

ADUs in Denver

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LUTI

Project Overview

What is **NOT** in the scope of this project?

We are **NOT** doing a citywide rezoning to change where ADUs are currently allowed.

That process will still be left to individual property owners, neighborhood planning processes, and individual City Council members to decide.

If you cannot build an ADU on your single-unit property today, this project will not change that.

A rezoning will still be required.

Recommendations



04
POLICY
 Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.
GOALS: 1
Accessory dwelling units (ADUs) can add variety to the housing stock in low density residential neighborhoods without significantly changing the existing character. As Denver allows ADUs throughout the city, it is important to understand impacts in areas vulnerable to displacement.

05
 Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.
GOALS: 1, 6
The zoning code already allows ADUs in some areas of the city. ADUs can be attached to the main home, such as a basement unit, or detached. ADUs offer a housing option for residents looking for something smaller than a home, such as seniors who want to age in place. There are opportunities to remove barriers—especially since the cost of constructing a detached ADU is high—and to better calibrate form standards for detached ADUs by neighborhood context.

BACKGROUND

STRATEGIES

A. Study and implement allowances for ADUs—including those attached and detached from the primary home—in all neighborhood contexts and residential zone districts. Use an inclusive community input process to respond to unique considerations in different parts of the city.

B. Identify strategies to prevent involuntary displacement—especially in areas that score high for Vulnerability to Displacement—in conjunction with expanding the allowance for ADUs.

C. Study and implement a citywide program to expand access to ADUs as a wealth-building tool for low- and moderate-income homeowners.

D. Study and implement incentives or requirements for income-restricted ADUs, so they are more likely to provide affordable housing options, and tools to encourage the use of ADUs for long-term housing options, rather than short term rentals.

E. A citywide approach to enable ADUs is preferred. Until a holistic approach is in place, individual rezonings to enable ADUs in all residential areas, especially where proximate to transit, are appropriate. Unless there is a neighborhood plan supporting ADUs, rezonings should be small in area in order to minimize impacts to the surrounding residential area.

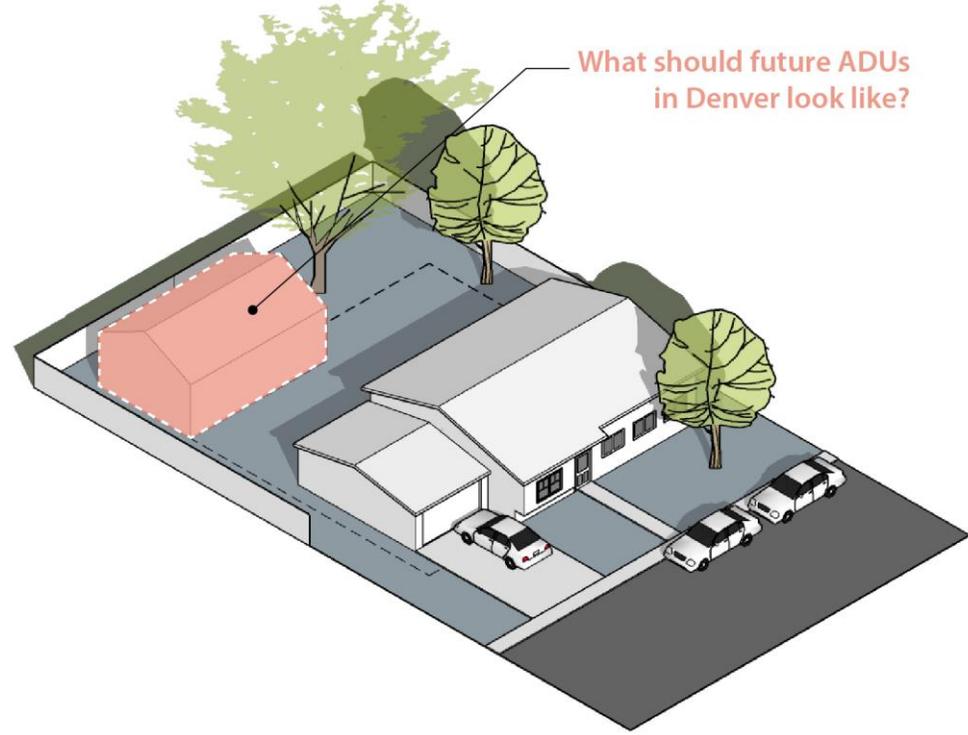
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Project Overview

What is the scope of this project?

Remove barriers to ADU construction and make sure they **fit in with different types of neighborhoods** and block patterns, like suburban lots without alleys.

Proposed outcome: revisions to the Denver Zoning Code which dictate the size, shape, and location of ADUs.



**This project is directly implementing BP Denver
2019 Land-Use Recommendation #5.**

05

Remove barriers to constructing accessory dwelling units and create context-sensitive form standards.

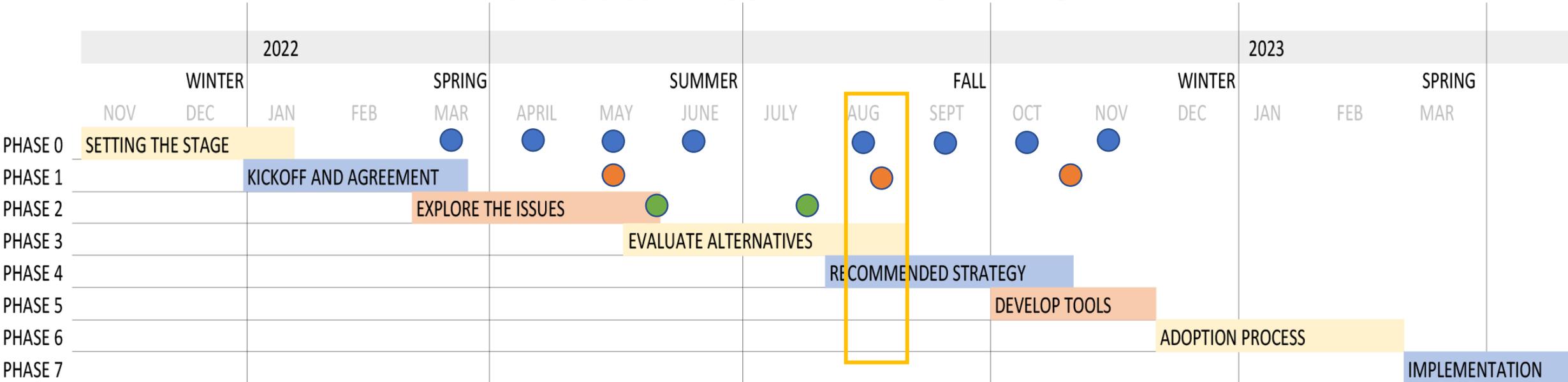
GOALS: 1, 6

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- A.** Evaluate existing barriers to ADU permitting and construction and revise codes and/or fees to remove or lessen barriers for homeowners. Consider programs and resources to help reduce barriers to ADUs for homeowners, especially in neighborhoods that score high in Reducing Vulnerability to Displacement.
- B.** Revise the zoning code to allow ADUs as accessory to more uses than only single-unit homes.
- C.** Revise detached ADU form standards to be more context-sensitive, including standards for height, mass and setbacks.
- D.** Establish context-specific patterns or templates to facilitate the approval process of detached ADUs.

Process Overview

finalizing **EVALUATING ALTERNATIVES** and moving towards our **RECOMMENDED STRATEGY**



● **Advisory Committee Meeting**

● **Public Outreach**

- Public survey on Issues closed in May – 377 responses
- Public open house on Alternatives 8/25
- Public meeting on recommended strategy

● **Focus Groups**

- Focus groups to explore specific topics like suburban context, design/build issues, renter concerns, etc.

Outreach to date

Advisory Committee Meetings

- Meeting #1 – March 3, 2022
- Meeting #2 – April 7, 2022
- Meeting #3 – May 5, 2022
- Meeting #4 - June 9, 2022
- Meeting #5 - August 4, 2022

Focus Groups

- Suburban Context Focus Group – evaluating alternatives phase 3
June 16, 2022, 5:00-6:30 pm via Zoom
- AIA Focus Group - evaluating alternatives phase 3
July 27, 2022, 5:00-6:30 pm via Zoom

Public Meetings

- Public Survey - ADUs issues/concerns – May 2022
- **Public Open House – August 25, 2022**

Planning Board and City Council

- Planning Board info item - May 4, 2022
- City Council Budget and Policy Committee update - May 9, 2022
- **City Council LUTI – August 16, 2022**
- **City Council Budget and Policy Committee update - Oct 17, 2022**

Presentations to Neighborhood Groups

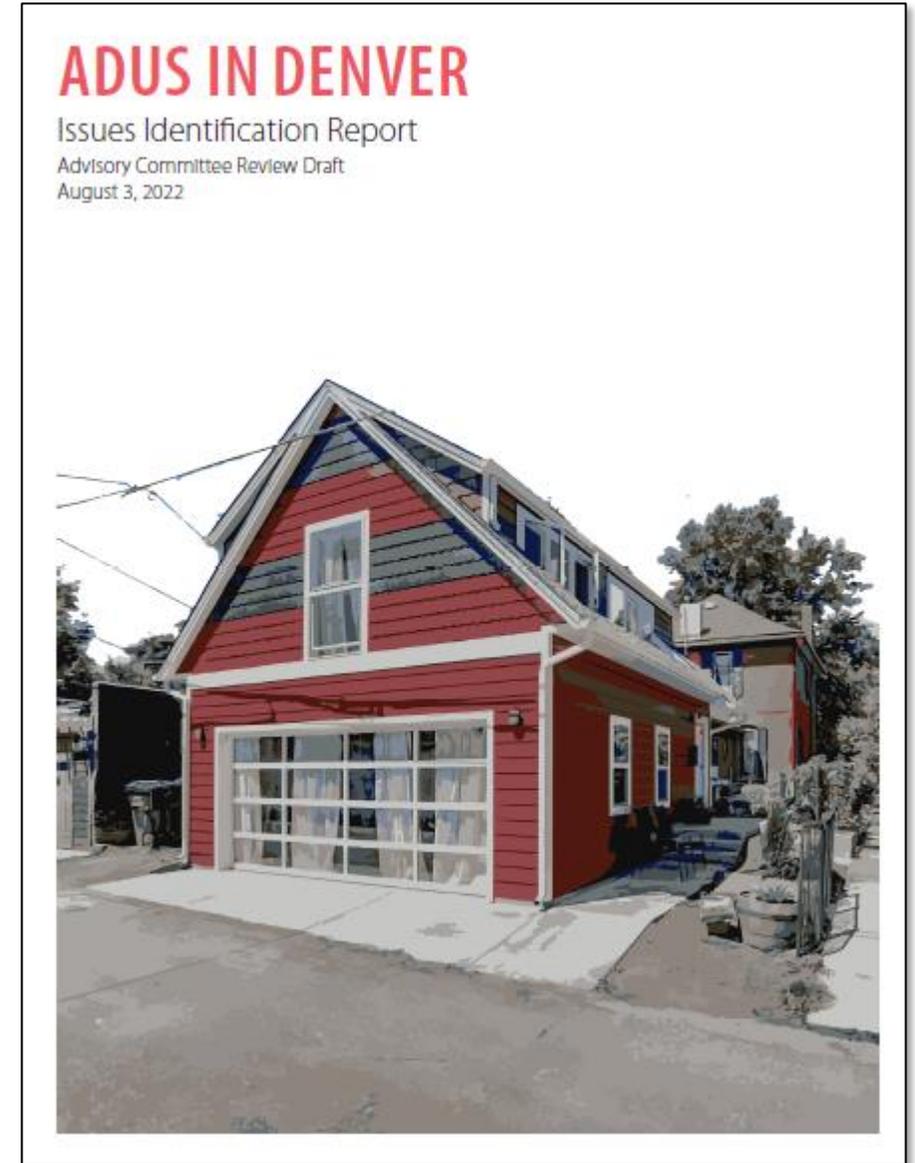
- Presentation to University Park RNO – May 4, 2022
- Presentation to East Wash Park RNO – May 11, 2022
- Bellevue-Hale Neighborhood Association – May 31, 2022
- **Harvey Park RNO - Aug 27, 2022**

Presentations to Industry Organizations

- Presentation to AARP – April 20, 2022
- Presentation to ADUs Inc ZAP – April 23, 2022
- Panel discussion on ADUs for Mile High Hosts short-term rental group – April 28, 2022
- Presentation to Near Southeast Plan Steering Committee – May 12, 2022
- Presentation to Congress for the New Urbanism Colorado Chapter – May 12, 2022
- Presentation to ULI Housing Committee – June 7, 2022

Issues Identified – General Categories

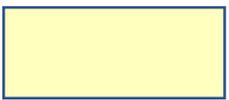
- **Impact on Neighborhood & Community:** Impact of ADUs on surrounding properties, the neighborhood and community.
- **Design, Construction & Buildability:** Existing zoning requirements that can make ADUs difficult to build and restrict their habitable space.
- **Cost & Affordability:** Existing zoning requirements that can increase the cost of building ADUs.
- **Use Allowances & Restrictions:** Use requirements that can restrict where ADUs are built, how big they can be, and who can live in them.



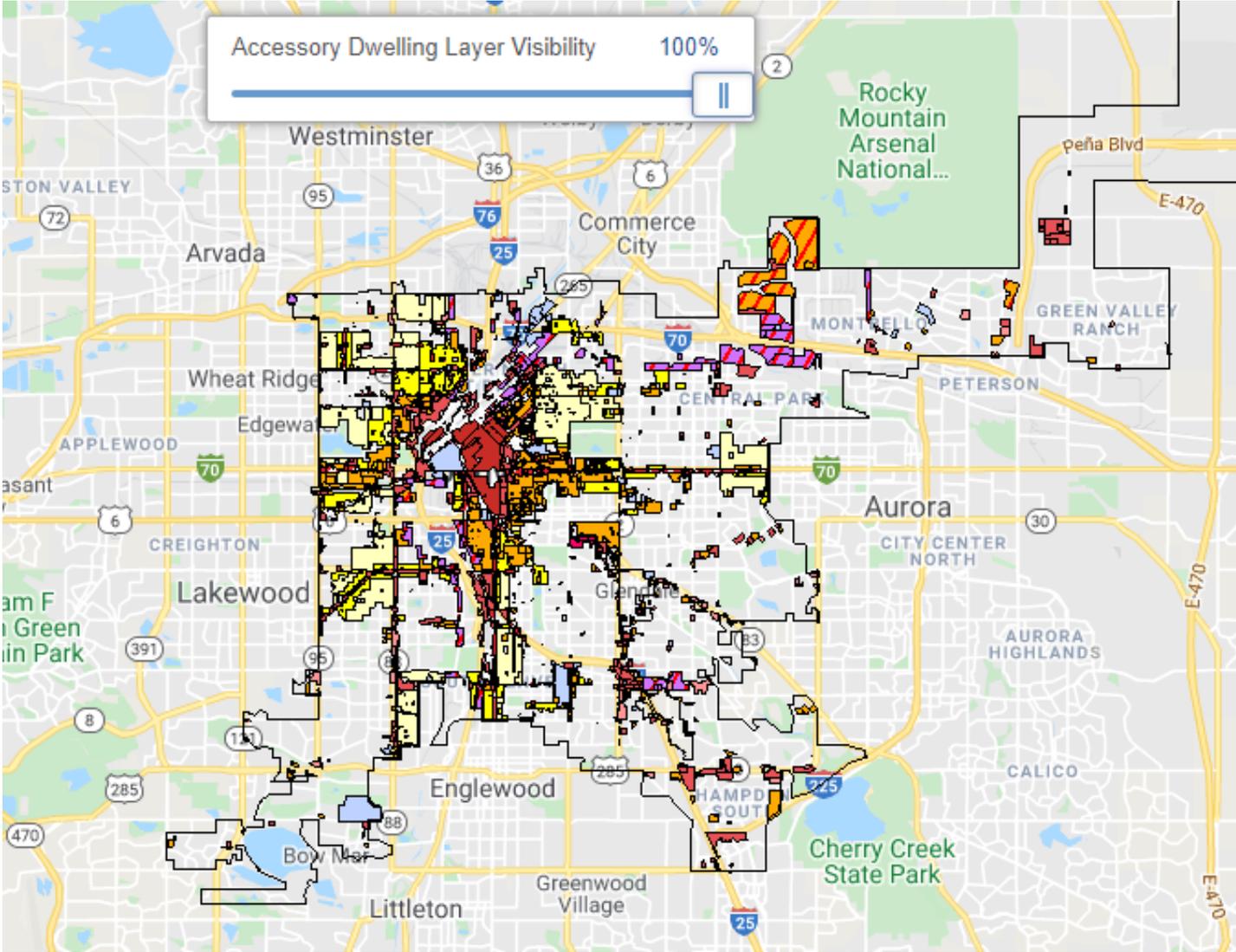
Where are ADUs currently allowed?

72,425 parcels currently allow ADUs
with 429 permits =
a 0.5% utilization rate

- Single-unit districts with ADU zoning (ex. U-SU-A1)
- Any 'Two-unit' or greater district

	Single-unit w/ADU
	Two-unit
	Multi-unit
	Mixed-use

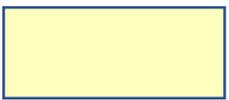
(but currently only allowed with SU use)

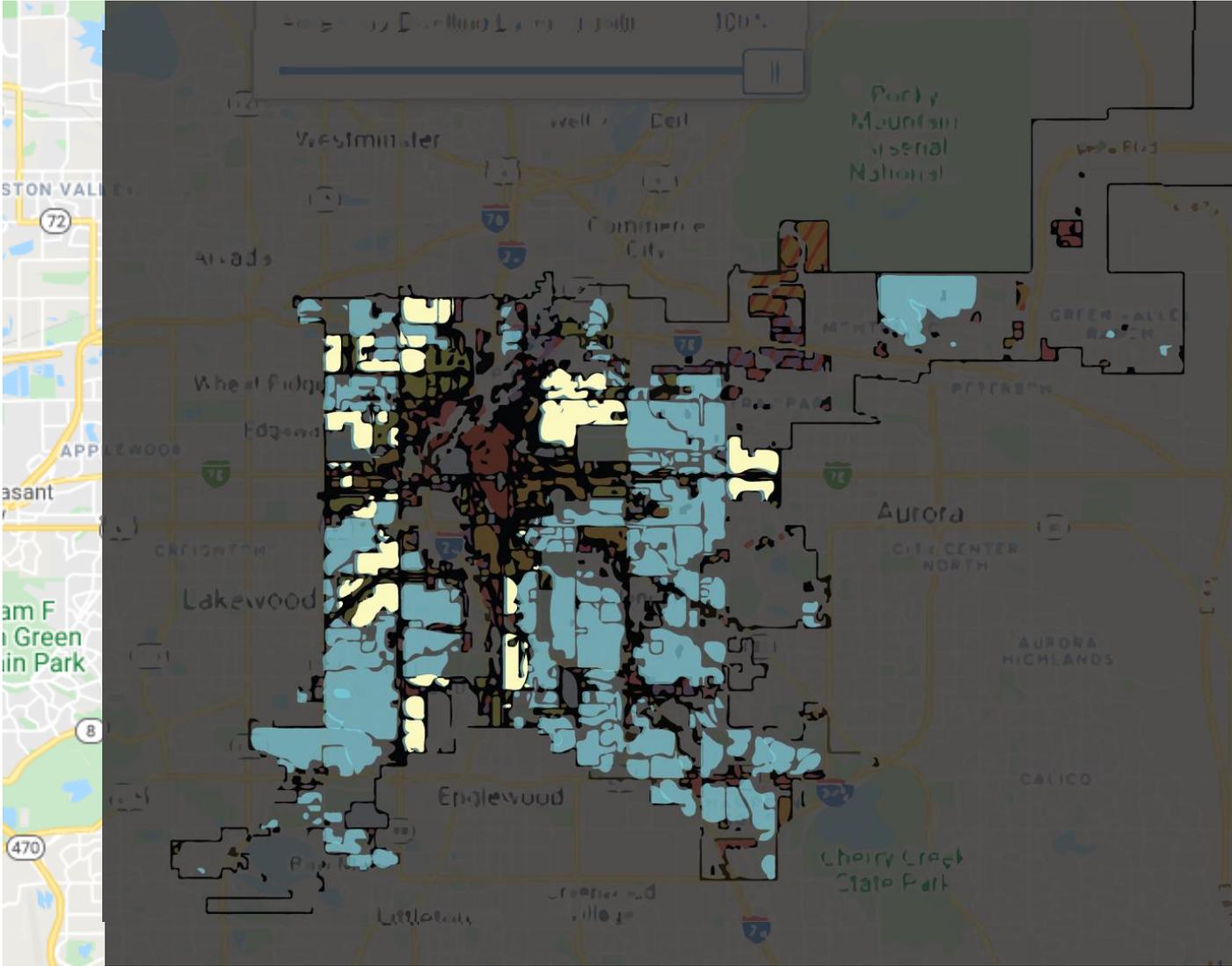


Where are ADUs currently allowed?

24,292 SU parcels currently allow ADUs
or 23% of our SU districts

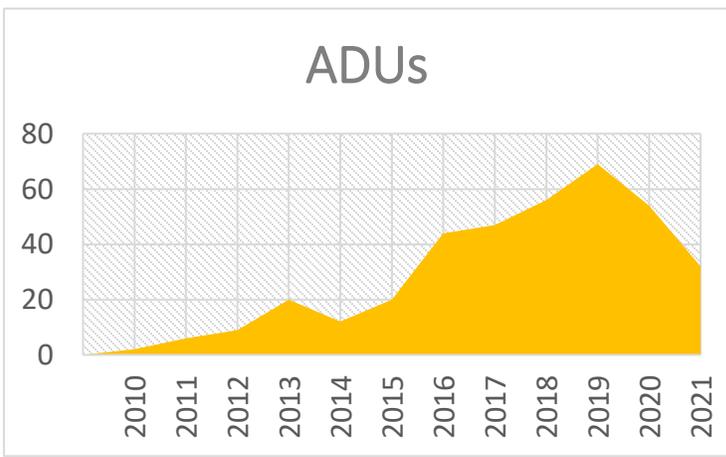
- Any 'Two-unit' or greater district
- Only in Single-unit districts with ADU zoning (ex. U-SU-A1)

	Single-unit w/ADU
	Single-unit (not allowed)

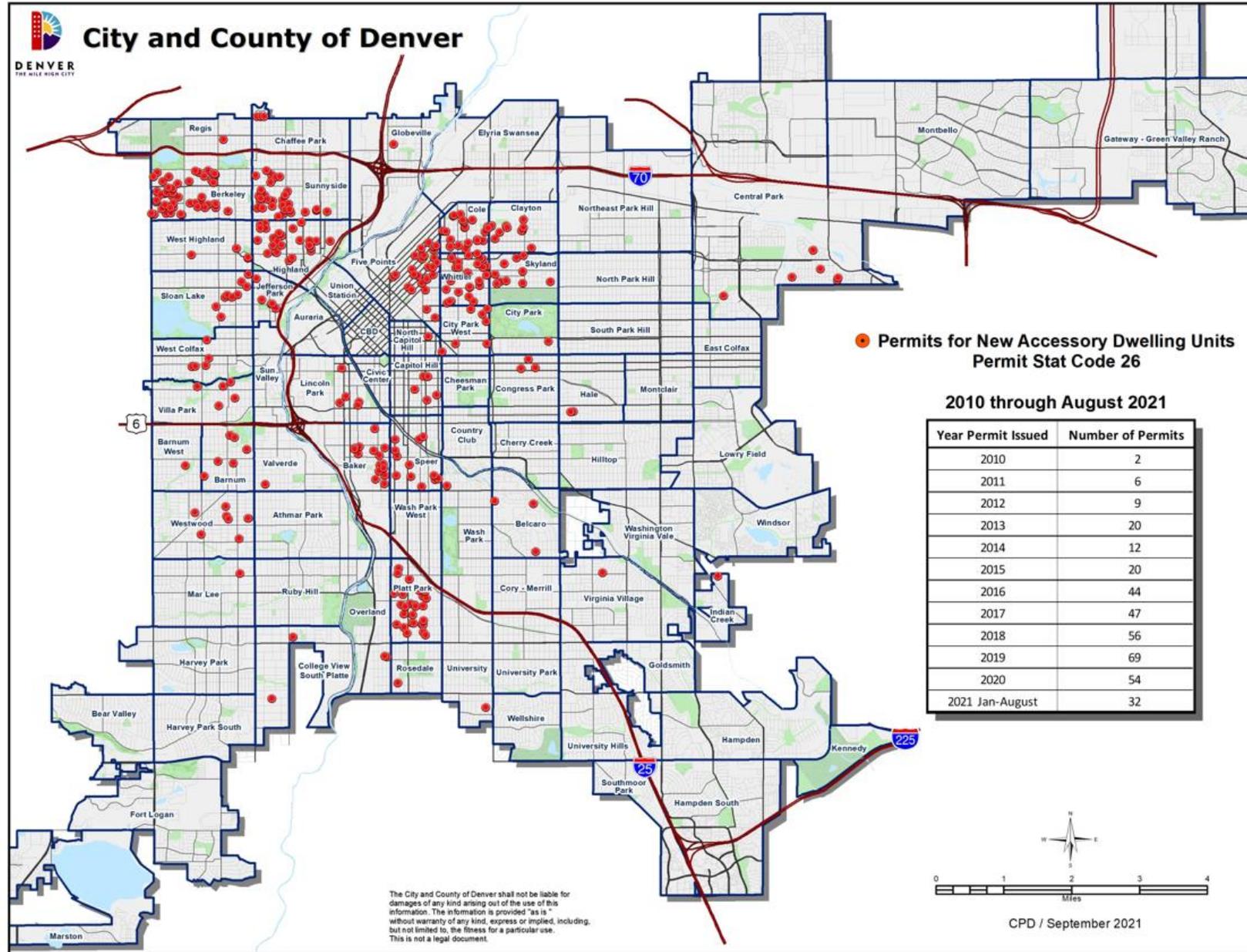


ADUs in Denver

Where are ADUs currently being built?



ADU permits by year, since 2010
Only about **430** total ADUs permitted



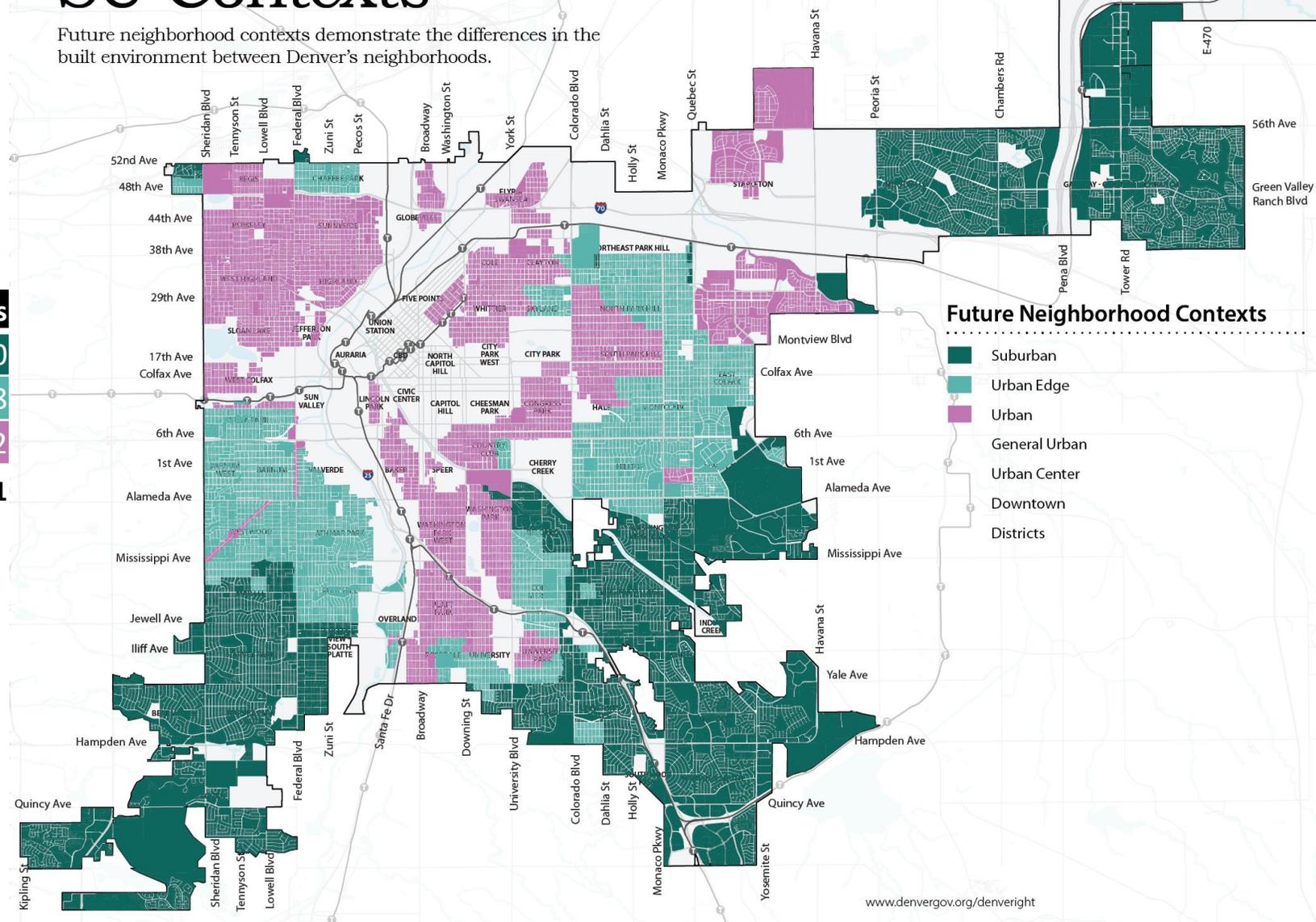
Context Overview

SU Contexts

Future neighborhood contexts demonstrate the differences in the built environment between Denver's neighborhoods.

Zone District	Avg. Lot Size	# of Parcels
S-SU	9,794	33,190
E-SU	7,370	35,478
U-SU	5,835	33,552

Total 102,361



- Future Neighborhood Contexts**
- Suburban
 - Urban Edge
 - Urban
 - General Urban
 - Urban Center
 - Downtown
 - Districts

www.denvergov.org/denverright

barriers to ADU construction

Citywide barriers

Minimum Lot-Size

Re-use of Existing Structures

Building coverage exemption

Owner Occupancy

ADU square footage (sf) allowance

ADUs with TU/MU/etc. (duplexes and row homes)

Context sensitive standards

Creation of Suburban Context Zone Districts

Height in Stories

Bulk-Plane Height

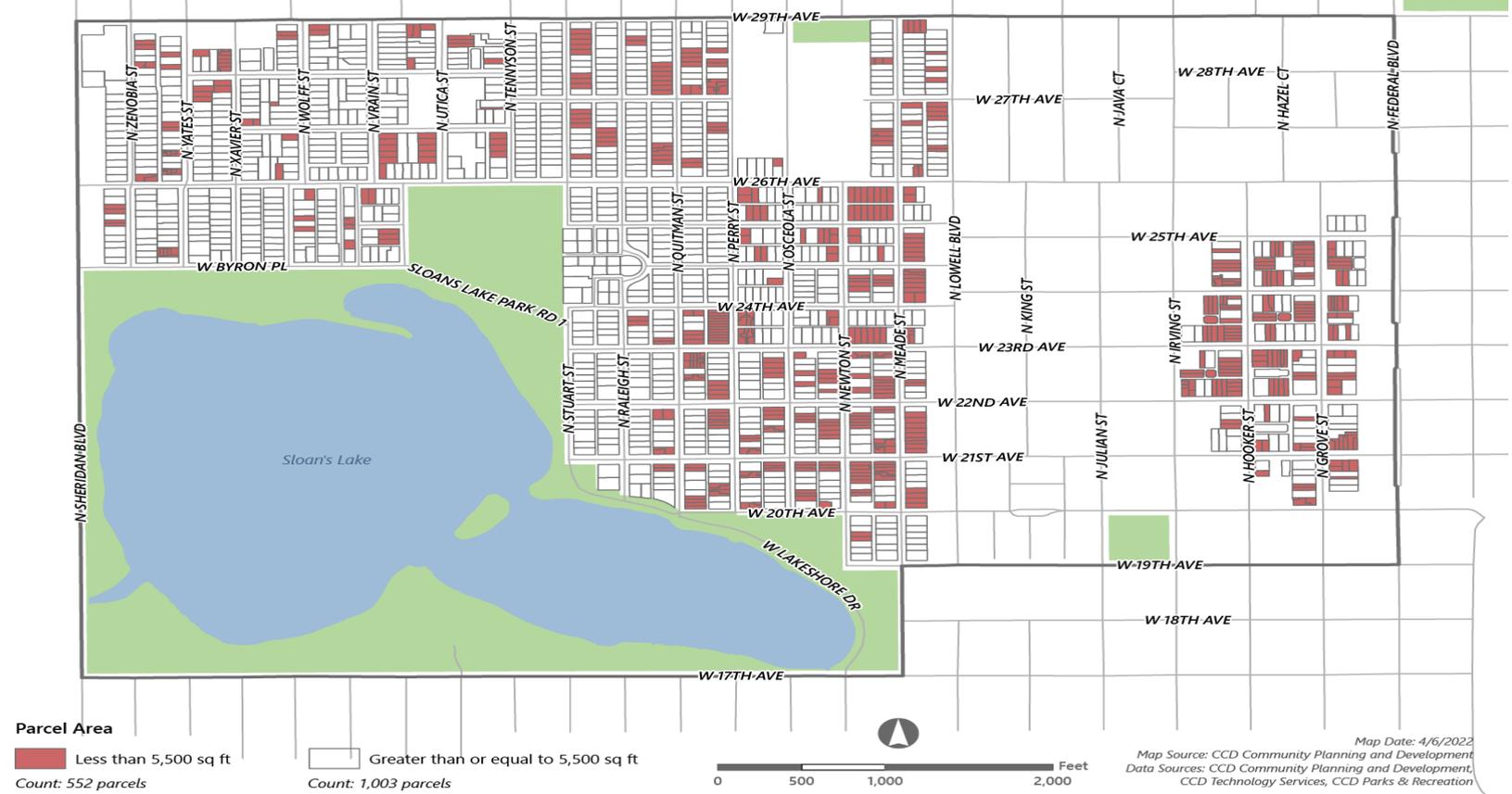
Setbacks

Issues	Impact on Neighborhood & Community	Design, Construction & Buildability	Cost & Affordability	Use Allowances & Restrictions
Min. Lot Size for Detached ADU	✓	✓		✓
Height of Detached ADU	✓	✓	✓	
Bulk Plane	✓	✓	✓	
Max. Building Coverage	✓	✓		✓
Minimum Setbacks	✓	✓		
Max. Square Footage of ADU	✓	✓	✓	✓
Reuse of Existing Accessory Structure		✓	✓	
Accessory to Non-SU Uses		✓		✓
Owner Occupancy	✓		✓	✓

Minimum Lot-Size

BACKGROUND: Sloan Lake rezoning is a great example; 30% of the neighborhood doesn't meet the requirement, even after receiving ADU zoning (U-SU-C1) 552/1555

Parcels Zoned U-SU-C1 in Sloan Lake



Minimum Lot-Size

BACKGROUND:

City-wide we have about **21,500** lots that are currently detached ADU ineligible due to lot size:

Zone District	Minimum Lot Size	Parcels Below Min	Total Parcels	Percent Below Min	Percent of total SU lots
SU-A	3000	395	2,834	14%	2.8%
SU-B	4500	4,417	14,131	31%	13.8%
SU-C	5500	4,680	18,205	26%	17.7%
SU-D	6000	3,468	53,677	6%	52.3%
SU-E	7000	87	438	20%	0.4%
SU-F	8500	1,127	10,024	11%	9.8%
SU-G	9000	336	1,828	18%	1.8%
SU-H	10000	23	98	23%	0.1%
SU-I	12000	257	1,334	19%	1.3%
		14,790	102,569	14.42%	
TU-B	4500	2,743	5,259	52%	
TU-C	5500	4,047	8,170	50%	
		6,790	13,429	51%	

Re-use of existing structures

currently not allowed to use the red garage



Re-use of existing structures

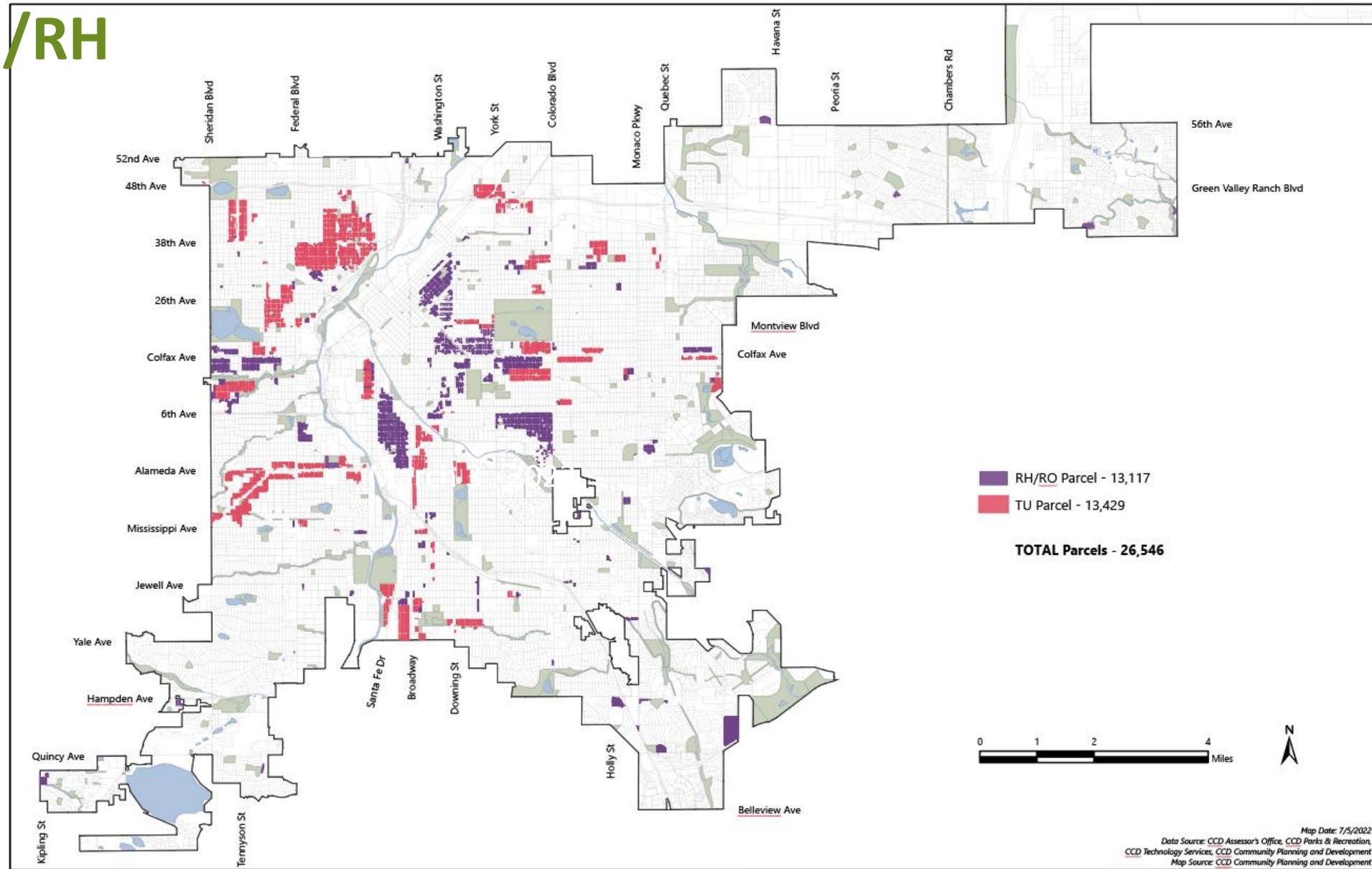
potential outcome of addition to garage



ADUs with TU/RH

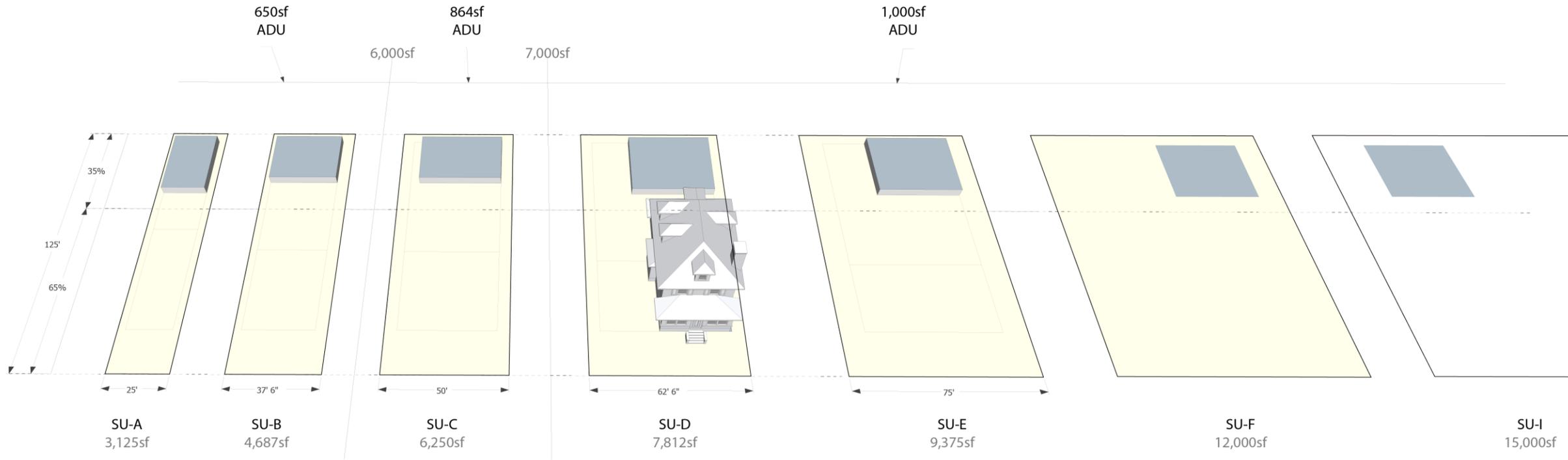
Duplex and Row-home
Where are these located?

~26,500 parcels citywide



Creation of Suburban Context ADU Regulations

ISSUE: Only one S-SU zone district exists today: S-SU-F1. We need to create districts for various lot sizes throughout the Suburban context: A1,D1,E1,H1,I1, etc. for property owners to rezone into.



Thank You!