

Accessory Dwelling Unit Study

Detached, with 6-foot setback from main house

Some statistics about the Medium Density Residential (RM) Zone in Emeryville:

441	parcels in the RM Zone contain residences.
113	parcels (26%) contain single-family homes.
64	parcels (57% of single-family homes) have at least 300 square feet of space to construct an ADU in the backyard, given the required rear and side setbacks, and assuming the minimum distance from the main house of six feet.
42	of the 64 parcels above (37% of single-family homes) are owner-occupied.

Potential ADU footprints for the 42 parcels described above:

Potential ADU Footprint	Count of One Unit Address
300 - 590 Sq. Ft	8
600 - 1190 Sq. Ft	20
1200 Sq. Ft	14
Total	42

Table 1. Parcel Coverage for the RM Zone

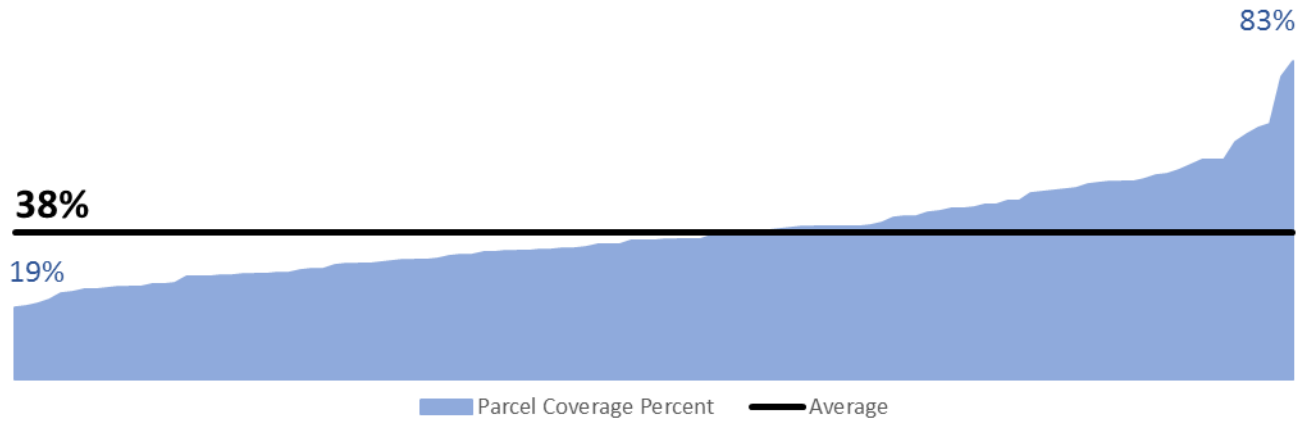
40%	Average parcel coverage for the RM Zone.
38%	Average parcel coverage for single family homes.
33%	Average parcel coverage for the 42 owner-occupied single-family homes described above, with no ADU.
54%	Average parcel coverage for the above 42 parcels if each built the largest possible ADU for their lot, up to 1200 square feet, given the required setbacks and assuming six feet distance from the main house.
46%	Average parcel coverage for all parcels with single family homes, if all 42 of the above parcels built the largest possible ADU for their lot.
41%	Average parcel coverage for RM Zone with the addition of 42 ADUs.

Table 2. Estimated maximum backyard areas, given required rear (5 feet) and side (3 feet) setbacks, and 6 feet distance from the main house. Please note that for the backyards larger than 1200 square feet, the maximum of 1200 was added to the original Footprint Area in the column “Footprint Plus ADU,” below. For purposes of this analysis, “backyard area” does not include area within setbacks.

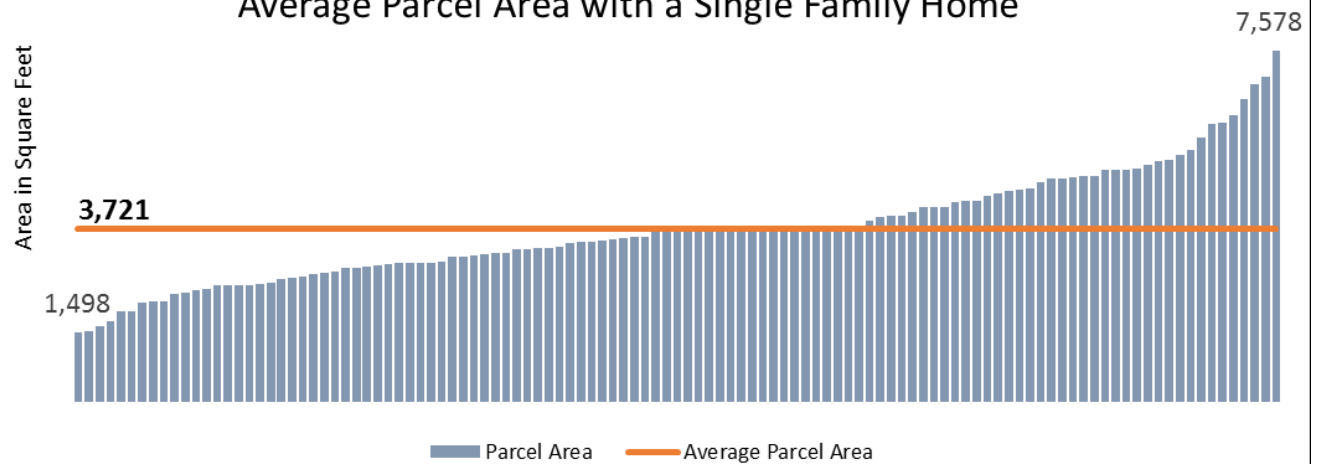
APN	Backyard Area	Possible ADU	Parcel Area	Footprint Area	Footprint Plus ADU	% Coverage w/ Max ADU	% Coverage w/out ADU
49-1473-5-2	325	325	2974	926	1251	42%	31%
49-1080-1	353	353	5309	1645	1998	38%	31%
49-1471-17	421	421	3688	1297	1718	47%	35%
49-1473-14	428	428	3727	1021	1449	39%	27%
49-1175-24-2	430	430	2549	1011	1441	57%	40%
49-1080-14	474	474	3700	1467	1941	52%	40%
49-1312-12	505	505	4300	2295	2800	65%	53%
49-1080-6-2	508	508	4340	1312	1820	42%	30%
49-1470-13	626	626	3176	1773	2399	76%	56%
49-1175-9-2	632	632	2708	1068	1700	63%	39%
49-1175-23	639	639	2440	584	1223	50%	24%
49-1184-15-1	674	674	7002	1737	2411	34%	25%
49-1312-18	678	678	3725	1358	2036	55%	36%
49-1083-3	706	706	3778	1224	1930	51%	32%
49-1026-29	718	718	2874	1421	2139	74%	49%
49-1313-6	724	724	3300	1274	1998	61%	39%
49-1312-13	729	729	3800	1515	2244	59%	40%
49-1176-5-2	736	736	4092	1378	2114	52%	34%
49-1083-5	800	800	3200	1060	1860	58%	33%
49-1026-12	804	804	3749	1417	2221	59%	38%
49-1312-5	829	829	2876	1309	2138	74%	45%
49-1330-3	879	879	5000	1353	2232	45%	27%
49-1312-26	1006	1006	4823	1164	2170	45%	24%
49-1312-8	1031	1031	5000	1244	2275	45%	25%
49-1471-18	1072	1072	3691	1272	2344	64%	34%
49-1080-5	1095	1095	3768	1072	2167	58%	28%
49-1470-16-2	1100	1100	3146	1149	2249	71%	37%
49-1079-4	1159	1159	3438	1098	2257	66%	32%
49-1174-5	1200	1200	6014	1116	2316	39%	19%
49-1081-7	1200	1200	5437	1274	2474	46%	23%
49-1081-2	1200	1200	4590	1274	2474	54%	28%
49-1081-1	1200	1200	4582	1708	2908	63%	37%
49-1026-15-4	1200	1200	5115	1361	2561	50%	27%
49-1174-43	1218	1200	4800	1637	2837	59%	34%
49-1470-3	1252	1200	5195	1813	3013	58%	35%
49-1471-16	1290	1200	3681	1003	2203	60%	27%
49-1183-12	1327	1200	3198	855	2055	64%	27%
49-1174-15	1606	1200	4547	1363	2563	56%	30%
49-1174-11	1721	1200	4737	1724	2924	62%	36%
49-1312-24	2070	1200	6172	1164	2364	38%	19%
49-1471-4	2099	1200	6842	1516	2716	40%	22%
49-1174-45	1200	1200	7578	2024	3224	43%	27%

AVERAGE	54%	33%
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Parcel Coverage for 113 Parcels with Single Family Homes



Average Parcel Area with a Single Family Home



Parcel Area	Count
Less than 2,400 Sq. Ft	11
2,400 - 2,500 Sq. Ft	2
2,500 - 5,000 Sq. Ft	86
Over 5,000 Sq. Ft	14
Total	113

Parcel Coverage was compared to potential ADU size for the 42 owner-occupied single family homes which could construct a new ADU.

Generally, potential ADU size was inversely related to parcel coverage. Where that varied, house placement on lots and/or existing setbacks and separation requirements limited ADU size.

None of the parcels which could build the largest possible ADU (1,200 square feet) had existing parcel coverage greater than 40%. The average for these 14 parcels was 28% (range of 19 – 37% parcel coverage).

