

HOUSING TYPE EXAMPLES

Los Gatos General Plan 2040 GPAC

EXHIBIT 5

Accessory Dwelling Units



Accessory dwelling units (ADUs) are an additional dwelling unit to a primary residence. They are known by many names: granny flats, in-law units, backyard cottages, secondary units, and more. ADUs are an innovative, affordable, effective option for adding much-needed housing. ADUs can be newly constructed units, converted garages or basements, or built above a garage or workshop.



New Laws to Streamline ADU Construction

Over the past few years, the California legislature has made efforts to streamline ADU construction. This includes:

- Making ADU approval a ministerial action,
- Mandating that local governments approve ADU building permit requests if the ADU meets certain standards,
- Allowing ADUs to be built in all zoning districts that allow single-family uses,
- Reducing or eliminating ADU parking requirements, and
- Reducing ADU utility-related fee requirements.

Tiny Homes

The tiny-house movement is an architectural and social movement that promotes living simply, financial prudence, and safe, shared community experiences. Tiny homes are generally defined as residential structures **under 400 sq. ft.** They can be built on permanent foundations or trailers.



Duplexes



A duplex has **two** dwelling units **attached** to one another with separate entrances for each. This includes two-story houses with a complete apartment on each floor and side-by-side apartments on a single lot that share a common wall.

Triplexes and Fourplexes

A triplex has **three** dwelling units **attached** to one another with separate entrances for each, while a fourplex has **four** dwelling units. This includes multi-story houses with a complete apartment on each floor and also side-by-side apartments on a single lot that share a common wall.



Townhouses



Townhouses are **single-family** dwelling units that usually have two or three floors that share a wall with another house. Unlike duplexes, triplexes, or fourplexes, each townhouse is **individually owned**.



Courtyard Apartment/Bungalow Court

A courtyard apartment consists of multiple side-by-side and/or stacked dwelling units that are centered around a shared outdoor open space or garden. Each unit may have its own individual entry, or several of the units may share a common entry.

A bungalow court consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and is an important community-enhancing element.



Co-Housing



Co-housing is an intentional community of private homes clustered around shared space. Each attached or detached single-family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces.



Micro Units



While there is no standard definition, a working definition of micro units is a small studio apartment, typically **less than 350 square feet**, with a fully functioning and accessibility compliant **kitchen and bathroom**. Under this definition, a 160-square-foot single-room-occupancy (SRO) unit that relies upon communal kitchen or bathroom facilities does not qualify as a micro unit.

Live/Work

Live/work units consist of a separate living space attached to a work space within the same unit that is occupied by the same tenant.



Single-Family Detached



A single-family detached home is a stand-alone structure that is maintained and used as a single dwelling unit.

Density Range: 1-5 dwelling units/acre
Height/Stories: 35 feet, 2 stories

Small Lot Single-Family Detached

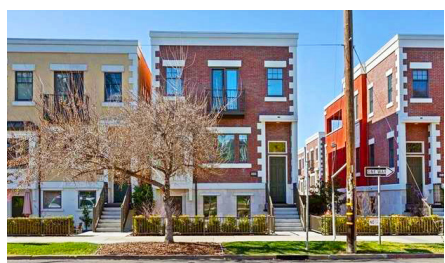


Small Lot Single-family detached homes with a smaller building footprint and lot size can accommodate more dwelling units per acre.

Density Range: 5-12 dwelling units/acre
Height/Stories: 35 feet, 2-3 stories



Compact Single-Family or Multifamily-Very Low



Compact Single-family detached homes with a smaller building footprint and lot size can be accommodate more dwelling units per acre. Similarly, multifamily-very low buildings can provide more dwelling units per acre.

Density Range: 12-20 dwelling units/acre
Height/Stories: 35-45 feet, 2-3 stories

Government Code Section 65583.2(c)(3)(B) allows the Town to use “**default density**” standards as a streamlined option to meet the **lower-income RHNA**. The default density for Los Gatos is **20 du/ac**.

Multifamily-Low



Multifamily buildings are designed to house several different families in separate housing units. They are commonly known as apartments or condominiums.

Density Range: 20-40 dwelling units/acre
Height/Stories: 35-50 feet, 2-4 stories

Multifamily-Medium

Multifamily buildings are designed to house several different families in separate housing units. They are commonly known as apartments or condominiums, depending on the ownership structure.

Density Range: 40-60 dwelling units/acre
Height/Stories: 40-60 feet, 3-5 stories



Multifamily-High



Multifamily buildings are designed to house several different families in separate housing units. They are commonly known as apartments or condominiums, depending on the ownership structure.

Density Range: 60+ dwelling units/acre
Height/Stories: 50-80 feet, 5-8 stories

Low-Intensity Mixed Use



Mixed-use development blends two or more of the following land use types: residential, commercial, cultural, institutional, and/or industrial. Typically, these developments have commercial uses on the ground floor with residential units above.

Density Range: up to 60 dwelling units/acre

Height/Stories: 40-60 feet, 3-5 stories

FAR Range: 0.3 to 1.0

High-Intensity Mixed Use

Mixed-use development blends two or more of the following land use types: residential, commercial, cultural, institutional, and/or industrial. Typically, these developments have commercial uses on the ground floor with residential units above.

Density Range: 60+ dwelling units/acre

Height/Stories: 50-80 feet, 5-8 stories

FAR Range: 0.3 to 1.0

