! ADU's are great ways to build more housing to get more people a home.	2/9/2021 7:44 AM
32	Separate tiny home in backyard	2/9/2021 7:21 AM
33	Case by case consideration	2/8/2021 10:47 PM
34	Whatever is most appropriate to the situation.	2/8/2021 9:33 PM

## Accessory Dwelling Units in Longmont

35	A 2 story is fine as long as it's proportional	2/8/2021 9:27 PM
36	As needed	2/8/2021 8:44 PM
37	Unsure	2/8/2021 8:13 PM
38	In a case by case option	2/8/2021 6:11 PM
39	all areas	2/8/2021 4:27 PM
40	Site specific could be any of the options that were listed above	2/8/2021 3:34 PM
41	depends on the property - should blend in	2/8/2021 2:28 PM
42	Anywhere they want one	2/8/2021 2:11 PM
43	I really don't care what other people do with their home as long as it is safe	2/8/2021 1:24 PM
44	Let owner's use their imagination and lot configuration to the fullest potential. You can't encapsulate all the possibilities into a handful of choices.	2/8/2021 12:24 PM
45	However it makes sense for the owners, as long as all safety regulations are adhered to.	2/8/2021 10:20 AM
46	any of the above	2/7/2021 3:53 PM
47	Within reason, let people be creative.	2/6/2021 2:23 PM
48	Nowhere	2/6/2021 2:03 PM
49	Above an attached garage	2/6/2021 1:59 PM
50	Anywhere that they can be safely constructed	2/6/2021 12:39 PM
51	Again, I really do not know. Our ADU was a detached garage, and that worked really well.	2/6/2021 8:11 AM
52	free standing structure such as tiny house	2/6/2021 1:50 AM
53	Whatever would work in a particular situation.	2/5/2021 10:13 PM
54	Turning a farm outbuilding (like a large shed) into a small residence	2/5/2021 8:54 PM
55	I am already unhappy that my neighbor has rented out his basement. I think ADUs should only be allowed where neighbors are happy to allow it.	2/5/2021 8:38 PM
56	Allof the above could work	2/5/2021 6:12 PM
57	Treehouse	2/5/2021 5:33 PM
58	Mini house or trailer on wheels in a semi permanent setting.	2/5/2021 5:29 PM
59	Even a two story separate structure of the lot allows for it	2/5/2021 5:23 PM
60	it depends on the lot	2/5/2021 4:57 PM
61	No ADU's !!!!!!!!!!!!!	2/5/2021 4:54 PM

Q14 Currently ADUs must be less than half the size of the floor area of the main house. For example, if your house is 1,600 square feet, your ADU cannot be larger than 800 square feet. What do you think an appropriate size is for ADUs?

Answered: 460 Skipped: 114



ANSWER CHOICES	RESPONSES	
Their size should be less than half the square footage of the main house, as it is today.	37.83%	174
Their size should be related to the above ground square footage of the main house (i.e. we should not consider basement square footage)	27.61%	127
ADUs should be limited to a specific size regardless of how large the main house is	23.91%	110
Other (please specify)	22.17%	102
Total Respondents: 460		

## Accessory Dwelling Units in Longmont

#	OTHER (PLEASE SPECIFY)	DATE
1	No ADUs are appropriate	2/22/2021 1:27 PM
2	If the main house is small (~1000sf) the ADU should be up to 75% of the main house size. If the main house is large (~4000sf) the ADU should be 25% of the house size. This would allow people with small homes to create a more livable ADU and would limit people with large homes from creating practically another full size house.	2/22/2021 9:58 AM
3	Limited to less than 1/2 of the square footage of the first story of the original home, but have a size limit. For example, if the house has 3,000 square feet, an ADU should not be allowed to be 1500 square feet. Possibly maximum 500 square feet.	2/18/2021 9:07 PM
4	I'm less concerned about 500 sf vs 600 sf, etc., and more interested in addressing impacts (e.g., parking, adjacency to neighboring house)	2/18/2021 10:59 AM
5	no adu's	2/18/2021 7:27 AM
6	The size of the entire property should be considered. Someone with a small home and a large yard might be justified in a larger ADU.	2/17/2021 10:21 AM
7	The max size should be about 1200 square ft	2/17/2021 7:23 AM
8	The total lot size should factor into ADU sizes	2/16/2021 3:30 PM
9	1/4 size of the house	2/16/2021 10:07 AM
10	None, unless it is zoned for multi-family housing	2/15/2021 5:54 PM
11	Don't need ADUs	2/15/2021 10:36 AM
12	In relation to square footage but also cap (50% of home sq ft but no greater than 950)	2/14/2021 11:41 PM
13	Depends on total lot size.	2/14/2021 10:04 PM
14	It depends on how much space is available	2/14/2021 4:19 PM
15	Should not be regulated	2/14/2021 1:29 PM
16	In general no. 1 but if the lot allows a tastefully done larger unit or if two or three single house will fit.	2/14/2021 1:14 PM
17	no larger than the above ground square footage	2/14/2021 1:09 PM
18	AUD should only be limited by the avilable space	2/14/2021 12:51 PM
19	ADU size should be based on the intended number of occupants.	2/13/2021 2:56 PM
20	It should not matter. Many old Town homes have additions that are much bigger than the original house that are at the back. The adu could look exactly like an addition and no one would ever know the difference .	2/12/2021 4:43 PM
21	At the owner's discesion	2/12/2021 12:46 PM
22	ADU's should be limited to 1/2 the average sq footage of all homes in the respective neighborhood	2/12/2021 9:46 AM
23	Does not include garage footage in total	2/12/2021 9:39 AM
24	Need to be appropriately scaled and limited in size no matter how large the main house is. Given the current code, some large homes in town would allow an ADU larger than many main homes which isn't right	2/12/2021 8:32 AM
25	Any size is fine	2/12/2021 6:35 AM
26	It should only be visually pleasing and fit in with the neighborhood.	2/11/2021 9:27 PM
27	Depends on lot size for stand alone structure	2/11/2021 3:41 PM
28	They should be considered as livable spaces - in other words the sq footage of the existing house is irrelevant if the land/structure on which the ADU will be built or adjacent is sufficient and if the ADU plan creates a livable space (housing for at least a bedroom, living room, kitchen and bathroom).	2/11/2021 10:27 AM

## Accessory Dwelling Units in Longmont

29	Or appropriately sized if enough lot/acerage room exists.	2/11/2021 6:24 AM
30	Basement size should be included -	2/10/2021 4:08 PM
31	A sliding scale based on house size. So a higher percentage of the house area, for smaller houses, Maybe 75%., and 50% for much larger houses.	2/10/2021 11:18 AM
32	I don't think size should be restricted, large or small should be allowed	2/10/2021 8:58 AM
33	As long as they fit on the property, there should not be a limit to the size.	2/10/2021 8:19 AM
34	They should not be limited.	2/10/2021 6:44 AM
35	They should just be good looking.	2/10/2021 6:36 AM
36	They should be a size appropriate to the space available, such within a backyard.	2/9/2021 11:02 PM
37	Should not be allowed at all	2/9/2021 9:56 PM
38	Should be set according to property size not main house square footage	2/9/2021 7:43 PM
39	There needn't be any restriction on size.	2/9/2021 7:36 PM
40	I don't see why it matters. Maybe just smaller than the ground level, but not necessarily half.	2/9/2021 4:54 PM
41	No bigger than the main house	2/9/2021 2:47 PM
42	Sizing of the ADU should only be limited by the existing building/plot size limit.	2/9/2021 2:27 PM
43	ADUs shouldn't be arbitrarily limited.	2/9/2021 1:34 PM
44	There should be no size limit	2/9/2021 10:07 AM
45	Should be related to the remaining area of the owner's land	2/9/2021 10:03 AM
46	No limits	2/9/2021 9:58 AM
47	No limit	2/9/2021 9:25 AM
48	would like another option to this question	2/9/2021 9:09 AM
49	Should not be a separate structure. That is, a tiny house should not be allowed.	2/9/2021 7:58 AM
50	ADU's should be as big as they need to be to hold the required amenities and as big as the owner wants. It's their property to build on. No upper limits.	2/9/2021 7:44 AM
51	Land to building ratios should also be considered	2/9/2021 5:52 AM
52	ADUs should have their size limited based on property size, not square footage. (???) What does that even fucking accomplish???	2/9/2021 4:21 AM
53	No size limit.	2/9/2021 2:56 AM
54	If separate structure lot size and free space available should be considered and appropriate.	2/8/2021 11:02 PM
55	Case by case consideration	2/8/2021 10:47 PM
56	Appropriate size for the lot or existing buildings. Example: a small house of 850sf can have a 700 sf garage/workshop perfect for conversion.	2/8/2021 10:13 PM
57	I think it is most important that the ADU and primary dwelling footprints fit the lot size.	2/8/2021 9:35 PM
58	Any size	2/8/2021 9:31 PM
59	They can be any size	2/8/2021 7:37 PM
60	Don't limit them	2/8/2021 7:10 PM
61	The maximum combined sizes of all ADUs on a single property should be a function of the lot size and Total square footage of the Main house	2/8/2021 6:07 PM
62	An ADU should be allowed up to 500SF, then limited to 50% of the main house.	2/8/2021 5:43 PM
63	Who cares?	2/8/2021 5:30 PM

## Accessory Dwelling Units in Longmont

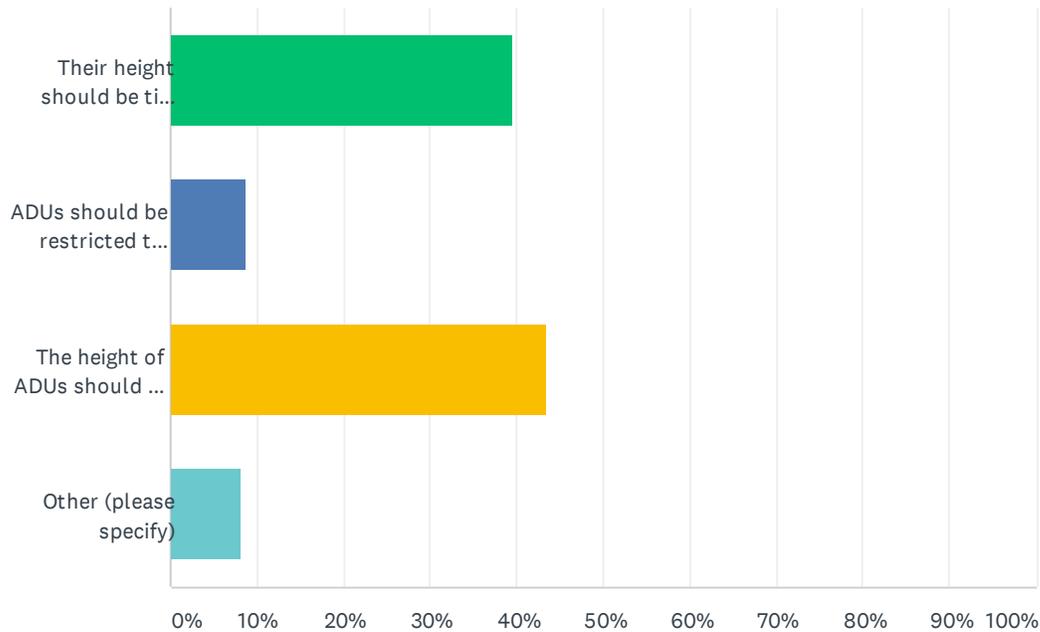
64	size should only be limited by available area around existing home but not further limited	2/8/2021 4:27 PM
65	No adu	2/8/2021 3:31 PM
66	I don't see the need to regulate what someone builds on their own property	2/8/2021 3:11 PM
67	I think allowable size of ADU should be bumped up to 3/4 of total square footage of main house.	2/8/2021 3:10 PM
68	However big or small they need to be	2/8/2021 2:11 PM
69	I have no opinion until I know more about the pros and cons	2/8/2021 1:30 PM
70	I don't think it matters	2/8/2021 1:24 PM
71	Each application should be weighed on its own merits. If someone has a 10-20,000 sq foot lot and a 2000 sq ft house, your current choices tell them to create a shed.	2/8/2021 12:24 PM
72	In my neighborhood, we're zoned R2, but many of the main houses are 650-1000 sqft. Limiting to half the main house seems to work, but seems like it'd be smarter to have it independently sized, or tied to lot+house size. Not sure, just giving some ideas to consider.	2/8/2021 12:09 PM
73	It should be based on the FAR	2/8/2021 12:04 PM
74	The size should come from the size of the backyard available and the owner's wishes, as long as all the safety regulations are adhered to.	2/8/2021 10:20 AM
75	It should be dependent on the lot size and relative impact to neighbors. Folks with a tiny house on 5 acres shouldn't be measured with the same stick as someone with a massive house in old town on a small lot.	2/8/2021 9:12 AM
76	They should be tiny homes when possible, to support less environmental impact.	2/8/2021 8:45 AM
77	Not a concern.	2/8/2021 7:41 AM
78	Based upon available unused land on lot.	2/8/2021 6:11 AM
79	It should be whatever size I want on my own property.	2/7/2021 6:15 AM
80	Size should have more to do with available land area than main house size. Going off main house size without considering lot seems strange.	2/6/2021 7:20 PM
81	ADUs should be any size as long as the present height and setback restrictions are observed.	2/6/2021 2:36 PM
82	0 sq ft	2/6/2021 2:03 PM
83	The ADU being built in my neighborhood is unsightly and a nuisance. The structure takes up about 80 percent of the entire backyard	2/6/2021 12:42 PM
84	There should be no limit assuming that the ADU otherwise complies with necessary building and access codes and this question is fishing for additional restrictions. This survey is a push poll.	2/6/2021 12:39 PM
85	ADU size should be determined based on the size of the lot, and space available. A very small house on a very large lot should not be limited to an ADU half the size of the house. Lot size matters.	2/6/2021 12:23 PM
86	Dependent on if separate or attached to main structure	2/6/2021 12:19 PM
87	There should be a maximum square footage for ADUs	2/6/2021 10:52 AM
88	I do not know what is best, but for very large homes, I could see that there may need to be a limit for the size of an ADU. Some homes today are really large, so large that an ADU could be as large as our main dwelling, perhaps considerably larger.	2/6/2021 8:11 AM
89	no limitations	2/6/2021 1:50 AM
90	no opinion	2/5/2021 8:37 PM
91	500 sq ft is standard in Hawaii	2/5/2021 6:33 PM
92	Don't care.	2/5/2021 6:17 PM

## Accessory Dwelling Units in Longmont

93	No preference	2/5/2021 6:12 PM
94	I	2/5/2021 6:09 PM
95	It should be related to the size of the lot and space available not necessarily tied to the sq ft of the main house.	2/5/2021 6:02 PM
96	What the property best allows, but generally less than main house minus basement.	2/5/2021 5:33 PM
97	ADU size should be limited by lot size.	2/5/2021 5:31 PM
98	Generally half or less the size of main house. But hard and fast rules don't work for all house and property types.	2/5/2021 5:23 PM
99	No ADU's !!!!!!!!!!!!!	2/5/2021 4:54 PM
100	No limit so long as it is visually appealing OR almost completely hidden behind main home	2/5/2021 4:53 PM
101	I don't think size matters as much as making sure that the ADUs visually integrate somehow with the main house. In our HOA, for example - even if you just want to build a shed, it has to either attach to your home, or be constructed on solid footings. The roof of the structure is also required to match the roof of the home. These seem like guidelines that could also apply to ADUs.	2/5/2021 4:53 PM
102	Why limit the size if it is attached? There are houses in Loveland that take up entire property in historic areas	2/5/2021 4:52 PM

Q15 Currently ADUs cannot be taller than the main house. For example, a two-story house would be permitted to have an ADU constructed above a detached garage. However, a single-story home would be limited to a one-story ADU. What do you think is an appropriate height for ADUs?

Answered: 460 Skipped: 114



ANSWER CHOICES	RESPONSES	
Their height should be tied to the height of the main house, as it is today	39.57%	182
ADUs should be restricted to a single-story regardless of the height of the main house. This would mean ADUs could not be built above a detached garage.	8.70%	40
The height of ADUs should not be related to the main house. If someone has a single-story main house, an ADU above a garage should still be permitted	43.48%	200
Other (please specify)	8.26%	38
<b>TOTAL</b>		<b>460</b>

## Accessory Dwelling Units in Longmont

#	OTHER (PLEASE SPECIFY)	DATE
1	No ADUs are appropriate	2/22/2021 1:27 PM
2	Height should be single story unless that is the original intent of the neighborhood. Please note also that attic storage space should not be allowed as it was at 630 Gay Street. This has been turned into living space and is not enforceable to not have it that way (according to code enforcement and the city manager).	2/18/2021 9:07 PM
3	They should be a single- story if they are not above a garage.	2/18/2021 4:26 PM
4	no adu's	2/18/2021 7:27 AM
5	Just large enough to sit up from a mattress to sleep in a loft type area	2/16/2021 10:07 AM
6	Not allowed unless zoned for multi-family	2/15/2021 5:54 PM
7	Longmont doesn't need to look like some slum	2/15/2021 10:36 AM
8	AUDs should follow the same municipal code as any dwelling. It can be bigger then the house, but not bigger then the law allows for homes.	2/14/2021 12:51 PM
9	wouldn't like it to block views, or sun for gardens	2/13/2021 3:38 PM
10	Above the garage ones are cute. It shouldn't matter how tall it is.	2/12/2021 4:43 PM
11	Yard size and parking conditions availability must be considered. Convenient restrictions need to be considered as well as covenant restricted neighbors city allows to be developed. People in covenant neighborhoods bought homes because of the aged descriptions. This would impact the value of their home investment and ability for quiet enjoyment.	2/12/2021 9:39 AM
12	ADU should be shorter than the primary house and appropriately designed and scaled.	2/12/2021 8:32 AM
13	It should only be visually pleasing, smaller than the main house but not limited to only one story.	2/11/2021 9:27 PM
14	It depends if what your goal is. If you're promoting population density, I'm fine with a two story ADU on a one-story house. If your goal is to "preserve" a neighborhood I would then say an ADU should not exceed the maximum height of the tallest house in the entire neighborhood. I don't think it need to be linked to the main house.	2/10/2021 6:26 PM
15	Not allowed	2/9/2021 9:56 PM
16	No limit.	2/9/2021 9:25 AM
17	would like another option to this question	2/9/2021 9:09 AM
18	the adu itself should be on one level. If that level is above the garage or above the main floor of the main house.	2/9/2021 8:58 AM
19	Height should be tied but no separate structures allowed.	2/9/2021 7:58 AM
20	Case by case consideration	2/8/2021 10:47 PM
21	I think the aesthetic and how the ADU "fits" with the primary dwelling and neighborhood.	2/8/2021 9:35 PM
22	ADUs taller than the primary residence should be subject to a planning review to determine neighborhood compatibility	2/8/2021 8:38 PM
23	No detached ADU no height changes to original house	2/8/2021 3:31 PM
24	I have no strong feelings about this. I have no qualms with 2 story ADU's. My neighbor on 9th & Alta street has done a wonderful job with a 2 story unit, it's a beautiful location, and the 2nd level lets her have a smaller lot foot print. So between the main house and the ADU, it leaves space for a beautiful garden space. There's a lot of smart ways to go about it... but I realize height can be a sensitive subject.	2/8/2021 12:09 PM
25	based on lot size and configuration. impact on other lots near by.	2/8/2021 8:45 AM
26	0	2/6/2021 2:03 PM
27	It really depends on the height and style of the house, some one story homes have high vaulted roof lines and an ADU over a garage would be appropriate, and some 2 story homes	2/6/2021 9:26 AM

## Accessory Dwelling Units in Longmont

could accommodate a 3 story ADU, it's really specific to the design and community. As a rule the ADU height should be tied to the main house, but I can imagine exceptions for architectural merit.

28	no limitations	2/6/2021 1:50 AM
29	Depends. For example, turning an old barn into a residence, or even a silo, may mean the ADU is taller than the house, but does not change the outer configuration of the building	2/5/2021 8:54 PM
30	Don't care, unless it's blocking sun or a view.	2/5/2021 6:17 PM
31	No preference	2/5/2021 6:12 PM
32	Tied to typical neighborhood hieghts, not the properties main structure.	2/5/2021 6:05 PM
33	Again, as the property and neighborhood support.	2/5/2021 5:33 PM
34	not sure	2/5/2021 5:32 PM
35	I think an ADU should be complimentary to the lot the existing home is on. For example: a two story ADU behind an existing one story home may look odd. However, if the lot is large enough and enough space is available between the two dwellings, it might be considered.	2/5/2021 5:29 PM
36	If you can pop the top on the house, even that could be an ADU. OR above a garage, even on a single story house.	2/5/2021 5:23 PM
37	It's not clear. Can an ADU be more than one story now? For example, can it have a basement space of its own?	2/5/2021 4:57 PM
38	No ADU's !!!!!!!!!!!!!	2/5/2021 4:54 PM

Q16 The city currently provides information about development applications. This includes a letter mailed to surrounding property owners and a sign posted on the property advising that a development application is under review. Are there other things we should include with the notice (mailed notice, posted notice, info in notice)? What specifically would you want included?

Answered: 194 Skipped: 380

## Accessory Dwelling Units in Longmont

#	RESPONSES	DATE
1	I do not want ADU's at all.	2/22/2021 1:27 PM
2	The city should also collect positive feedback when the letters are sent and signs are placed.	2/20/2021 9:58 PM
3	There was no notification given prior to these units being constructed in my neighborhood	2/20/2021 8:30 AM
4	Mailed and emailed letters seem appropriate. It would be nice to include plans. Any ADU should require a variance since it has such great impact on the surrounding properties.	2/18/2021 9:07 PM
5	This sounds like a good system currently	2/18/2021 8:59 PM
6	This did not happen with the ADU in our neighborhood. What recourse does the neighborhood have if they get this notice. We contacted the city during the very early stages of the ADU and could not do anything about it!	2/18/2021 4:26 PM
7	What's proposed and where to find information.	2/18/2021 10:59 AM
8	I don't think neighbors should have a say regarding ADU on someone's property if they meet city zoning.	2/17/2021 11:35 AM
9	That should not occur. If someone is building an ADU on their property and are getting approvals, that is not the business of anyone else in the neighborhood.	2/17/2021 7:23 AM
10	The size and scope of the project should be included when informing the neighbors so as to provide information on any view obstruction, etc.	2/16/2021 4:53 PM
11	Mailed notices to surrounding homes within 300' of property.	2/16/2021 2:09 PM
12	Occupancy limitations	2/16/2021 1:51 PM
13	If it is allowed, it is for family ONLY. It can not be rented.	2/15/2021 5:54 PM
14	I think what you have listed a letter mailed to surrounding property owners and a sign posted on the property advising that a development application is under review should be enough. But also there should be a contact number given if neighbors have questions about this development.	2/15/2021 2:24 PM
15	Mailed notice	2/15/2021 12:26 PM
16	Impact of # of people, size, parking considerations, property taxes, sewerage, etc.	2/15/2021 10:36 AM
17	Statistics about how much Longmont is expected to grow and that densifying neighborhoods is one of the only sustainable ways to accommodate new residents, including the children of current and longtime Longmont residents, without sprawl.	2/15/2021 10:00 AM
18	Approval of adjacent neighbors should be considered, even though an ADU will impact the whole neighborhood.	2/15/2021 8:30 AM
19	None	2/15/2021 7:40 AM
20	Currently used methods seem sufficient	2/15/2021 6:49 AM
21	price	2/14/2021 10:53 PM
22	What place are for rent in different prices ranges	2/14/2021 9:51 PM
23	Nothing what a property owner does is their business.	2/14/2021 8:57 PM
24	Number of people to live in ADU, or maximum number allowed.	2/14/2021 5:22 PM
25	access to parking for the additional tenants. The streets are going to get very congested with additional cars. How many additional cars are permitted? This impacts the neighborhood.	2/14/2021 4:34 PM
26	State the specific date readers must submit their comments, concerns, objections.	2/14/2021 3:37 PM
27	Who would be living there - family member or rental tenant, and if they are a tenant, have they passed a background check."	2/14/2021 2:42 PM
28	Online	2/14/2021 1:59 PM
29	N/a	2/14/2021 1:47 PM

## Accessory Dwelling Units in Longmont

30	If a neighbor was contemplating the addition of an ADU, I would want to know how many additional people may habit the property, how many vehicles may park on the property, how much additional lighting will be added to the property, additional pets permitted?, essentially anything that will impact the enjoyment of my home and property.	2/14/2021 1:26 PM
31	Na	2/14/2021 1:14 PM
32	What you do currently works	2/14/2021 1:08 PM
33	That current processes should be enough.	2/14/2021 12:51 PM
34	maybe an overhead blueprint of ADU's position on property.	2/13/2021 3:38 PM
35	Proposed changes to streets, alleys, parking	2/13/2021 3:31 PM
36	The effects that development projects would cause on neighborhood parking and traffic.	2/13/2021 2:56 PM
37	No	2/12/2021 4:43 PM
38	A website for more information and a current listing of all ADU's in the neighborhood.	2/12/2021 2:13 PM
39	Current practice is sufficient	2/12/2021 11:22 AM
40	I live in HOA that does not allow additional dwellings - only long term rental of parts of your dwelling.	2/12/2021 11:04 AM
41	A discussion and meeting should be held with the HOA and the neighborhood owners as well. Would need a neighborhood vote as well. Most homes in neighborhood do not have enough land as area to support area for external housing. Parking is limited. Basement and grades do not fit the overall neighborhood we have lived in for more than 22 years.	2/12/2021 9:39 AM
42	Provide a link to the plans under review so it's easy to find.	2/12/2021 8:32 AM
43	Nextdoor or other appropriate social media site	2/12/2021 7:53 AM
44	Nothing. It should be between the owner and zoning, there is no need for notification and all these hurdles.	2/11/2021 9:27 PM
45	Info available online	2/11/2021 3:41 PM
46	Unsure.	2/11/2021 2:14 PM
47	?	2/11/2021 12:04 PM
48	The notifications are a courtesy and shouldn't be construed as invitation to oppose the ADU. All residents of Longmont need to be made aware of the housing crisis in this city and how necessary ADUs are as part of the solution. I rent a large house owned by someone who lives elsewhere in Longmont. Not sure why the following question about owner-living-on property hosting an ADU is even a question. Why is an ADU as housing regulated any differently than a main house as a rental?	2/11/2021 10:27 AM
49	No; whatever limitations/notifications exist to simply build a single-family house, or a commercial structure, should be the same or less for an ADU.	2/11/2021 6:24 AM
50	The existing type of notice seems sufficient.	2/10/2021 5:16 PM
51	fin as it is	2/10/2021 4:08 PM
52	No.	2/10/2021 11:18 AM
53	never did get a letter about the 2 giant (one is 1200 sq. ft.) garages being built in my alley so not familiar with your letter sending.	2/10/2021 9:43 AM
54	The sign is enough and talking to neighbors	2/10/2021 8:58 AM
55	Why are the choices of a property owner subject to those, who have no fiscal stake in that property? I think that neighbors' input and notice should be minimal.	2/10/2021 8:19 AM
56	Posted notice. I think mailed is excessive	2/10/2021 8:12 AM
57	I think the current process is just fine to address the immediate neighbors. Going further out will give complainers a voice that doesn't impact there property.	2/10/2021 7:23 AM

## Accessory Dwelling Units in Longmont

58	Nothing. Why would the neighbors get to decide, it is the owners property.	2/10/2021 6:36 AM
59	Current process is fine.	2/9/2021 11:02 PM
60	This is ok	2/9/2021 9:56 PM
61	Definitely a mailed notice with options clearly stated for neighboring properties.	2/9/2021 7:58 PM
62	Longmont	2/9/2021 7:36 PM
63	Current process is fine.	2/9/2021 6:13 PM
64	How about "Hey, neighbor! Soon more housing will be available in your neighborhood which will hopefully cause rent prices to drop in our overpriced hick town with no culture! Congratulations! Let's celebrate!"	2/9/2021 6:00 PM
65	how to apply, what are the rules, resources for building and resources for information	2/9/2021 4:54 PM
66	It would be good to know the nature of the development rather than just saying an application is under review.	2/9/2021 2:21 PM
67	A sketch/blueprint and location of the new ADU, total square footage of the new ADU.	2/9/2021 1:34 PM
68	It would be in the development map of the City, right? That would be helpful	2/9/2021 11:44 AM
69	Mailed notice, address solar shadow, parking	2/9/2021 10:47 AM
70	No	2/9/2021 9:57 AM
71	Intentions of the build.	2/9/2021 9:51 AM
72	Architecture style, size, size of main house, view into adjacent yards, parking, number bedrooms	2/9/2021 9:30 AM
73	emailed notice and a mailed notice	2/9/2021 9:09 AM
74	Nothing else needed	2/9/2021 9:01 AM
75	Specifically state on the notice that they are applying for an ADU and the exact address.	2/9/2021 7:58 AM
76	Neighborhood meetings.	2/9/2021 7:58 AM
77	None	2/9/2021 7:53 AM
78	No	2/9/2021 7:47 AM
79	Nope! What is already required is too much. Build more homes and toss the NIMBY regulations.	2/9/2021 7:44 AM
80	Will it be rented separately; purpose	2/9/2021 7:22 AM
81	No	2/9/2021 7:21 AM
82	Nothing	2/9/2021 6:52 AM
83	Posts on Nextdoor, a column in the local newspaper along with the mailed notices.	2/9/2021 6:37 AM
84	Nothing. It's already too much.	2/9/2021 4:21 AM
85	Details of plan and ideally a drawing or layout of changes. Sometimes descriptions alone are not enough. It should go to all within a two block radius by mail. I'm assuming there's time before approval for anyone to state their concerns - and a person or committee to listen to those concerns.	2/8/2021 11:02 PM
86	nothing else	2/8/2021 10:54 PM
87	Plans and enough advanced notice to move forward with consideration for neighborhood	2/8/2021 10:47 PM
88	Size and location	2/8/2021 10:20 PM
89	A clear process for the ADU property to address, and reverse, if appropriate, neighbor concerns. Many neighbors don't get along and use these kind of things in negative and unfair ways.	2/8/2021 10:13 PM

## Accessory Dwelling Units in Longmont

90	I don't know because I don't know what I don't know--but it should be objective and unbiased.	2/8/2021 10:08 PM
91	I assume the notice would state how to get additional information.	2/8/2021 10:08 PM
92	Seems like that's enough	2/8/2021 10:06 PM
93	None	2/8/2021 9:42 PM
94	Good enough	2/8/2021 8:44 PM
95	* maximum number per neighborhood * Approval from surrounding homeowners	2/8/2021 8:13 PM
96	Exact nature of the development application should be posted and mailed to surrounding property owners	2/8/2021 7:51 PM
97	Longmont	2/8/2021 7:37 PM
98	Not sure	2/8/2021 7:12 PM
99	Posted or mailed	2/8/2021 7:12 PM
100	That the development action is actually for an ADU.	2/8/2021 6:33 PM
101	I think the economic benefits to the city of higher density housing should be mentioned.	2/8/2021 6:32 PM
102	No	2/8/2021 6:28 PM
103	Longmont	2/8/2021 6:24 PM
104	A box of chocolates! Grin.	2/8/2021 6:18 PM
105	Longmont	2/8/2021 6:14 PM
106	Its expected positive impact on homelessness, housing affordability.	2/8/2021 5:53 PM
107	Site plan, parking plan if two bedroom or greater.	2/8/2021 5:43 PM
108	A \$1000 check for the addressee	2/8/2021 5:30 PM
109	n/a	2/8/2021 3:47 PM
110	I don't know if it's possible, but an email to people in the area or - better yet - a social media post is what I'd be more likely to see.	2/8/2021 3:44 PM
111	No adu's pls	2/8/2021 3:31 PM
112	No, that would cause the city to spend more money.	2/8/2021 3:11 PM
113	Maybe a few words of what is planned on the sign. In the past we have not received letters and should have. We had to call the city to find out what was planned based on the sign.	2/8/2021 2:28 PM
114	Require an off street parking plan, one space per licensed driver in the ADU.	2/8/2021 2:20 PM
115	It is currently fine.	2/8/2021 2:09 PM
116	Sounds fine to me - no concerns.	2/8/2021 12:09 PM
117	Showing the plans is sufficient.	2/8/2021 10:38 AM
118	I do not think that the neighbors should have a say in such construction, as long as all the setbacks and regulations are adhered to.	2/8/2021 10:20 AM
119	Include convenient linking to the source material — like a QR code — on physical notices	2/8/2021 9:12 AM
120	Voting/ survey in the area if the homeowners wanted to have a renters in their neighborhood	2/8/2021 8:49 AM
121	none	2/8/2021 8:45 AM
122	Information associated with street parking limitations.	2/8/2021 7:53 AM
123	Current practice is more than sufficient.	2/8/2021 7:41 AM
124	there does not seem to be a clear definition of an ADU. When I researched, I was informed that mine is NOT an ADU b/c there is/can be communication b/t my house and the "ADU." code needs clarification.	2/7/2021 3:53 PM

## Accessory Dwelling Units in Longmont

125	Those who own neighboring properties should be able to comment on the development application before it is approved.	2/7/2021 2:01 PM
126	Signs at worksite	2/7/2021 9:59 AM
127	A time line for potential construction.	2/7/2021 9:02 AM
128	Mailed notices	2/7/2021 6:15 AM
129	Just allow ADUs and skip allowing all the fake public outrage a neighbor might direct at their neighbors building ADUs. Progressive and long lasting cities grow into themselves and build between the existing buildings, and they build up as well! We need to stop thinking like a ranching community and more like a city.	2/6/2021 7:20 PM
130	A neighborhood meeting.	2/6/2021 6:06 PM
131	The current notifications seem sufficient.	2/6/2021 5:57 PM
132	A summary of how many Adu s are already in the vicinity.	2/6/2021 4:49 PM
133	I do not favor more notification requirements than we already have.	2/6/2021 2:36 PM
134	Sounds reasonable.	2/6/2021 2:23 PM
135	post on the website of all applications want to know size and timing	2/6/2021 2:23 PM
136	Force ALL HOA to accept ADU	2/6/2021 1:59 PM
137	The home I am speaking about is located at 1615 Grant Court (non HOA). I am located at 1614 Sherman Way (in an HOA), which is behind the home. My southeast property corner meets their northwest corner. I never received ANY notification of their request to build this unit. I spoke to the neighbor to the south of the property (also non HOA) and she said the owner told her he was building a storage unit for the house. We had no idea what was being built until the foundation was established. The city should have been required to notify any property owner in any direction within 500 feet of the property. The survey states that the homeowner of record must occupy one of the houses. The city leaves the enforcement of the occupancy to the neighbors to verify the legal owner. We were told by the ADU's neighbor to his south that he is planning on moving in about a year. That means that if he rents out both the house and the ADU he will be in violation of the City code causing impending legal action. The City has just created a pathway to neighborhood negativity instead of neighborhood cohesiveness. Even though the neighbors behind us are non HOA. We have not had any problems in the 8 ½ years we have lived here until now. I feel we have been lied to. As stated above, no documentation or permits were shown to us. This seems to me a definite violation of homeowners rights. To me renting out the ADU is considered putting an additional business on your property. Would that not require rezoning? Wouldn't that require the neighborhood (even if it's a non HOA) approval? We would like a response by someone in the City zoning department on this oversight. We have left a phone message on to the City asking questions about this unit and no one has responded back to us.	2/6/2021 12:42 PM
138	Notices for development applications are a way for the rights of property owners to be impeded by nosy busy bodies living in the neighborhood who want to tell people what to do with their private property. They are a way to impede development and prevent the construction of additional housing for people who are not wealthy and a way to implicitly prevent minorities from moving into a neighborhood. They should be banned.	2/6/2021 12:39 PM
139	Sufficient notice is already required.	2/6/2021 12:23 PM
140	No, this is plenty of notice	2/6/2021 12:19 PM
141	There should also be a sign and an indication of the final project height/extent noticeably posted on the front of the property	2/6/2021 11:50 AM
142	Web site to view application	2/6/2021 10:49 AM
143	Construction noise mitigation plan, construction debris mitigation plan, traffic plan (motor vehicle, bicycle, pedestrians) during construction), hours/days of operation, where to file a complaint, a who the project manager is, drafts of the ADU.	2/6/2021 10:42 AM
144	No	2/6/2021 10:39 AM

## Accessory Dwelling Units in Longmont

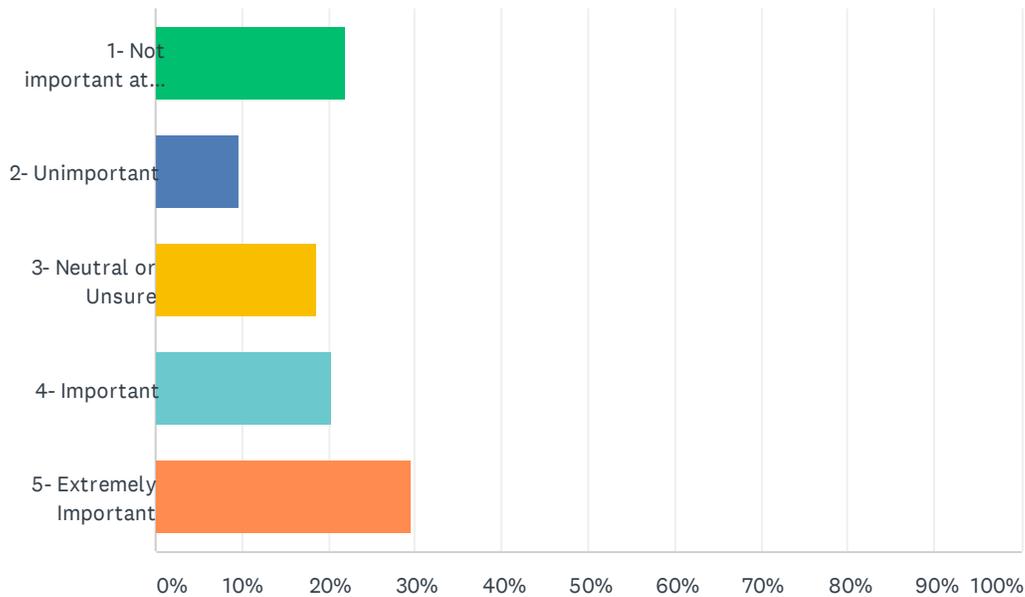
145	Describe the location on the lot, height and size of the proposed unit.	2/6/2021 10:39 AM
146	Posted and mailed notices to homeowners	2/6/2021 9:39 AM
147	Neighborhood meetings, lots of them.	2/6/2021 9:37 AM
148	Public hearing How to contest the application Actual name of applicant not corp name/company name	2/6/2021 8:54 AM
149	Square footage and height of new build; how additional automobiles will be dealt with; rental or not; how many renters per year allowed.	2/6/2021 8:34 AM
150	The notification to neighbors should be adequate. I support this as it is. It is important to let people know.	2/6/2021 8:11 AM
151	Names and Addresses of the Developer; Schedule of ALL meetings related to the application; relevant city ordinances and policies related to the application; names and addresses of local interest groups both pro and anti development; contact information for city staff to provide information about the application; links to all relevant studies - wildlife, pollution, traffic, crime, property valuation impacts, etc.	2/6/2021 8:10 AM
152	Mailed notice	2/6/2021 7:32 AM
153	An opportunity to sign up for future notices of changes, notices of meetings to consider and/or approve the development application and information re how to submit comments. I think this may already be on notices to surrounding property owners, but I know first-hand that implementation is spotty, if at all. Also notices should be sent to all owners within a PAD and the appropriate HOA's.	2/6/2021 7:08 AM
154	no	2/6/2021 1:50 AM
155	Size, visibility, intention to rent	2/6/2021 12:58 AM
156	Square footage, height, any utility increase to the neighborhood, vehicle parking space specifically off street.	2/5/2021 11:42 PM
157	A bit on the details of the application would be great	2/5/2021 10:54 PM
158	None	2/5/2021 9:29 PM
159	Longmont	2/5/2021 8:54 PM
160	I would want to know the number of people who would be permitted to live in the adu.	2/5/2021 8:38 PM
161	My neighbor has a rented basement - nobody asked us before it was a done deal and I am very unhappy about that! Related to the next question, the owner no longer lives next door so I now have two renters next door and it has affected my property value. negatively	2/5/2021 8:38 PM
162	It would be good to mention that the proposed development of an ADU may mean increased traffic, cars parked in available spaces, and influx of out of town visitors on a regular basis.	2/5/2021 8:26 PM
163	I would want to know the maximum number of persons permitted to reside/stay in the ADU. AirBnB hosts often permit far more people than would reasonably be expected to inhabit a space (i.e. 6 persons in a 1-2 bedroom unit), which could cause excessive traffic, parking issues, and excessive noise.	2/5/2021 8:12 PM
164	Don't know.	2/5/2021 7:23 PM
165	specifics about the floorplan, architecture, driveway, number of occupants, type of occupants ,rental	2/5/2021 6:49 PM
166	.	2/5/2021 6:33 PM
167	I think as it is, is fine.	2/5/2021 6:31 PM
168	Longmont	2/5/2021 6:30 PM
169	Don't care	2/5/2021 6:17 PM
170	No	2/5/2021 6:15 PM
171	How to find out more. Also, in simple language, what the proposed change is, i.e. allow another	2/5/2021 6:12 PM

## Accessory Dwelling Units in Longmont

	housing unit on the lot.	
172	If notice to surrounding property owners is required, why haven't we been notified at all of 2 recently constructed ADUs near us? One next door and one across the street?	2/5/2021 6:09 PM
173	Proposed square footage, maximum occupancy and layout	2/5/2021 6:03 PM
174	Nothing right now	2/5/2021 5:58 PM
175	Parking & street access problem potential	2/5/2021 5:56 PM
176	What is the main use for the ADU - will it be used as a rental?	2/5/2021 5:40 PM
177	information on how to oppose a review effectively	2/5/2021 5:39 PM
178	Offer an opportunity to view the plans, visit with the city officers that approve building, meet with the property owners.	2/5/2021 5:33 PM
179	I don't even like getting those notices. Let people build things.	2/5/2021 5:31 PM
180	unsure	2/5/2021 5:30 PM
181	Parking plan.	2/5/2021 5:29 PM
182	If there is a proposed diagram of the structure, that should be included. We are a visual society and for those who aren't familiar with construction and can't envision it, a drawing might be helpful.	2/5/2021 5:29 PM
183	Intended use for the ADU. Sounds like this is just Airbnb space	2/5/2021 5:18 PM
184	Email to residents	2/5/2021 5:09 PM
185	Just make sure when you are giving the info to property owners you are thorough to avoid a whole lot of unnecessary calls by explaining everything. Just be transparent from the beginning.	2/5/2021 4:57 PM
186	An electronic copy of the letter would be nice. The letter should provide how to learn more about the application and the process.	2/5/2021 4:57 PM
187	QR code to link to visuals and information about a project on the sign. Larger lettering on signs so people can understand what it says. Better terms on signage - people may not know what "Development Application Under Review" could mean to them.	2/5/2021 4:55 PM
188	No ADU's !!!!!!!!!!!!!	2/5/2021 4:54 PM
189	Would be nice to see a rendering of the design of the ADU.	2/5/2021 4:53 PM
190	above is enough...	2/5/2021 4:52 PM
191	Nothing. Should be up to homeowner.	2/5/2021 4:49 PM
192	I believe ADUs should be a by right development without notice	2/5/2021 4:45 PM
193	Haven't thought about it	2/5/2021 4:44 PM
194	Posting a notice on Nextdoor	2/5/2021 4:20 PM

Q17 Currently the code requires that a property owner live in either the main house or the ADU; however, this can be a challenging regulation to enforce. On a scale of 1 – 5, with 1 being not important at all and 5 being extremely important, how important is it that a property owner reside on a property with an ADU?

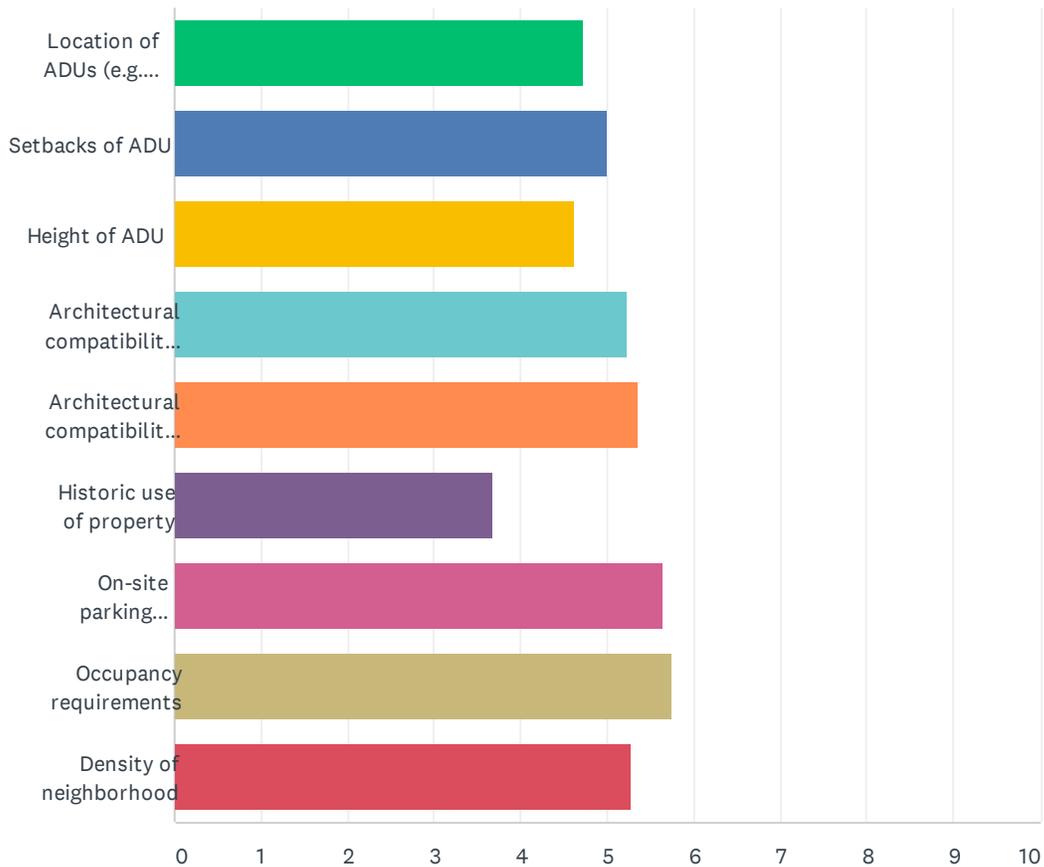
Answered: 460 Skipped: 114



ANSWER CHOICES	RESPONSES	
1- Not important at all	21.96%	101
2- Unimportant	9.57%	44
3- Neutral or Unsure	18.70%	86
4- Important	20.22%	93
5- Extremely Important	29.57%	136
<b>TOTAL</b>		<b>460</b>

Q18 The City currently evaluates setbacks (how close a structure is to the property line), height, compatibility, parking and use, among other standards for accessory structures. Please rank the following in order of importance when thinking about ADUs in Longmont.

Answered: 439 Skipped: 135



## Accessory Dwelling Units in Longmont

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Location of ADUs (e.g. integrated into the main house, in a detached structure, etc.)	7.36% 31	8.55% 36	8.79% 37	14.25% 60	13.06% 55	13.30% 56	13.30% 56	10.21% 43	11.16% 47	421	4.72
Setbacks of ADU	9.57% 40	9.57% 40	13.88% 58	9.81% 41	11.96% 50	12.92% 54	13.40% 56	12.20% 51	6.70% 28	418	5.01
Height of ADU	3.11% 13	9.33% 39	10.29% 43	13.64% 57	15.07% 63	13.88% 58	14.11% 59	11.96% 50	8.61% 36	418	4.62
Architectural compatibility with the neighborhood	13.78% 58	11.88% 50	14.49% 61	9.74% 41	8.79% 37	8.79% 37	10.21% 43	13.06% 55	9.26% 39	421	5.24
Architectural compatibility with main house	13.98% 59	15.64% 66	12.32% 52	9.00% 38	9.48% 40	8.06% 34	10.19% 43	12.32% 52	9.00% 38	422	5.35
Historic use of property	8.13% 34	4.31% 18	3.35% 14	7.66% 32	10.77% 45	10.29% 43	14.11% 59	12.68% 53	28.71% 120	418	3.68
On-site parking requirements	15.02% 64	12.44% 53	14.79% 63	12.44% 53	13.62% 58	11.74% 50	4.93% 21	6.57% 28	8.45% 36	426	5.64
Occupancy requirements	17.14% 73	16.43% 70	11.50% 49	13.15% 56	9.86% 42	7.98% 34	7.28% 31	10.09% 43	6.57% 28	426	5.75
Density of neighborhood	14.25% 60	13.06% 55	11.40% 48	10.69% 45	8.31% 35	11.64% 49	10.93% 46	9.74% 41	9.98% 42	421	5.27

## Q19 Is there anything else you want to share with regard to ADUs in Longmont?

Answered: 179 Skipped: 395

## Accessory Dwelling Units in Longmont

#	RESPONSES	DATE
1	I do not want ADU's to be permitted in the City of Longmont, or the County of Boulder. This will allow for Boulder County to increase Property taxes as well as support Agenda 30. This is not an acceptable approach.	2/22/2021 1:27 PM
2	I understand that occupancy requirements prevent real estate investors from owning multiple properties with ADUs, but this restriction has prevented me from moving forward with building an ADU. If the property is rented under one lease, the ADU should be able to be in use, even if the property owner does not live there. This would allow for multi-generational housing and community-building within our neighborhoods.	2/22/2021 9:58 AM
3	Based on our experience, HENA (who is a select few members of an exclusive neighborhood group) was given the power to extend our "complaint" deadline. Of the hundreds of people that expressed excitement on a regular basis, HENA's negative Nancy's dominated our process and enthusiasm. Not only did the city comply to their demands to extend the letter deadline, but HENA double dipped in the complaints having the "group" file complaints, but also individual members to make the ADU look more concerning than it actually is. As members of the Historic Eastside neighborhood for 8 years now, we have requested to participate in the HENA group and meetings, but have continually been ignored, lied to, and rejected. These behavior is completely immature and dishonest. We'd highly encourage the city to evaluate the power that is given to HENA. They claim to represent the neighborhood, but in fact, there are only a handful of longtime members that regularly bully and manipulate individuals and the community at large. I'd also encourage the city to require name and address in this form to prevent anyone from filling out the survey more than once in order to get accurate representation.	2/20/2021 9:58 PM
4	The unit constructed in my neighborhood is clearly not consistent with current restrictions specified by code. There apparently needs to be more training for people reviewing these applications	2/20/2021 8:30 AM
5	In the above question, all of the options are extremely important. ADUs have huge impact on the neighborhood. In our particular area, it is contractors and realtors who seem to have interest in ADU additions, and not people who are interested in the character and charm of this unique and original part of Longmont. They are destroying our neighborhood. The city cannot enforce their use and they should not be allowed in Old Town. If they are continued to be allowed in Old Town, and possibly any neighborhood, they should always require a variance with neighborhood input. A 5 foot setback should always require a variance because it will always have immense impact on the neighbors.	2/18/2021 9:07 PM
6	I live in a townhome HOA community that wouldn't allow ADUs. I occasionally rent out my basement but it wouldn't be considered an ADU because we share the kitchen and laundry facilities.	2/18/2021 8:59 PM
7	When making policy, it is very important to make sure you can enforce the rules. If you can not or will not enforce the rules then the policy should not go forward. Just because it is hard to enforce does not mean you should not try to enforce. You should change the way you do it. Contractors and realtors are going to take advantage of this policy and need to be held accountable.	2/18/2021 4:26 PM
8	I support ADUs, provided that the following is considered: - I think the owner occupancy is important. Otherwise it could just become a duplex (if the main and ADU are rented), which has a greater potential for neighbor conflicts - Location: Consideration for where on the lot an ADU is located. We have had issues with an ADU just outside our bedroom window and the occupants would often wake us up several times a night - that drove us to move. - On-street parking limitations - If there's no owner-occupancy requirement, then consider a maximum number of ADUs in a given area.	2/18/2021 10:59 AM
9	Higher density neighborhoods typically have decreased carbon footprints compared to suburban neighborhoods where homes are spread farther apart. And with increasing costs of living, smaller homes, like ADUs, provide more affordable options. I support efforts by Longmont to make ADUs easier for homeowners to build and use.	2/17/2021 10:21 AM
10	If there's not already a rule against this, it should be a rule that if the property owner does not live in the main house or the ADU, then neither property should be allowed for use as an airbnb.	2/16/2021 3:30 PM
11	Would not want to see grandma living in a "tuff shed" in the backyard of neighbor's home.	2/16/2021 2:09 PM

## Accessory Dwelling Units in Longmont

12	The infrastructure needs to be developed before expanding the population. This includes water, sewer, electricity, transportation (streets, highways, bus service & rail service).	2/16/2021 1:51 PM
13	No drug users, drunks or street workers aka hookers. Must have a caseworkers that makes unannounced inspections. Must show proof of obtaining employment and know this is temporary.	2/16/2021 10:07 AM
14	These should not be allowed for renal use. Family use only!! Parking is an issue. Response by fire and police becomes an issue. We already have enough rental vacancies in the city and with that we have achieved affordable housing.	2/15/2021 5:54 PM
15	Longmont is turning into a jam packed Boulder. Disgusting!	2/15/2021 10:36 AM
16	Every neighborhood can be densified, and people who with to provide housing and extra income for themselves should be allowed to do so as much as possible.	2/15/2021 10:00 AM
17	I'm very concerned about adding traffic, street parking and more crowding to existing neighborhoods . Neighborhoods should remain true to their original purpose and design.	2/15/2021 8:30 AM
18	I believe that ADUs are important to increase available housing at reasonable prices. The city keeps bringing very expensive units and pricing the current population out of the market	2/15/2021 6:49 AM
19	I think the residency requirement is important. When single family units are already in short supply, removing the residency requirement would make homes with bigger lot sizes even more valuable than they already are (i.e. investors may buy moderately priced homes for rental potential and ability to add ADU).	2/14/2021 11:41 PM
20	No	2/14/2021 9:51 PM
21	Leave people alone and quit regulating. As expensive as this town is to live in let people do what they want with their property and quit charging all the stupid fees.	2/14/2021 8:57 PM
22	I think that planned, appropriate increases in town density is preferable to increases in traffic and pollution from people have to drive ever further from their work. I am at an age where I am looking to downsize from my current home and would like more choices in Longmont.	2/14/2021 5:22 PM
23	How will covering the land impact the flooding possibility for the neighborhood? Are there fire regulations associated with over development of a lot? Are there regulations for the noise and congestion this will cause neighbors?	2/14/2021 4:34 PM
24	I think it will be challenging implementing this into newer neighborhoods which are planned developments with HOAs. But really like seeing them in prospect	2/14/2021 3:57 PM
25	Homeowners must be responsible for preventing disturbances and/or damage to neighbor's property and harm to neighbors.	2/14/2021 2:42 PM
26	N/a	2/14/2021 1:47 PM
27	Please relax the regulations for rv parking too.	2/14/2021 1:29 PM
28	Yes I think that the City's requirements right now for garages and ADUs are too strict especially if a lot is more than big enough to accommodate.	2/14/2021 1:14 PM
29	Please allow more of them!	2/14/2021 1:09 PM
30	This should be seen as a viable option to address the current housing crisis. While the city/county is unable to provide affordable living to the middle class maybe private individuals can.	2/14/2021 12:51 PM
31	I've heard (some years ago) that it's hard to get permits for water to any ADU. Is that true?	2/13/2021 3:38 PM
32	Density of ADUs in an area	2/13/2021 3:31 PM
33	No	2/12/2021 4:43 PM
34	No	2/12/2021 2:13 PM
35	No	2/12/2021 11:04 AM
36	ADUs need to be accessory as the term applies and they need to be scaled appropriately to both the property and the surrounding neighborhood so that they fit in. Owner occupancy is	2/12/2021 8:32 AM

## Accessory Dwelling Units in Longmont

also critical to be a responsible property owner and resident in the community rather than just a detached investment property owner. While ADUs can serve a purpose toward meeting a community need for affordable housing, they also need to be appropriately designed and placed on the property. Thanks for the opportunity to comment. Please don't screw this up.

37	In California, all properties are now allowed to have 2 adu's and the cities aren't allowed to hold up the process for unreasonable lengths of time. It is time that our city start loosening things up as it is needed.	2/11/2021 9:27 PM
38	In dense suburbs with HOAs, ADUs likely don't make sense (for example, our property doesn't have space for one). However, where space allows, I think ADUs are a great way to make our city more accessible to visitors and home owners, and renters. It provides more living capacity without expanding the city, and when properly managed, can be a great asset to a family.	2/11/2021 5:07 PM
39	No	2/11/2021 2:14 PM
40	ADUs should be part of a multi-faceted affordable housing development plan for the city. Daunting problems - like the lack of affordable and accessible housing - require a range of solutions, and some innovative. Maximizing usable space for housing has the double benefit of generating additional income for property-owners (some of whom are also living on the edge of losing their homes due to economic and COVI-related impacts).	2/11/2021 10:27 AM
41	ADU's seem to present a middle-ground of pros and cons between typical single-family dwellings and multi-family dwellings. They aren't just good or bad but present opportunities and costs for everyone in a given community. Looking at a survey such as this I can imagine some folks who never want another Anything built in Their neighborhood, but that's a self-serving outlook that may not actually even serve them well, nor the citizens who share the community. Present zoning allowances for ADU's in Longmont seem to be fair enough and I posit that loosening up on height limitations to ADU's and which general zoning area's allow them will serve the community well.	2/11/2021 6:24 AM
42	Longmont is a great place to live and be. I would love to have a more independent place for my friends and folks to come stay and enjoy our city and pay into local restaurants and shops. I would really LOVE to put my ADU above a new woodworking shop but I am not allowed under the current rules (we have a ~single story house). We really, really, really don't want to give up space in our beautiful yard. We do extensive gardening and enjoy having a peaceful backyard. I think building up would be great and there already a few houses in the neighborhood that are two story so it would be in line with the NEIGHBORHOOD's architecture.	2/10/2021 6:26 PM
43	The cost of rentals and homes is increasing and people are losing jobs and struggling to find a safe, affordable place to live. ADU's are a very reasonable alternative.	2/10/2021 4:17 PM
44	I think your staff is doing a good job and they are hired and paid with our tax dollars based on the fact they know what they're doing. They are the experts - Take their advice!	2/10/2021 4:08 PM
45	The parking requirement is too strict for many properties. It requires the entire front yard be taken up with pavement if there is no alley. This hurts the character of the neighborhood. Assessment of overall neighborhood's current capacity for street parking (not just in front of subject house) should be taken into consideration.	2/10/2021 11:18 AM
46	Longmont should follow suit with california by allowing two ADUs per single family home. Better yet, longmont should revisit zoning laws (single family zoning) that has history in discrimination and segregation and overall limits a liveable city and thriving for small business owners. Ex. Minneapolis eliminated single family zoning practices. Zoning is detrimental to small entrepreneurs, family structure, environment, and encourages segregation. North America is the only place that still has the failed archaic zoning practices of the early 1900s.	2/10/2021 8:58 AM
47	ADUs are a means for property owners to gain more living space. Many of us now have siblings, parents and other relatives, who live in these ADU, and this has allowed us to provide affordable housing to those, who would otherwise rely upon government services. ADU empower us to provide tangible help to others. There should be few restrictions for these.	2/10/2021 8:19 AM
48	Adus can help with affordable housing in an area that doesn't have land to do new developments. The city should be more welcoming to these and not resist them.	2/10/2021 7:23 AM
49	Building safety, population density, and how parking/traffic should be much larger factors than the size or height of an ADU. Residents shouldn't be restricted in building an ADU due to these factors. I believe that regulators should be worrying less about aesthetics except in the historic	2/10/2021 6:44 AM

## Accessory Dwelling Units in Longmont

districts. If a resident owns a parcel of land, we shouldn't be restricting them from building an additional domicile, as long as it's build to code and won't cause massive population spikes in already dense areas.

50	This would solve our lack of housing, why does it matter where the owner lives. People need homes and adus are great.	2/10/2021 6:36 AM
51	I'm glad Longmont allows them (with guidelines) since they are one component of affordable housing in a less and less affordable State.	2/9/2021 11:02 PM
52	No, but adu's are a bad idea!	2/9/2021 9:56 PM
53	I think it is important to look at the use of potential ADU's. Will they only be allowed for long term rentals? Short term rentals? What fees will be collected? Taxes? What happens if someone with an ADU breaks a regulation?	2/9/2021 7:58 PM
54	The less regulations (outside of structural & fire safety), the better it will be for our communities.	2/9/2021 7:36 PM
55	I think they're a great idea. It's extremely challenging to find affordable housing here in the front range as the population grows and property values rise. The more we can do to make affordable housing available, the better. I think we should help people build ADUs. It would bring in passive income for families who own property, and it would provide affordable housing options for single people, couples, or small families who can't afford to live here otherwise.	2/9/2021 4:54 PM
56	No	2/9/2021 2:21 PM
57	No.	2/9/2021 1:34 PM
58	I think they'd be very helpful to address some of the current housing issues in this city and the ones that we will probably face as property values go up	2/9/2021 9:57 AM
59	Allow them, but make sure they are used as presented. Ensure enforcement. Charge enough for inspections and include a query to neighbors	2/9/2021 9:30 AM
60	We need to abandon any exclusionary zoning. Housing issues are a major stage on which issues of race and class play out. We must go out of our way to be inclusive.	2/9/2021 9:25 AM
61	Too many people in a small space- these neighborhoods were not meant for this type of living.	2/9/2021 9:09 AM
62	No	2/9/2021 9:01 AM
63	It needs to be stated and ENFORCED that these units are never turned into rentals. If they are meant for extended family it needs to stay that way. If not these will turn into rentals, bring in random people, crime, and be a public safety hazard. ADUs are not welcome as they will just be another thing the City cannot enforce. HOAs probably won't allow them anyways and then they will be concentrated in certain neighborhoods and make that area too overcrowded. If you allow one ADU in a neighborhood you have to picture every house with an ADU and is that what you would want in your neighborhood. NO!	2/9/2021 7:58 AM
64	Another challenging regulation to enforce but there should be occupancy limits. As long as the owner lives on the property, temporary rentals (e.g. AirBnB) should be allowed as a use by right.	2/9/2021 7:58 AM
65	No	2/9/2021 7:47 AM
66	I ignored the ranking as most are completely unimportant. The city should have no say beyond basic safety. Let more homes be built. No height limits and no occupancy limits.	2/9/2021 7:44 AM
67	Not good idea, too many people as there is. Should NOT have purpose of main living quarters or a rental. Should only be like a workspace or something not slept in overnight.	2/9/2021 7:22 AM
68	It will help a lot of people stay in their homes and avoid foreclosure. It's expensive to live here, so if this takes a burden off, let them do it. As long as it's not an eyesore and matches the neighborhood	2/9/2021 6:52 AM
69	Understanding how the ADU will fit into and impact the neighborhood is essential. If it will reduce the aesthetic of a historic neighborhood or have a negative impact on privacy and safety and the owner cannot show they are taking precautions it should not be allowed. I'm all for the freedom to do what you want on property you own, but within city limits you really need to consider how your actions will affect your neighbors and the city. Just like people should not	2/9/2021 6:37 AM

## Accessory Dwelling Units in Longmont

be allowed to turn their front and back yards into junk yards with cars parked everywhere, but you see that at least every couple blocks in some areas.

70	Work with RTD to increase ride sharing opportunities from all parts of town, especially if ADUs are advocated for, to help with traffic.	2/8/2021 11:06 PM
71	This is such a subjective thing with the variety of housing types and neighborhoods that I think there should be rules for different areas, such as: historic, planning (not built yet), neighborhoods pre-2000 built, and more modern post 2000 built neighborhoods.	2/8/2021 11:02 PM
72	no	2/8/2021 10:54 PM
73	Make sure this survey is in front of as many people as you can. That this is well advertised. Don't be in a hurry one such an important issue that has long term impact.	2/8/2021 10:47 PM
74	MakeADU's a ubiquitous part of Longmont. One if our most attractive areas is Prospect where ADUs are on almost every home. They allow people to afford living in Longmont (the ADU renter, and the home owner who needs the rental income to pay the house mortgage). Median home prices on Longmont hit \$640,000 last week. If you don't make ADUs easy and inexpensive to create, we' ll be Boulder in 5 yrs.	2/8/2021 10:13 PM
75	Please allow renters in both parts. I am older, about to retire, and I am caregiver for my adult child with a disability. This type of dwelling is 100% what we need so that she can gain independence while we both have privacy, but I am a renter and have no desire to own. According to current rules, we're shut out of this as an option.	2/8/2021 10:08 PM
76	This is a great solution for increasingly expensive housing, aging populations, young adults on their own for the first time, etc.	2/8/2021 10:06 PM
77	No	2/8/2021 9:42 PM
78	Is there a minimum size of ADU? What are the rules on "tiny homes"?	2/8/2021 9:35 PM
79	Givin the need for housing this should be allowed	2/8/2021 8:44 PM
80	Best way to make affordable housing and provide flexibility for residents especially single homeowners like myself that it can't be argued myself plus one other tenant in an aid you is more of a sewer load etc. then a family of four in the same home.	2/8/2021 7:12 PM
81	Allow tiny homes as ADUs!	2/8/2021 7:10 PM
82	I think that ADUs are an important component in maintaining affordable housing. I neither have one, nor plan to but I think that they are a great idea and would support them in my neighborhood.	2/8/2021 6:32 PM
83	No	2/8/2021 6:28 PM
84	Make permitting more transparent. What are actual costs? What if a separate meter is required? If you are serious about infill, remove points of resistance.	2/8/2021 6:04 PM
85	ADUs should be leveraged for affordable housing, increasing RTD ridership, and supporting local homeownership through passive income. Not as an exclusive method for increased wealth. Because of the increased popularity of ADUs in general, occupancy requirements are the only way to prevent investors from buying old homes, tearing them down, and rebuilding half a block. Limiting ADUs based on the density of an area or the proximity to other ADUs gives affluent people an unfair advantage. Architectural compatibility requirements can prevent architecturally rich design, and can encourage inefficient or less durable building materials.	2/8/2021 5:43 PM
86	People should be able to build whatever they want on their property. I moved into a neighborhood without an HOA for exactly that reason. If the homeowners aren't causing a problem let em do what they want.	2/8/2021 5:30 PM
87	ADUs should only be used for long term rentals >30 days, housing extended family (e.g., multigenerational homes or visiting family), or for in-home workers (e.g., nanny, nurse).	2/8/2021 3:57 PM
88	We are in desperate need of affordable housing. I would like to see four or five preapproved building plans that could available to homeowners like several CA cities have done to make ADUs a more affordable option to more people.	2/8/2021 3:34 PM
89	ADUs help make homeownership for the middle-lower class more attainable. Further regulation would only worsen our already problematic housing costs.	2/8/2021 3:11 PM

## Accessory Dwelling Units in Longmont

90	I lean very much on the side of less stringent regulations. Homeowners need more freedom to maximize the possibilities of their properties with safety and some necessary guidelines.	2/8/2021 3:10 PM
91	Yes, thanks! My wife and I live in Longmont with my in-laws. We are all on the title of our home. They live in the permitted, finished basement. It has been our plan and hope to build an egress stairway for them to have their own entrance / exit, but we have been told that since they have a kitchen in their living space, simply adding a stairway would mean necessary designation of the basement as an ADU. We would not be changing the use or function of this space at all by simply adding access to our own basement, so it is disappointing that the current regulations do not accommodate our situation - that of simply wanting to add a stairway to our basement for our own use. We are sympathetic to the need to regulate rental units, and would gladly comply if we decided to actually rent this space some decade in the future when my in-laws have passed. But for now we would like to see the regulations allow for a sort of middle position like the one we are in. Thanks for allowing feedback on these issues and for your attention to this. I would be more than happy to interact more personally on this.	2/8/2021 3:05 PM
92	Visual appeal, like in Prospect, is extremely important, so as not to ruin neighborhoods and/or reduce property values of neighbors.	2/8/2021 2:44 PM
93	We have insane rent. ADUs give opportunity for housing in the form of subleasing. Open the floodgates.	2/8/2021 2:11 PM
94	If detached, they should always have color and architectural compatibility with the primary home and neighborhood.	2/8/2021 2:09 PM
95	I like the idea of encouraging ADUs. It's a nice way to increase housing density without dramatically altering the look of neighborhoods. It's important to me that this isn't abused by for-profit companies, but rather ADUs should be for homeownership families to have extended family members live close by, or for supplemental rental income.	2/8/2021 1:30 PM
96	You have a housing shortage. I think residents who live in the homes should have the ability to add onto their structures for family that may need housing. However allowing more landlords to pack in more housing taking away available housing stock so they can make a buck is a problem. The ability to buy a home is so much more helpful to the cycle of our economy then having another landlord get another house to rent out.	2/8/2021 1:24 PM
97	Only where planned from the beginning. 2nd best within the existing house, such as a basement.	2/8/2021 12:51 PM
98	The city has other issues to deal with. If owners want to impose restrictions on their neighbors, perhaps they should seek out a location with a HOA that has similar views. This takes the burden off local government.	2/8/2021 12:24 PM
99	Question 16 is slightly unclear - I assume order is 1->7 for most->least. I also feel wishy washy about my ordering, just FYI, so take it with many grains of salt. I think it's pretty rare that people add on ADUs.. so I'm not too concerned. If a homeowner has a plan and wants to build one, I've got very few concerns. It's a good way to add on a guest bedroom, and also a good low rent option for people to stay at. I guess I also enjoy that it's a middle ground for higher densification and a way to work with the land we've got. Executed well, they add a nice flavor to the community and give a way to improve family/friend/neighbor bonds. My neighbor on 9th and Alta is a prime example, she's a rock star and her design is awesome. To me it's a design that is a win/win/win for the occupants, the homeowner, and the city. It provides both community and privacy for the occupants, higher density, and is a beautiful integration into the neighborhood. I suppose my only concern is on poor execution - more density without consideration on how to improve community bonds. A lot of construction these days (to me) doesn't seem to consider how people will interact in the constructed environment.. and surprise.. they don't interact. How frequently do you hear people say they've never met their neighbors? I realize that connecting the dots between that and written city policy is a very long stretch and I'm not sure if it's even possible. But I just wanted to share that it's important to me. I support you all thinking about this, and am glad you're thinking about how to maintain and improve our community.	2/8/2021 12:09 PM
100	Please continue to allow and make these dwellings easier to create. ADUs promote family values, improve neighborhood character, contributes to the city's sustainability efforts, and give families an economic advantage. Also please allow "tiny houses" which means do not have a minimum square footage requirement.	2/8/2021 11:14 AM

## Accessory Dwelling Units in Longmont

101	I am 100% in support of them. I think it is important to include the option for tiny houses as ADU's. I know some municipalities have a sq foot minimum , which eliminates the option for tiny living, which is highly compatible with even small lots.	2/8/2021 11:13 AM
102	I believe these would help alleviate some housing issues that Longmont has. Smaller type homes, especially for kids trying to leave home, or for us seniors who still want a neighborhood without having a large house to take care of	2/8/2021 10:15 AM
103	Just say NO!	2/8/2021 9:52 AM
104	More is better for most people. As a homeowner who values my investment, I'd rather see the town increase its affordable living opportunities for all than worry about the hypothetical potential impacts to my property value. Tide raises all boats, etc.	2/8/2021 9:12 AM
105	I moved from Boulder due in a large part to the loss of a culture there due to the cost of housing. Longmont has a chance to keep housing affordable and therefore maintain a better and more meaningful diversity of population. Artist, creative people, entrepreneurs, and young talent need places where they can afford to live.	2/8/2021 8:45 AM
106	Given Longmont's affordable housing crisis, I'm glad to see that the City is reevaluating its approach to ADUs	2/8/2021 6:58 AM
107	These should have a yearly license (renewed) and paid tax. eg. license \$45.00/year and city tax 3-4% of the yearly rental paid by the holder of the license .The person collecting the rent not the renter.	2/7/2021 4:39 PM
108	see comment above	2/7/2021 3:53 PM
109	Realtors should be required to tell potential buyers whether the neighborhood they are considering has, or is zoned to have, ADUs.	2/7/2021 2:01 PM
110	The motivation for ADUs is often profit, which is a poor precedent to set. Neighboring properties should not be subjected to negative aspects of increased density just because someone wants to add a rental (ADU) to help pay their mortgage. ADUs should NOT be allowed anywhere where it wasn't part of the original subdivision plan, unless it is contained in the original structure of the home. Even then, this creates after the fact duplexes amidst single family dwellings. Height is particularly critical, as solar access for power generation becomes more and more the norm (if not outright required).	2/7/2021 10:25 AM
111	If owners have more property than they need, and want to make income off of their land why don't we instead encourage subdivision for condos instead of rentals? The main thing lacking in this town is not rentals, it's homes for first time buyers. Make opportunities for people to get their foot on the property ladder instead of subjugating them to be permanent renters. This would also help take care of the blight of derelict units, because owners would have better engagement.	2/7/2021 9:59 AM
112	No.	2/7/2021 6:15 AM
113	I think ADU's are a great way to offer more housing to those with lower incomes when feasible.	2/6/2021 8:27 PM
114	ADUs are a great way for homeowners to increase their property value which in turn has a positive affect on other neighborhood property values. They also often bring some much-needed socioeconomic diversity to some areas which could really use it. I suspect the city is hearing complaints from a vocal minority... if you don't like ADUs, move to a neighborhood with an HOA that forbids them.	2/6/2021 8:01 PM
115	Safety and a functioning city are the only two items the city should really be concerned about. The most interesting and finish civilizations, gross of people, and cities are totally non conforming and include a wide variety of creative expression. Err on the side of being permissive and the city will thrive.	2/6/2021 7:20 PM
116	Longmont needs to become less dependent on automobiles. Restrictions related to parking requirements should be jettisoned; this will encourage people to use other means of transportation. Also, this poll seems to encourage people to think of reasons why ADUs should be disallowed or further restricted. That's no good. The poll needs to be impartial at minimum. The city's present land use policy is that higher density is important for the future economic viability of Longmont. If the poll has any slant it should be designed to teach people how beneficial ADUs can be.	2/6/2021 2:36 PM

## Accessory Dwelling Units in Longmont

117	Bad idea! There are already too many people in this town. Also, I feel that they will devalue our homes.	2/6/2021 2:03 PM
118	HOAs need to be forced to allow ADUs. HOAs currently have way too much power among few individuals.	2/6/2021 1:59 PM
119	I feel the city has no regard what so ever for the surrounding neighborhood for a proposed ADU. If the city is allowing a variance to zoning laws then the neighborhood should be allowed a variance and require the ADU owner to erect a solid fence, at their cost as part of the ADU construction, with a height sufficient to block any views of the neighboring back yards.	2/6/2021 12:42 PM
120	I believe in the use of incremental densification to allow for the construction of additional housing in Longmont in order to allow people to live here affordably while maintaining neighborhood character by allowing change to take place incrementally from the bottom up, instead of forcing change through gigantic development applications to build huge apartment buildings all at once. I have nothing against huge apartment buildings, but they are just one kind of housing and a healthy housing market requires a diverse mixture of housing stock. Restrictions on ADU construction primarily exist as a mechanism to prevent housing in Longmont from becoming more affordable and massively contributes to the rapidly escalating cost of housing in Longmont. If Council eliminated all restrictions on ADU construction, it is not as if Longmont would turn into Denver overnight. Instead, some homeowners who have the financial means may develop additional housing on their property as a way to earn a return on their investment. This is a healthy activity which allows for neighborhoods to adapt to changing circumstances and increases property tax revenue for the city without requiring any city resources. In addition, it allows for incremental change to guide the path to Longmont's future instead of attempting to lock the city as it currently exists in amber, stick our fingers in our ears, and pretend that the outside world does not exist. We can either control the change that happens to Longmont and do so in a way that benefits everyone, or we can allow change to happen to Longmont and only the wealthy and entrenched will benefit. You want to stop Longmont from turning into Boulder? Make housing affordable. Create more housing.	2/6/2021 12:39 PM
121	We purchased a house on Bowen with a large lot and appropriate zoning so that we would have the option to add a garage and ADU for our disabled son, and the property was valued accordingly. To change the rules and restrict our options that we agreed to in good faith, would forcibly take value away from us. That is wrong.	2/6/2021 12:23 PM
122	Relaxing rules might really help people who are caregivers to their elderly parents or people who want to rent out an ADU as an Air B'n'B to assist with supplemental income.	2/6/2021 12:19 PM
123	There are numerous ADUs in my neighborhood where the owners do not live on property. They are in terrible condition. There should be checks for this--rental licenses, safety inspections, and consequences for providing substandard housing.	2/6/2021 11:50 AM
124	Great way to create more affordable housing while allowing homeowner to also generate some income. Should only allow long-term rentals.	2/6/2021 11:29 AM
125	The city ought to close Vance Brand Airport and turn it into a tiny home development. I'm serious about this. Young people cannot afford to live in Longmont. They would prefer a tiny house over ADU's.	2/6/2021 11:19 AM
126	I think the City should come from the perspective of "how do we make this work" for the property owner as there is a dearth of properties with ADUs for elderly parents in Longmont and requests will likely increase over the next decade.	2/6/2021 10:39 AM
127	I don't think that density of the neighborhood is relevant. A denser neighborhood may be able to absorb a few extra dwelling units without noticeable impact. A less dense neighborhood has room for ADUs without detriment to the area.	2/6/2021 10:39 AM
128	Parking, setbacks are all equal in importance	2/6/2021 9:39 AM
129	ADU's are a great way to provide rental income for homeowners and allow singles and couples to rent in a community they might not be able to typically afford to buy. Off street parking is important to the success of ADU's in dense neighborhoods, it needs to be required and enforced.	2/6/2021 9:26 AM
130	I think they're a good idea. I'd like to slow down the building on new land. I'd like to see more density, which might lead to more people closer to stores, cutting down a bit on driving distance. I think it's a good use of available land, given all the wonderful parks we have where	2/6/2021 8:34 AM

## Accessory Dwelling Units in Longmont

people can walk and children can play. Backyards can be used to house more people and provide income for the homeowners. But, I think neighbors' input is essential. I would not want a neighbor to build an over-the-garage-type dwelling that looked down on my property without first having a chance to see the plans.

131	I would like to say that we just now completed the construction of our ADU, and it is a real God-send. My wife and I are nearly 75-years-old. She is disabled with MS, and, until now, I have been her only care-giver. Our daughter moved in to the new ADU just a couple of weeks ago, and has already made a huge difference to our lives. It would not be an overstatement to say that I am brought to tears by what this means to us. We feel enormously blessed, not only because our daughter wants to help us in this way, but also because we live in a city that supports and encourages ADUs in the way it does. A hundred times a day, I thank you. A hundred times a day.	2/6/2021 8:11 AM
132	Worked in Boulder near where these things are - they ruined the neighborhoods - by pricing single families out of once single family neighborhoods, the traffic and parking is atrocious. I do not want them in Longmont except in new neighborhoods that are planned and developed for them.	2/6/2021 8:10 AM
133	Consider residential sprinklers, emergency evacuation requirements and current water supply requirements based on total square footage of both units to ensure reduction of fire through auto-exposure.	2/6/2021 7:33 AM
134	I think they are ok to build and whomever the owner chooses to live there is ok.	2/6/2021 7:32 AM
135	we are in a housing shortage with record home prices. there is nothing affordable on the market for young people and those earning less than \$150K	2/6/2021 1:50 AM
136	How will rental income be handles and sales tax? How long must the unit be rented out for to be considered appropriate Parking can be a hurge issue and off street parking should be a must.	2/5/2021 11:42 PM
137	ADUs have multiple societal benefits, from making a city more walkable, to allowing families to remain together, to making increasingly expensive Longmont more affordable, to reducing carbon footprint.	2/5/2021 10:54 PM
138	I think this should be allowed even if you have an HOA	2/5/2021 10:53 PM
139	Great use for parent, grandparent, or young adult. I had one on former property and it allowed for help as I got older.	2/5/2021 10:13 PM
140	make it easier to have them. especially if people want to transform and rent out their basements as an ADU option - win-win.	2/5/2021 9:32 PM
141	None	2/5/2021 9:29 PM
142	Again, consider allowing ADU's on farm properties, where outbuildings (barns, sheds, even silos) could be converted into ADU's without changing the character of the property	2/5/2021 8:54 PM
143	Having older parents is a challenge that ADUs contribute to meeting. Make it roughly compatible in style to the house and don't be so intrusive/controlling.	2/5/2021 8:39 PM
144	I highly prefer ADUs to the alternative urban sprawl or apartment complexes. I would like to maintain the farming town feel of Longmont.	2/5/2021 8:38 PM
145	We already have 3 or more families living in single family homes in my neighborhood. Adding ADUs will only make it worse.	2/5/2021 8:38 PM
146	ADUs seem to be a way for people who already have a lot of money (they own property on which an ADU can actually exist) to get MORE money. Prospect is my only knowledge of ADUs and the rent per square foot is ridiculous. Should ADUs have a cap on rent charged per square foot? Is Longmont's purpose for allowing ADUs to help provide affordable housing? Or is it to allow already wealthy homeowners to practice rent-gouging? I'm in full support of sustainable higher-density living. But not at the expense of people needing affordable housing (and I don't mean "Boulder affordable") while lining the pockets of homeowners who already have plenty.	2/5/2021 8:31 PM
147	While Prospect is a unique neighborhood, it is one which has managed the use of ADU's fairly well. With conscientious management of the properties by the owners, they work well and have relatively limited negative impact on neighbors. I would suggest culling advice from ADU	2/5/2021 8:26 PM

## Accessory Dwelling Units in Longmont

owners in Prospect for guidelines in the management of such properties, especially those rented as AirBnb units.

148	I think it is very important that Longmont consider the housing trends of more residents than reasonably expected by number of bedrooms (i.e., shared bedrooms with adult roommates/family), which is caused by housing prices and significantly impacts the traffic and street parking congestion in neighborhoods. With these trends already existing and increasing, the permitting and addition of ADUs could further increase neighborhood street traffic and on-street parking, making recreational walking less safe. This is one of the most desirable features of Longmont's neighborhoods and should not be decided lightly. I hope in areas that high density housing already exists - including areas where this exists in practice but not by design - Longmont considers adding pedestrian visibility features such as strobing/red light crossings, additional stop signs on streets such as Mountain View between Hover and Airport, and other features that maintain and enhance the walkability the citizens of Longmont so highly value.	2/5/2021 8:12 PM
149	All of the items are important so it was hard to rank them. It is important ADU's fit the home, neighborhood, density etc. so that the appeal of our town is consistent.	2/5/2021 7:23 PM
150	I believe ADUs should be allowed.	2/5/2021 7:21 PM
151	would a tiny house be considered an ADU	2/5/2021 6:49 PM
152	I didn't know these were legal here! Both my husband and I work from home, and my daughter is in 100% online school due to the pandemic. I would love to build a small office/studio out in the backyard on our property (~.36 acres) to give us some more breathing room.	2/5/2021 6:33 PM
153	I'm in favor of letting people do almost whatever they want with their property.	2/5/2021 6:17 PM
154	I think its a bad idea.	2/5/2021 6:15 PM
155	We feel the city has been negligent in following and enforcing its own regulations pertaining to ADUs.	2/5/2021 6:09 PM
156	Nothing	2/5/2021 5:58 PM
157	Extra flexing of rules for true "granny flats" if purposed to ease senior housing costs & accessibility to caregiving support from family.	2/5/2021 5:56 PM
158	We need affordable housing in Longmont and this is a good idea	2/5/2021 5:51 PM
159	The question above, it didn't state - but ONE was my "most important" and NINE was my "least important"	2/5/2021 5:40 PM
160	would prefer no ADUs at all	2/5/2021 5:39 PM
161	Not at this time.	2/5/2021 5:33 PM
162	This survey is written with an anti ADU bias. The questions and answers lead respondents on reasons why people might not want ADUs. The intro for this survey claimed something like only 40 new ADUs in the city outside of prospect in the last 20 years. Two a year? In the whole city north of Ken Pratt? I couldn't even bring myself to rank these 9 categories of concerns. My #1 reason for supporting ADUs is that they would give people a place to live. Nothing on this list of concerns is more important than sheltering people.	2/5/2021 5:31 PM
163	I am very interested in renting an ADU! I think there is a need for more and I find it is more and more difficult to find a small rental for 1 person who wants stable long term decent housing.	2/5/2021 5:30 PM
164	I think that more affordable housing is good.	2/5/2021 5:29 PM
165	Great idea, for grandparents to live with their adult children, etc. Good for the safety of the older people (and those with disabilities, etc.) and their happiness at being somewhat independent but yet near loved ones. These have been used and are encouraged very successfully for years in many parts of the country. People like them. My own mom, age 96, lives with my brother this way in Oregon. Good for college students, etc	2/5/2021 5:29 PM
166	So many homes have more than two cars. Often times, streets are clogged with resident's cars. There should be some concession to at least one parking space located on the property for the ADU resident/s.	2/5/2021 5:29 PM
167	Owner should not have to live in main house. What if they need to move away but want to	2/5/2021 5:23 PM

## Accessory Dwelling Units in Longmont

	maintain original house as investment property, or to move back to later on?	
168	HOAs need to be involved as appropriate.	2/5/2021 5:09 PM
169	I think a person should be able to get the most for their money & the reason to NOT allow this should not be based upon a bunch of snooty NIMY's. (Not In My Back Yard) folks. :)	2/5/2021 4:57 PM
170	I'd like to know more about ADU's to better consider the questions in the survey. I'd also like to know if the ADU's will become short term rentals (i.e. airbnb). That's a different situation.	2/5/2021 4:57 PM
171	It seems that ADUs should be a great tool to provide a variety of housing options at varied costs to help meet the housing crunch we have here but it's not working so that tells us something is not right. I suspect there is just too many regulatory hoops/costs associated to make it worth the while. Instead of adding barriers to ADUs and who can have them, we ought to remove restrictions to some degree.	2/5/2021 4:55 PM
172	No ADU's !!!!!!!!!!!!!	2/5/2021 4:54 PM
173	To me, it's just a matter of aesthetics and upkeep - being a good neighbor in general. Regarding whether an owner should be required to live in the ADU or not - I have seen rental properties that are better cared for than their owner-occupied neighbors. I have also seen rental properties you can spot as such from a mile away because no upkeep whatsoever is done on the home. The character of the owner is more important than where they live. Likewise, if an owner who wants to build an ADU is respectful and cares about the neighborhood, they will design the ADU in such a way to be an asset rather than a detriment.	2/5/2021 4:53 PM
174	ADU's shouldn't be allowed. They will be used by absent owners to have double the renters in a single lot. (Renters don't have an interest in the long term success of the community, which is causing a problem with both of my HOA's.) They will increase parking needs for many neighborhoods that already don't have enough street parking available. They will increase population density in whatever areas they are allowed in, making neighborhood maintenance more difficult. People who have no other choice will be limited to ADU's by the market, even if they have a family and need more space. We need to build more, intelligent housing, not sardine people together.	2/5/2021 4:53 PM
175	With homelessness and vulnerable populations (seniors) special attention should be placed on allowing latitude for ADU if homeowner is going to house parents. For example, allow two separate ADU's if for two related individuals. Perhaps for unrelated people, limit to one ADU. I wanted to build spaces for both my divorced aging parents but City would not allow it. Age 94 and 89. They had no where else to go.	2/5/2021 4:52 PM
176	Today's landscape of living arrangements is shifting. Allow for flexibility to evolve with the current climate to maintain Longmont's increasing living desirability.	2/5/2021 4:49 PM
177	As Longmont has bumped up against it's boundaries, density is the only way for our community to grow. I believe that ADUs may also aid in having affordable housing options in Longmont and will help allow for multi-generational living.	2/5/2021 4:48 PM
178	ADU should be well kept in good condition as similar with other properties as so the land it resides in. Sight lines to adjacent properties should also be considered as not to obstruct neighbors views and should require same property line requirements as a house.	2/5/2021 4:48 PM
179	ADUs are a great way to provide more housing options in a community with a shortage of options. We should move away from the era of exclusionary zoning and ordinances	2/5/2021 4:45 PM