Analysis of ADU Capacity and Proximity to Transit

Part 1: Analysis of ADU Capacity

Figure 1 shows all single-family lots in all zones (R-0, R-1, R-2, and DSP residential blocks) where ADUs are currently allowed. In this context, "single-family lots" means only those lots in these four zones which have an existing single-family home on them, and no other land uses/structures (i.e., commercial or mixed uses).

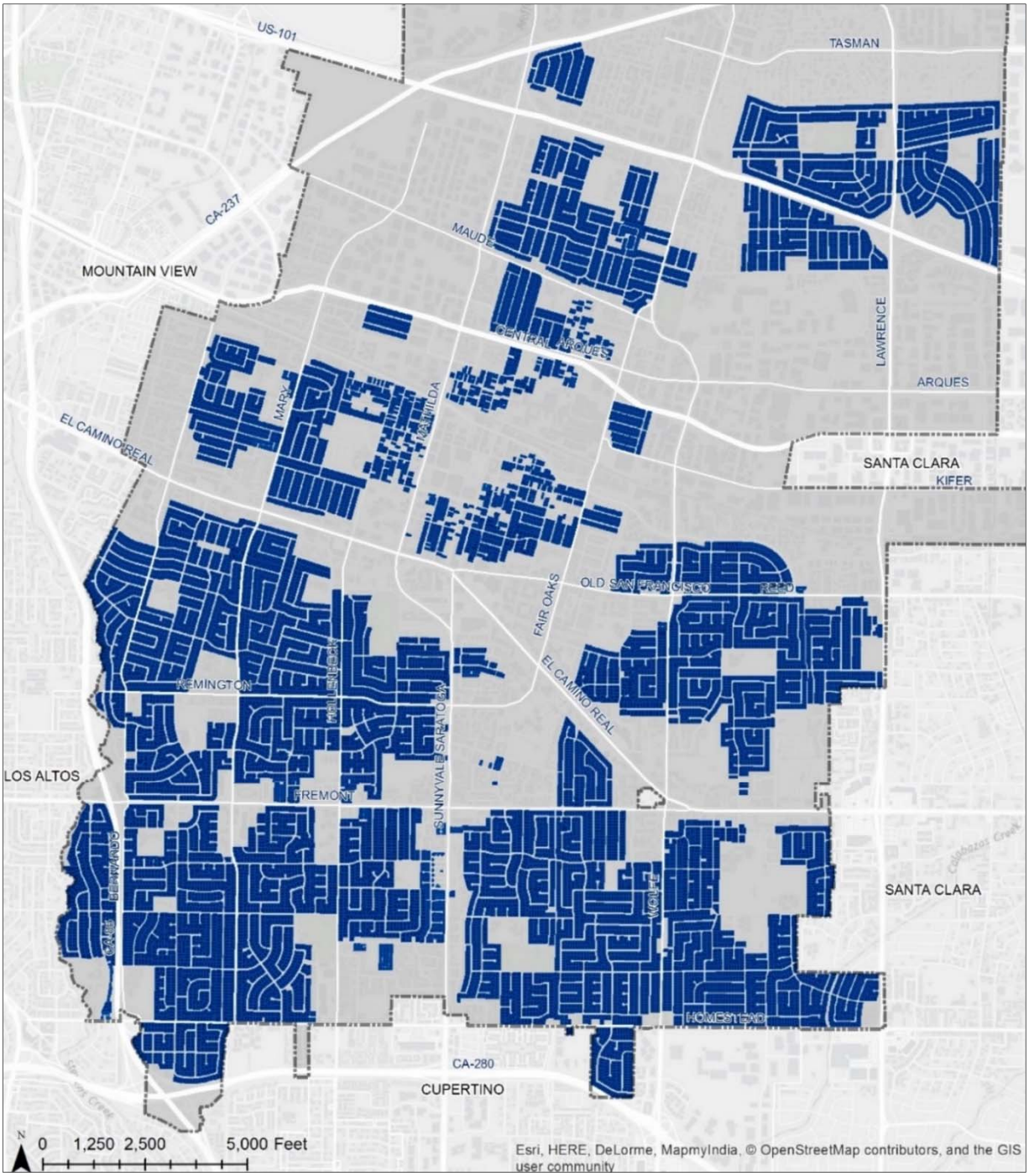

Figure 1. *All single-family lots in R-0, R-1 and R-2 zones and residential blocks of DSP Area.*

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Figure 2 shows a subset of the lots shown in Figure 1: only those single-family lots that meet the minimum lot size currently required for an ADU (8,500 SF in R-1 and R-0, and 5,000 SF in R-2 and DSP-R). Only 17.6% of the lots shown on **Figure 1** meet the applicable minimum lot size for an ADU.

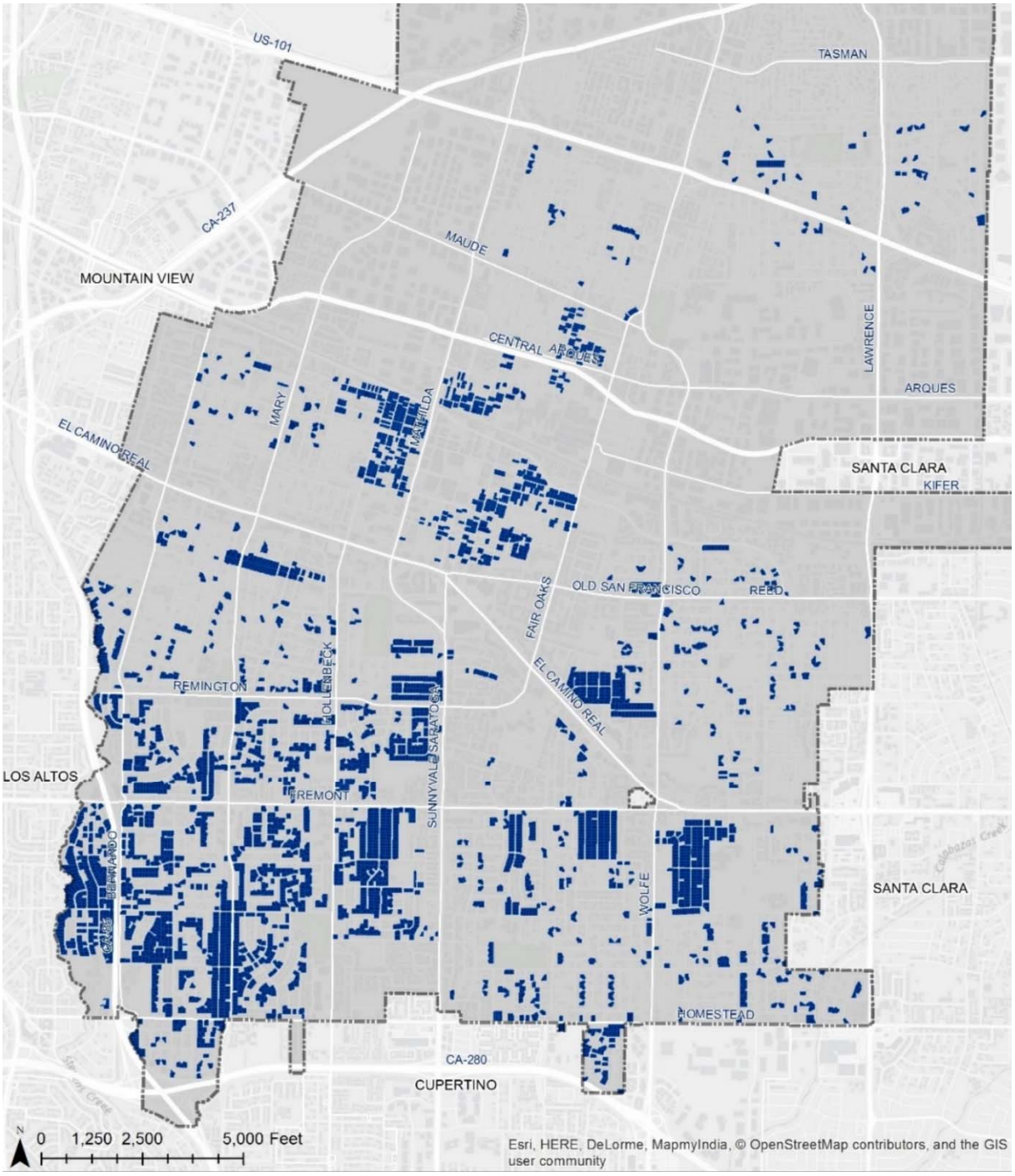

Figure 2. *All single-family lots that meet the current minimum lot size for ADUs.*

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Lot Sizes in R-0 and R-1 Zoning District

Currently the minimum lot size for newly built ADUs is 8,500 SF in R-0 and R-1 zones. There are currently 19,266 single-family lots within these two zones. Slightly more than fifteen percent of them, or 2,963 lots, meet the current ADU minimum lot size. The average lot size in R-0 is 6,467 SF, and in R-1 it is 8,770 SF. Since the average lot size in the R-0 zone is much smaller than in R-1, staff studied the two zones separately. By zone, 44% of the R-1 lots and 7% of the R-0 lots currently meet the ADU minimum lot size (8,500 SF). Two-thirds of the 2,963 lots of at least 8,500 SF are zoned R-1. Nearly 30 percent of the total single-family lots, or nearly 5,800 lots, are legal non-conforming (i.e., less than 6,000 SF in R-0 or 8,000 SF in R-1), which is less that the minimum lot size required today for new single-family subdivisions. This is not necessarily relevant to the ADU issue, but provided for context.

Single-family Lots in R-1 Zone

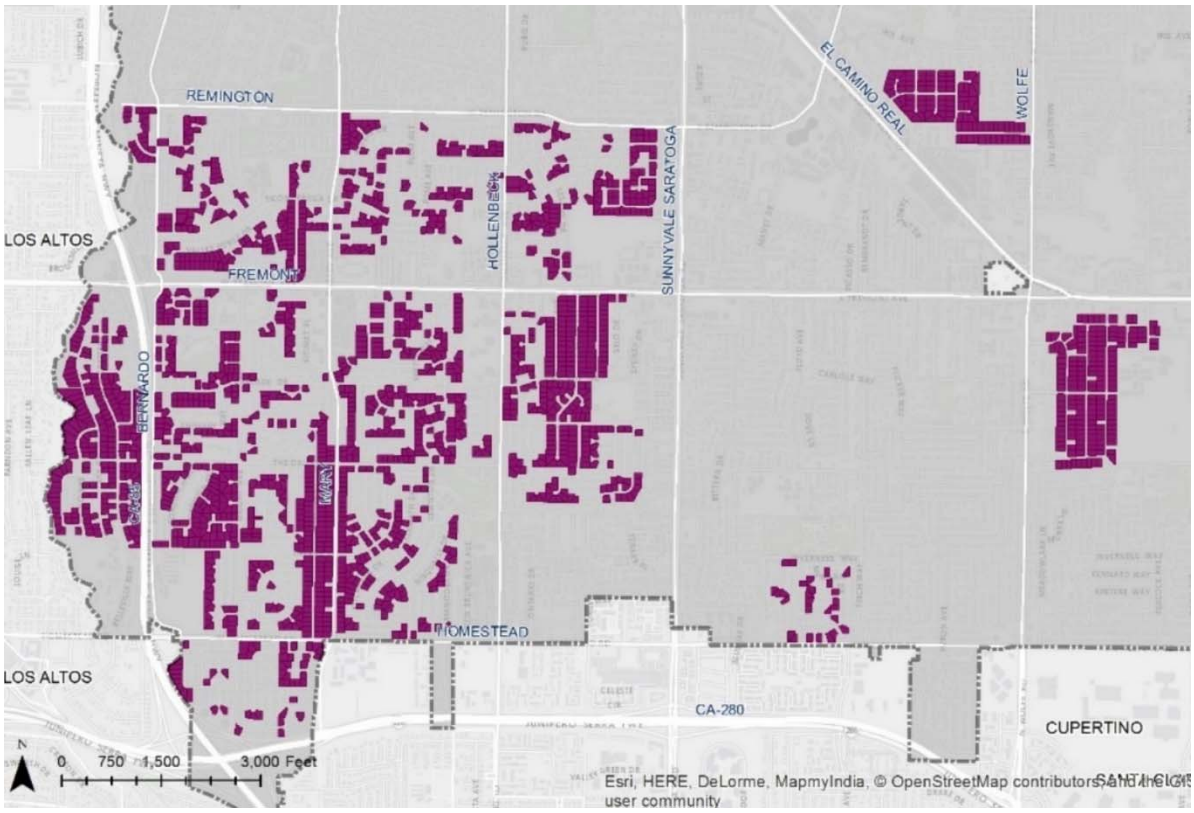

Figure 3. *44% of R-1 lots meet the current minimum lot size for ADUs (8,500 SF).*

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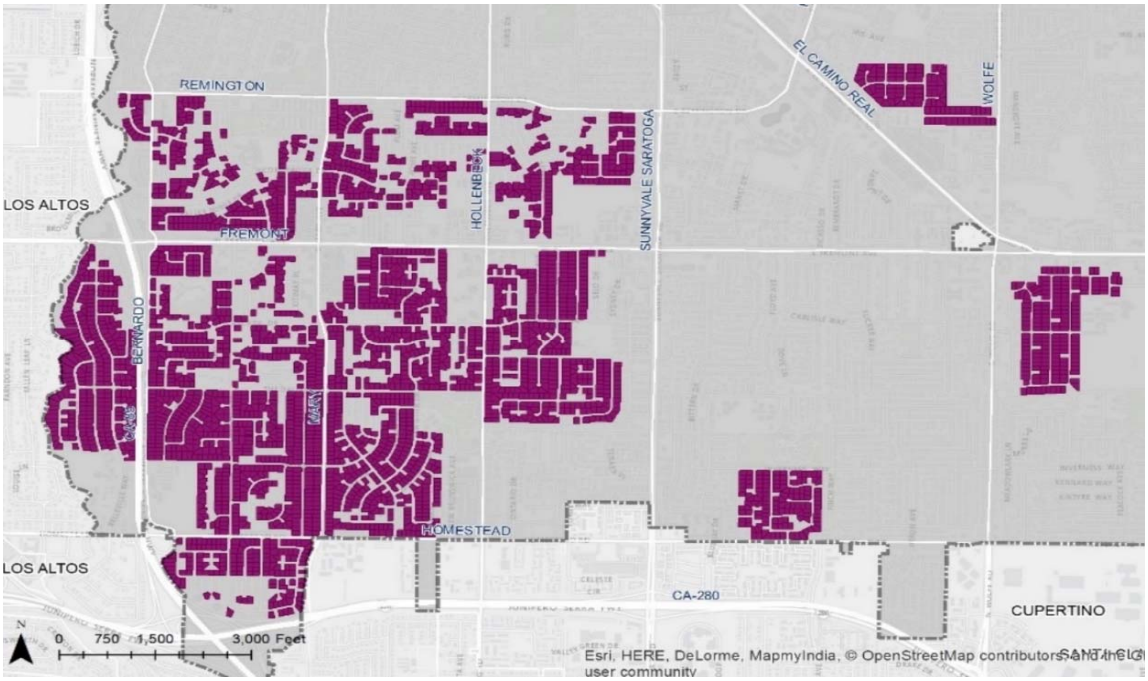


Figure 4. *If minimum lot size in R-1 was 8,000 SF, 72% of R-1 lots could potentially add an ADU.*

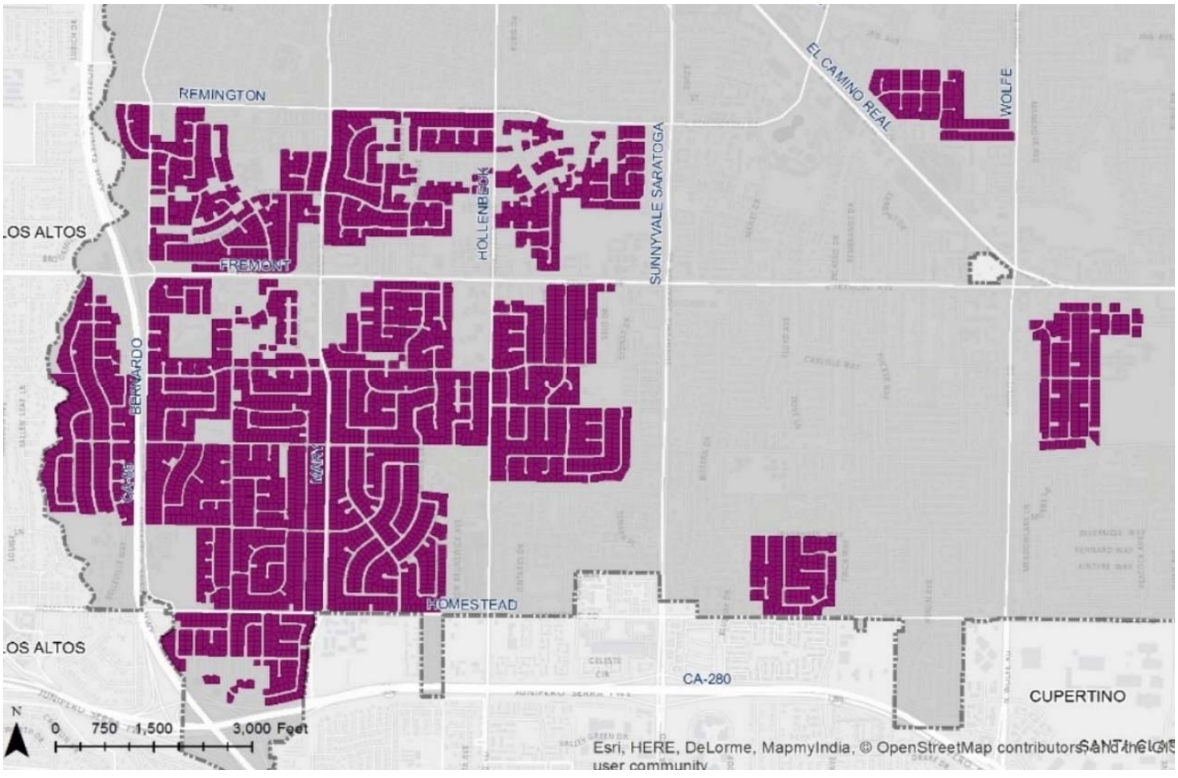


Figure 5. *If minimum lot size in R-1 was 7,500 SF, 88% of lots could potentially add an ADU.*

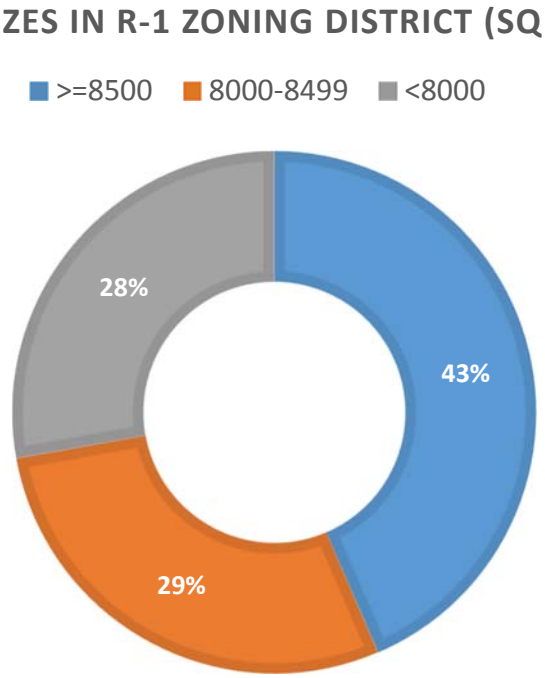
Analysis of ADU Capacity and Proximity to Transit

Table 1 below shows the number of R-0 and R-1 lots that would have potential to add an ADU if the lot size was reduced to various levels, shown in 500 SF increments.

Table 1.

R-1	Minimum Lot Size for New Single Family Lot Subdivision	8,000 SF
	Average Size of Existing Single Family Lots	8,770 SF
	Minimum Lot Size Requirement for ADU	8,500 SF

Minimum Lot Size (SF)	**No. of Lots (#)**	***Percent of Lots (%)***	**Cumulative (#)**	***Cumulative (%)***
>=8,500	1,958	*44%*	1,958	*44%*
8,000-8,499	1,289	*29%*	3,247	*72%*
<8,000	1,252	*28%*	4,499	*100%*
Total	**4,499**	***100%***	**4,499**	***100%***



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Single-Family Lots in R-0 Zoning District

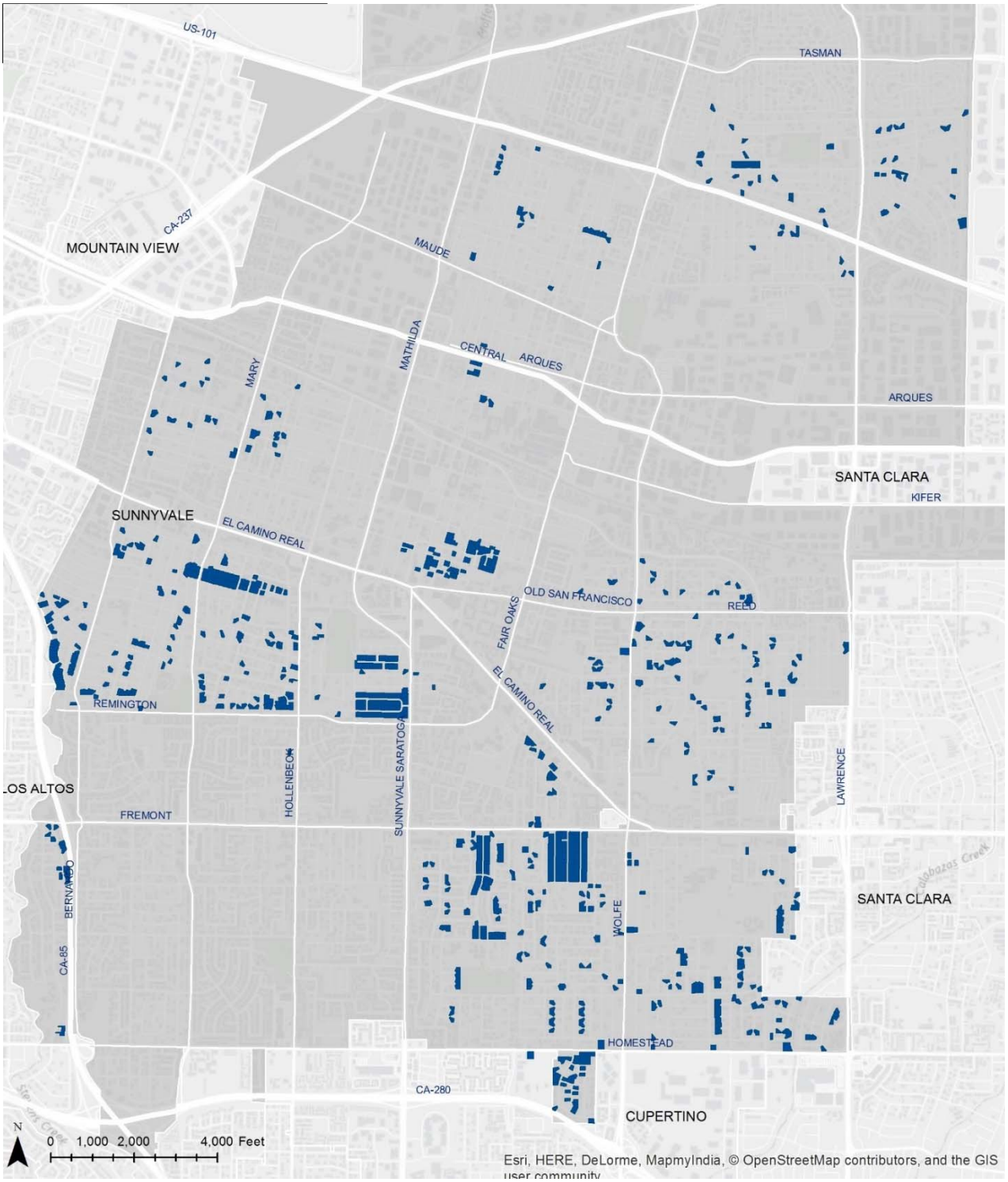

Figure 6. 7% of R-0 lots meet the current minimum lot size of 8,500 SF.

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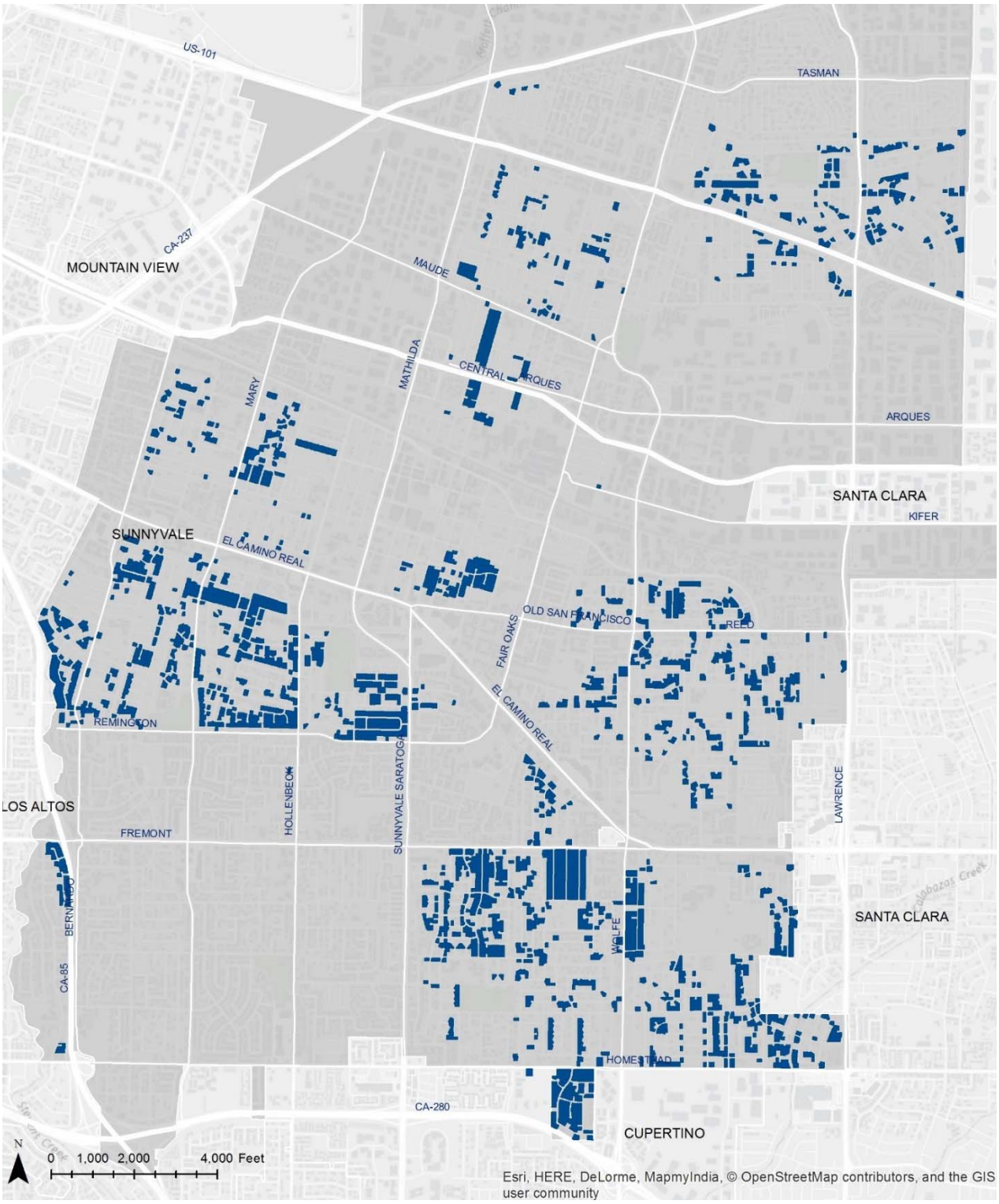

Figure 7. If minimum lot size was reduced to 7,000 SF, 20% of R-0 lots could potentially add an ADU.

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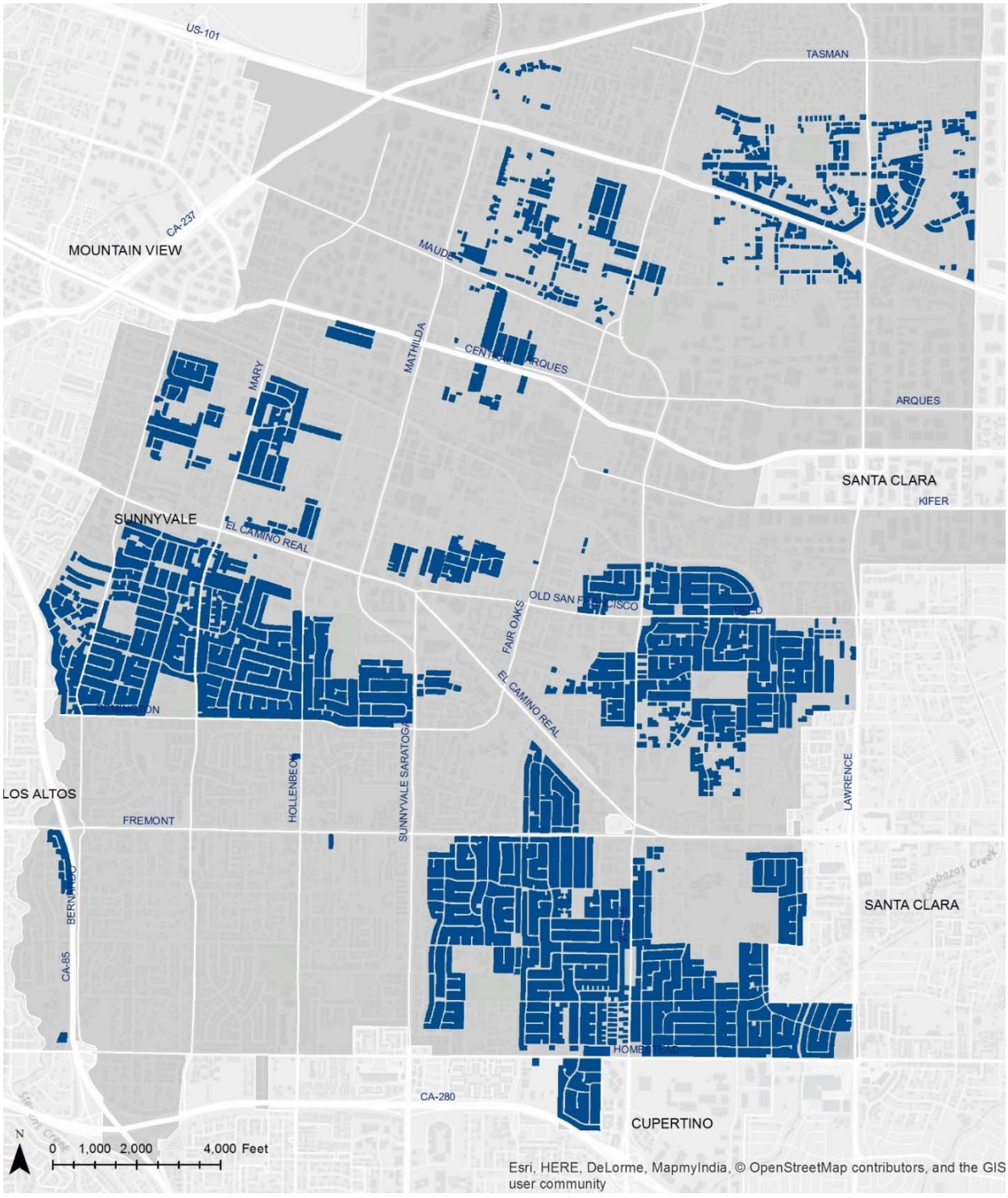


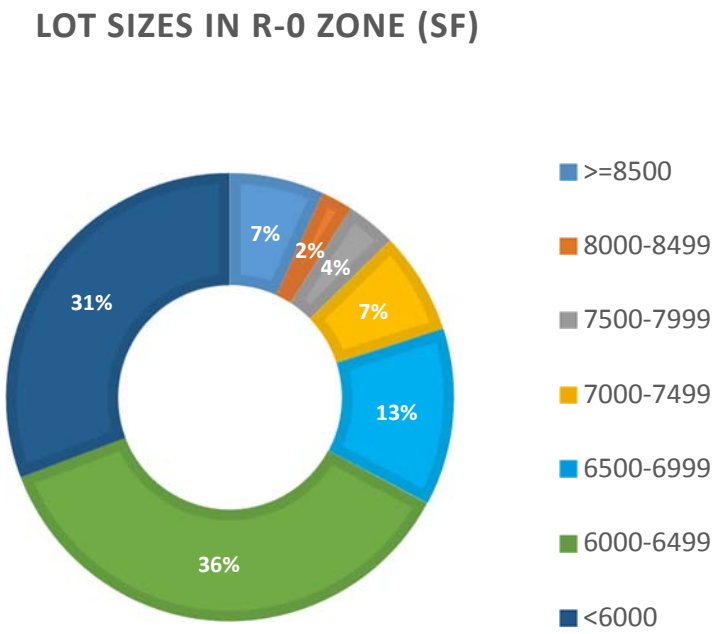
Figure 8. If minimum lot size were reduced to 6,000 SF, 69% of R-0 lots could potentially add an ADU.

Analysis of ADU Capacity and Proximity to Transit

Table 2. The number of R-0 lots that could potentially add an ADU if minimum lot size was reduced, in 500 SF increments.

R-0	Minimum Lot Size for New Single Family Lot Subdivision	6,000 SF
	Average Size of Existing Single Family Lots	6,467 SF
	Minimum Lot Size Requirement for ADU	8,500 SF

Minimum Lot Size (SF)	**No. of Lots (#)**	***Percent of Lots (%)***	**Cumulative (#)**	***Cumulative (%)***
>=8,500	1,005	*7%*	1,005	*7%*
8,000-8,499	336	*2%*	1,341	*9%*
7,500-7,999	534	*4%*	1,875	*13%*
7,000-7,499	1,089	*7%*	2,964	*20%*
6,500-6,999	1,883	*13%*	4,847	*33%*
6,000-6,499	5,373	*36%*	10,220	*69%*
<6,000	4,547	*31%*	14,767	*100%*
Total	**14,767**	***100%***	**14,767**	***100%***



Analysis of ADU Capacity and Proximity to Transit

Part 2: Proximity to High Quality Transit

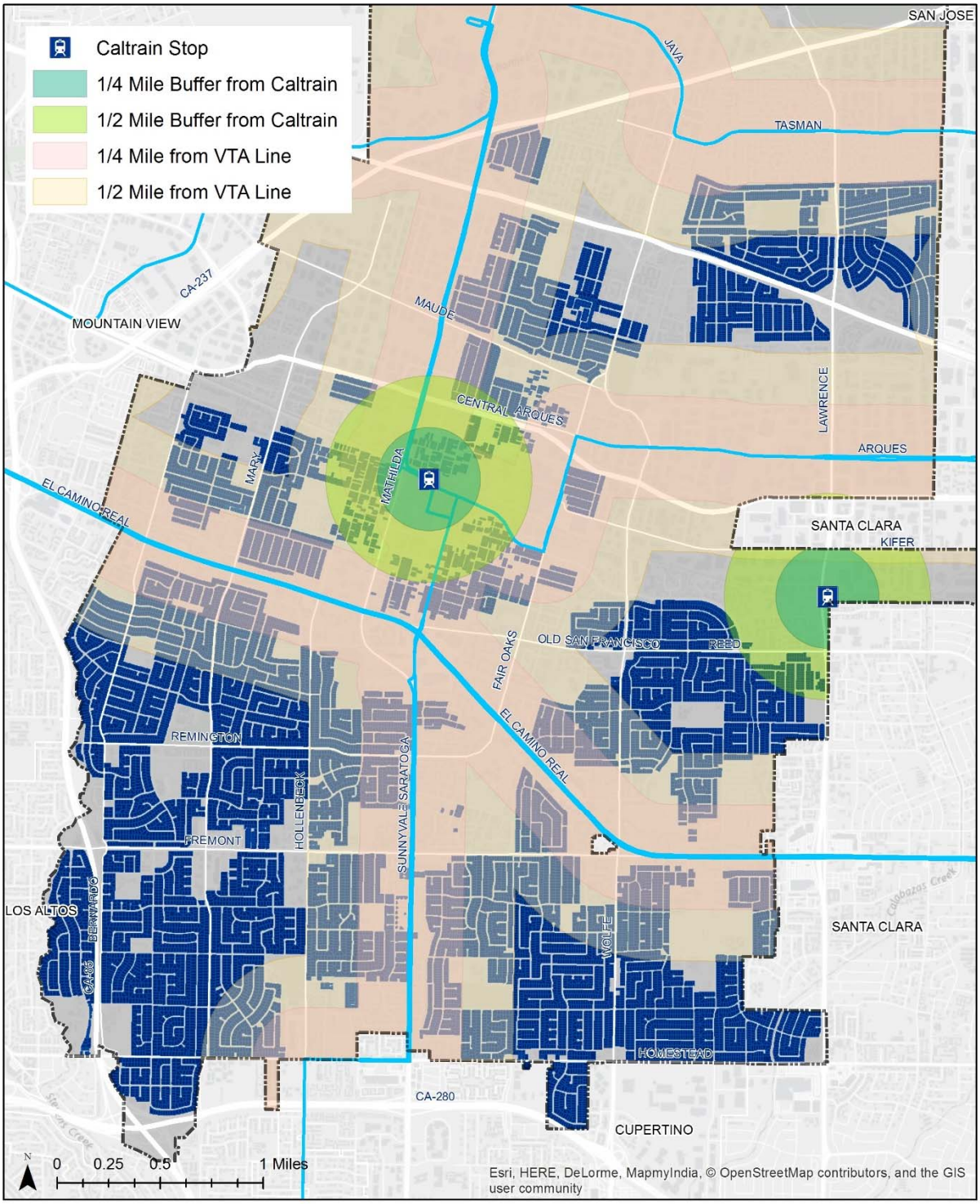


Figure 9. Single family lots (in R-0, R-1, R-2, and DSP-R zones) within ¼ mile and ½ mile of high-quality transit and Caltrain stations within the City.

Analysis of ADU Capacity and Proximity to Transit

A high-quality transit corridor is defined by the State as a corridor with fixed route bus or rail service with service headways of 15 minutes or less during peak commute hours. Currently two bus routes along El Camino Real (22 and 522) and one light rail line (902) meet that definition. The Santa Clara Valley Transportation Authority (VTA) plans to increase bus service along the north-south corridor in Sunnyvale in late 2017, coinciding with the start of BART service to Santa Clara County. At that time, two new routes (20 and 523) will begin service along Sunnyvale-Saratoga Road / Mathilda Avenue (20 and 523). The chart below shows the percentage of all single-family lots (in the four zones studied) near these high-quality transit routes, as shown on Figure 9. This analysis was done in responses to suggestions that perhaps a lower minimum lot size for ADUs could or should be applied to lots closer to high-quality transit. Staff presents the results of the spatial analysis below for information and discussion purposes.

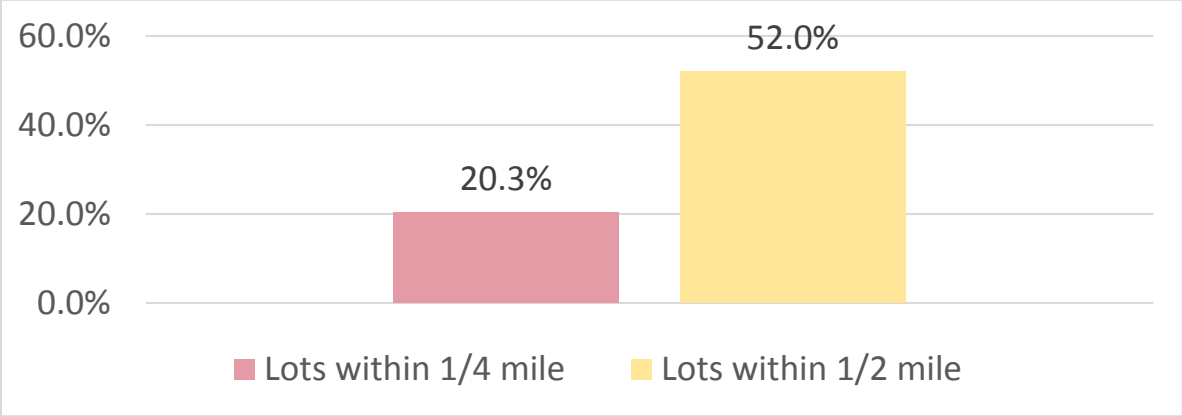


Table 3. Number of R-0 lots near current and planned high-quality transit corridors, by lot size, in 500 SF increments.

Number of R-0 Lots within 1/2 Mile of High Quality Transit Corridors			
Min. Lot Size (SF)	**No. of Lots (#)**	**Cumulative (#)**	**Cumulative (%)**
>=8,500	644	644	7%
8,000-8,499	184	828	9%
7,500-7,999	299	1,127	13%
7,000-7,499	699	1,826	21%
6,500-6,999	1,007	2,833	32%
6,000-6,499	2,562	5,395	62%
<6,000	3,370	8,768	100%
Total	**8,768**	**8,768**	**100%**

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Number of R-0 Lots within 1/4 Mile of High Quality Transit Corridors			
Min. Lot Size (SF)	**No. of Lots (#)**	**Cumulative (#)**	**Cumulative (%)**
>=8,500	296	296	9%
8,000-8,499	59	355	11%
7,500-7,999	103	458	14%
7,000-7,499	219	677	21%
6,500-6,999	369	1,046	32%
6,000-6,499	771	1,817	56%
<6,000	1,448	3,265	100%
Total	**3,265**	**3,265**	**100%**