There are many challenges to overcome with allowing detached ADUs in Bear River City.

1. Tucked away or "Hidden" home problems
   a. Crime Prevention Through Environmental Design (CPTED) principles.
      i.Breakdown of "keeping an eye on the neighborhood"
      ii.Removes a layer of "social responsibility" (similarly, schools are being rebuilt to eliminate hidden hallways, etc.)
      iii.Stranger Danger-renters can change often and remain anonymous
      iv.Once in the backyard, a prowler will not be noticed
      v.ADU dwellers might be seen as outsiders and feel isolated
   b. Emergency Services
      i. Delayed response times
      ii. Fire Code obstacles
      iii. Address confusion
   b. Limited public access
      i.The "gate" dilemma
      ii.Missed deliveries

2. Rural feel and neighbors backyard privacy problem
      i.Loss of "Backyard sanctuary"
      ii. Loss of open space, open air, and sunshine

3. Parking problem
   i. We already have complaints of too much parking on the street

If we decide to have detached ADUs, here are some zoning solutions:

1. Tucked away or "Hidden" homes solution
   i.Place so front of ADU is in the side yard facing the lot frontage
   ii.Setbacks same as main dwelling + 10 feet from main dwelling
   iii.Non obstructed path to the front lot line
   iv.Highly visible address

2. Rural feel and neighbors backyard privacy solution
   i.Require the size to be percentage of the size of the main dwelling (50%)
   ii.Require the size to be percentage of available yard space (50% of side and rear)
   iii.One story, max height (15' at the peak)
   iv.Windows facing neighboring back yards must be 5' off the floor and must be frosted or architecturally blocked from view.
   v.No decks, no balconies
   vi.Landscape buffer??? Hard to enforce??

3. Parking solution
   i.Off street parking for both dwellings without adding a new driveway. We don't want the front yard to look like parking lots. Shared driveway with max width.

4. Attached ADUs
   i.If we're going to allow Detached ADUs, we should allow Attached ADUs.