

ADUs in Denver

Outreach and Feedback Summary for Project Phase 5

This document summarizes public feedback received in phase 5 (Develop the Tools Phase) of the ADUs in Denver project, key themes, and highlights of how public input was used to shape the project. The document includes links to more information available on the project website.

Outreach was conducted using the following approaches:

- Updates to City Councilmembers
- Connecting with neighborhood groups and industry organizations
- Online comment form
- Information made available on the [project website](#), via project newsletters, targeted outreach, and social media

Please visit the [project web page](#) for additional information.

Summary of Outreach

Phase 5: Develop the Tools

February 2023 – March 2023

Engagement focused on gathering feedback on the proposed draft strategy and associated text amendment to the Denver Zoning Code.

Key Engagement Events in Project Phase 5

Presentations to Neighborhood Groups

- Montclair ADU Council Office Discussion – March 14, 2023

Public Review Draft of the Text Amendment to the Denver Zoning Code

The ADUs in Denver text amendment draft was available for public review and comments March 8 – March 27, 2023.

Newsletters

City staff sent a newsletter update about the ADUs in Denver project to community members who signed up for email updates at <https://bit.ly/ADUsInDenver>.

- March 8, 2023: [Public Review Draft Now Available for Comment](#)

Website Comments

From February 2023 to March 2023, the ADUs in Denver project received 25 comments and 6 questions from the general public related to the project, submitted through an [online form](#) available at <https://bit.ly/ADUsInDenver>. Below is a summary and synthesis of key themes and demographics from comments submitted to the website in project phase 5.

Comments Received Regarding Public Review Draft

Comment Themes

- Participants had varying thoughts about the owner occupancy requirement. Some believed that keeping the requirement in place would help preserve neighborhood character. Others believed that the owner occupancy requirement is a significant barrier to ADU construction and should be removed.
- Participants expressed the desire for additional flexibility for rear setbacks, in the form of further reducing or eliminating them.
- Participants expressed general support for the project strategy, including the allowance for second story decks and balconies in certain contexts.
- Participants expressed a desire for measures that support affordable housing and are outside the scope of this project, like allowing more duplexes and triplexes and rezoning the entire city to allow ADUs.
- Participants expressed concern about the permitting process including the length of time and the requirement that only licensed contractors may construct ADUs.

Demographic Information

- 94% of respondents were homeowners. 6% of respondents preferred not to answer.
- 61% of respondents identified as male, 32% identified as female, and 6% preferred not to answer.
- The age of respondents was fairly evenly distributed. The majority of respondents (26%) fell into the 35-44 age category.
- 74% of respondents identified as white, 10% identified as Hispanic, Latino/Latina/Latinx, or Spanish, 3% identified as Black or African American, and 13% preferred not to answer.
- The household income of respondents varied, though 84% of respondents reported household incomes of \$50,000 or more.

Appendix A includes a complete listing of comments and questions submitted through the project website from February 2023 - March 2023.

Response Submission DateTime	We want to hear from you. Questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.
02/01/2023 9:20 AM	Just make ADUs legal on all lots already. It's literally the least you can do in the face of our housing shortage.
02/02/2023 12:04 PM	<p>I live in Virginia Vale and can't attend the meeting at the library today because it is scheduled during work time - thanks for not making the meeting available to those of us who have jobs!!!</p> <p>ADUs should not be allowed in our neighborhood!!! They will take up a majority of our backyard spaces, shadow the neighbors backyard, loom over our neighbors, take away our privacy, increase the parking on our streets that are already over-parked, and increase the density of the neighborhood.</p> <p>We moved here because of the look and feel of this neighborhood - 15 years later the City is now poised to take that away because they want all that extra tax money = no one is buying the City's cheap housing argument here! People are going to rent out ADUs for \$2500+ a month, just like they charge for a house rental here - that's not creating affordable housing, it's creating density in our neighborhood and lining the pockets of developers and absent landlords who don't care about our neighborhood!</p> <p>ADUs will only increase development in our neighborhood. Because the City is not making ownership of the primary or ADU home as a PERMANENT requirement to building an ADU and not requiring the OWNER to PERMANENTLY live on site in order to rent out the ADU, developers will be banging down our doors to scrap these houses and build TWO HOUSES on one lot - a primary and an ADU!!!</p>
02/02/2023 12:12 PM	No where are side yard setbacks addressed. Whatever backyard set back there is, it should be the same distance for the side yard setback. This must be part of your recommendations.
02/02/2023 17:20 PM	<p>Owner occupancy should only be required at permitting time. The spirit of ADUs is to allow a higher density of housing. You completely reverse this outcome for all owners who move after initially investing in an ADU.</p> <p>You revert higher density housing back into lower density housing by forcing owners to occupy the property to maintain an ADU.</p> <p>It's really no different than renting out multiple rooms within a non-owner occupied home.</p>
02/02/2023 23:50 PM	The discussion and presentation of the findings was well done. The recommendations didn't seem consistent consistent with the findings. Recommended changes appeared so minimal as to have little impact on expanding their use.
02/03/2023 10:55 AM	<p>I am an architect who has lived and worked in Denver for 21+ years and I have worked on numerous projects in the City. I very much support revising the ADU rules to make these important residential units more prevalent in the City. As such, I have reviewed your proposed changes and I think there is a fundamental problem with the proposed bulk plane. On Urban and Urban Edge lots in particular, the 10' start point for the bulk plane (and 12' for narrow lots) does not allow the affordable and usable construction of an ADU over a garage.</p> <p>In what I think would be the most common project approach to building an ADU (a 2-car alley-access garage with a simple ADU unit above), this will force the garage to either have limited and expensive build costs or force the garage to be pushed ~10' off the property line in order to</p>
02/04/2023 12:08 PM	Hi! When is the city expecting the ADU restrictions to lift? I live in Virginia Village and am curious if we will be able to have an ADU on our property.

02/06/2023 8:24 AM	<p>Hello, I am writing in express my support for the proposed changes to ADU zoning regulations. These changes are a positive step toward more housing affordability.</p> <p>Regarding owner occupancy, I would love to see the City drop the owner-occupied requirements entirely. The proposed options are needlessly complex, and do not help the City to achieve the goal of greater access to housing. The more ADUs, the better. Landlords may be the likeliest of all</p>
02/06/2023 10:39 AM	TEST
02/06/2023 12:09 PM	<p>I'm a homeowner in West Wash Park and an Architect. I have been considering building an ADU on my lot. My lot is not currently zoned for an ADU, but I will happily go to the effort to pursue a variance or rezone to obtain a permit as my lot is large, primary house is small, and I'm passionate about providing more affordable housing options and finding ways to make our neighborhoods less homogenous. I have lived in urban neighborhoods in Denver for 20 years and have watched housing costs skyrocket, done recent worked in the affordable housing industry and am extremely supportive of ADUs.</p> <p>My first comment is regarding the complexity of ADU zoning code. I have worked for years at a large architectural firm in concept design phases, where part of my job is doing zoning studies for large commercial, multifamily, and educational projects. My time spent understanding the zoning for an ADU was nearly comparable to that of a much larger zoning studies done for a large scale commercial projects! I was disappointed to find the ADU zoning code so complex as surely this is the first of many financial barriers to the average homeowner - more time in design fees and upfront cash spent by a homeowner hoping to build an ADU. So, I was thrilled at the cities efforts to address the barriers, happy to see such a broad representation on the committee, and even more thrilled with the draft regulations, which seem to have proposed great solutions to the exact barriers I have identified in the design of my own ADU. I will only build my ADU if the proforma allows me to break even – ideally producing cashflow - and many of the proposed changes around the form-based portion of the code have the potential to improve my proforma. Thank you for a job well done on this process!</p> <p>My second comment is regarding occupancy. I am in a financial position that is likely very common for your target homeowner with one single barrier stopping me: the current occupancy rule. I refinanced my small house in Wash Park a year ago to record low interest rates. While we love our small house, it's too small for my family, and we would like to move in the next 2-5 years. Skyrocketing interest rates put some limitations on this move; unless interest rates go way down, the best financial option to move is to rent our current property and hold onto the low interest loan. In order to build the ADU, my proforma needs to demonstrate that I will recoup my costs on this investment should I move. Under the current zoning, if I build the ADU, move later, and rent out my primary residence, I will be hard-pressed to find a renter that wants to pay for such a specific property - a small primary house and ADU for themselves (not to mention the cost & effort of decommissioning my ADU - this is crazy!). This renter will just look for a bigger primary house. But if this zoning requirement were to change to obtaining an ADU permit while occupying the primary residence which remains valid if I move, I would get to work on my ADU immediately, as when I'm ready to move, I could easily rent my primary residence and ADU separately to a broad potential market of renters and recoup my costs. Additionally, if I build the ADU, and decide to sell my house, the current occupancy rule is a limitation to a potential buyer who may want to sell years later. It's likely the majority of the City's target demographic are in an identical scenario to mine, whether they realize is right now or not. I had to spend a long time reviewing the zoning code before I understood this limitation, so it's likely the average homeowner doesn't understand this limitation exists until they get to work considering an ADU. I'm strongly opposed to the consequences of investors buying up properties, so I appreciate the strategy the committee has proposed to limit this outcome. However, as is, the occupancy rule of the ADU zoning code is the single zoning-related financial barrier to the large scale implementation of ADUs by homeowners. I support the change to the zoning to 'modify the existing rule so that the ADU permit remains valid if the</p>
02/06/2023 15:40 PM	<p>Why are tiny homes on wheels not considered ADUs? THOWs could help ease the housing crisis, but I always see that they're excluded from ADU conversations, and I'm not sure why. Any supplemental information would be helpful, thank you!</p>
02/06/2023 17:19 PM	<p>The current size and scale restrictions on ADUs should remain in place in order to avoid impacts to privacy and access to sunlight for adjacent properties. These impacts are important and shouldn't be minimized. Conversion of existing structures (like a detached garage) should be allowed</p>

02/07/2023 16:54 PM	<p>Owner-Occupancy:</p> <ol style="list-style-type: none"> 1). The occurrence of owner-occupancy being a barrier to ADU development has never been quantified. The incidents, noted on page 32 of the draft strategy report, of this happening is very infrequent. The chances of an owner moving from a property without selling are very small. 2). Removing this rule will have unintended consequences, similar to the slot home issue, that will be disruptive to the neighborhood context and fabric. 3). Removal of this rule will only promote absentee developer landlords with little or no concern of the neighborhood - the exact opposite of the intent of the ADU initiative. 4). Removal of this rule WILL NOT reduce cost and WILL NOT increase affordability.
02/07/2023 17:30 PM	I am in fully in favor of allowing full 2-story ADUs in City Park West neighborhood and will proceed if/when that ever gets approved. Thanks!
02/07/2023 17:51 PM	Please approve the ability to build a full 2-story ADU in City Park West neighborhood during the hearing in June
02/07/2023 18:25 PM	How have neighbors' concerns about privacy, Denver's heat island, and unintended consequences related to a property's characteristics been addressed. And, how have those concerns affected current recommendations. Also, I wonder whether there was ever a request for feedback from
02/07/2023 21:17 PM	<p>Substantive: Generally, each ADU should be subordinate to the primary structure (i.e., have an equal or smaller footprint, and an equal or shorter height). Urban Edge areas should have the same max height to setback standards as Urban Neighborhoods, not more permissive.</p> <p>Technical: "Neighbors may be surprised if ADUs are constructed on smaller lots if the existing minimum lot size requirement is removed" is a weak "Con" to removing "the minimum lot size requirement." Similarly, "maintains existing expectations regarding ADU size" is a weak "Pro" to keeping the "existing maximum square footage and length rules." Likewise, "maintains existing expectations regarding when an ADU can be built" is a weak "Pro" to keeping "the existing rule that allows [an ADU as accessory to only] a single-unit primary use." Also in the "Accessory to Non-Single-Unit Uses" section, the first half of "The Issue" merely repeats most of the "Current Rule" paragraph above it. In the "Reuse of Existing Accessory</p>
02/08/2023 22:48 PM	I'm curious about a requirement I read about that detached ADUs must be on the back southern border of the property. If I want build an ADU on my existing 2 car garage off my alley on the north side of my property, would I be limited by existing rules? If so, has there been discussion in the draft proposal about addressing this restriction for existing structures?
02/09/2023 13:31 PM	<p>First, full disclosure. I have an early stage company named Verdant Living. Verdant Living specializes in ADUs (verdantliving.us). We are not a traditional construction company; our units are manufactured off site at the Champion facility in York, Nebraska.</p> <p>I participated in the virtual town hall yesterday. You are to be commended; your work on this project seems thorough and well thought out.</p> <p>About the owner occupancy requirement. I assume you have talked to Kol Peterson or read his book or both. I had an interesting email exchange with him about this very subject. He is very direct. He believes any form of owner occupancy requirement is a mistake and hampers wide spread adoption of ADUs. Also, the facts show it is unnecessary; Josh alluded to these facts yesterday. Your compromise suggestion makes sense (I wouldn't have thought of it), but it responds to political reality, not facts. The better solution is to eliminate the requirement entirely (as has been done in California, Austin Texas, and elsewhere) and reinstate it in some form of there is a problem (I doubt there would be).</p>

	In two-unit (duplex) and rowhome districts, will a rezoning be required to allow ADUs (similar to today for single unit properties), or will ADUs be allowed by default?
02/09/2023 16:51 PM	Also for the owner occupancy question, it seems there should also be a cutoff for the process so that an owner couldn't pull a permit right before
02/09/2023 21:44 PM	Thank you for listening—One story ADUs with larger set backs work best in suburban neighborhoods. PLEASE KEEP the requirement that one of the structures needs to be occupied by the owner. Otherwise more real estate will be opened up to investors further exacerbating our housing
02/10/2023 13:40 PM	I personally don't like the idea of ADUs in my neighborhood, but I am becoming resigned to the fact that they likely will be allowed soon. That said, I feel strongly that the requirement that either the main unit or the accessory unit on a property must continue to be owner-occupied.
02/11/2023 9:13 AM	Property owners should be incentivized to build ADUs in order to provide affordable housing (via both increased supply of housing stock and/or an agreement to keep rents low for a specific amount of time) . We tried to build one on our double lot, but after researching custom architectural for the site, custom engineering, a separate water/sewer tap and permit delay times the total cost came to about \$275K and this was years ago. I bet it would be 350 by now. Meanwhile it seems that the large scale developers who level entire city blocks get incentives to build even bigger projects if tied to affordable housing. And that's great but if the small guys were incentivized too that would increase even more housing stock. I think of cities like San Diego and South Bend, etc who provide incentives such as a portfolio of existing plans that already pass zoning and historic preservation code. The plans are also attractive so we wouldn't have to worry about ugly architecture. If we could waive water tap fees that would also be huge. I think it was 14K a tap at the time and I can't imagine the big developers are paying 14K a unit for their huge
02/11/2023 20:22 PM	I think this is important work and thank the team for doing it. I believe the changes recommended will make building ADUs in suburban areas more popular which is important because that is where a lot of the land is!
02/13/2023 14:05 PM	Am I allowed to request a permit for an ADU above my garage at 655 S Clarkson St in Denver?
02/14/2023 7:24 AM	I believe every neighborhood in Denver should be zoned to allow ADU's. I think it would help with the housing affordability crisis we are in right now, and allow for more folks access to housing that otherwise could not afford it, especially in the city of Denver. Folks who work in the city cannot afford to live close to their places of work, so they must live far away and spend more money commuting or relying on public transit.
02/14/2023 14:06 PM	Thank you very much for all the hard work and thoughtfulness in making ADUs easier to construct. I'm a newish grandmother and look forward to helping my adult kids and grandchildren, by building an ADU on the property. I hope the cost can come down with the results of your planning.
02/16/2023 21:50 PM	I think you've made the right decision to keep ADUs to one story and have larger setbacks in suburban zones. Our suburban areas offer value to this city too. Simply look at Denver Public School's enrollment maps to see clear evidence that people raising families prefer suburban areas. In
02/19/2023 8:17 AM	I am excited about this proposal to make it easier for homeowners to construct ADUs and make more housing available in our community.
02/19/2023 11:01 AM	Hi. Can you please tell where there are ADU's for lease around the Denver area? I am a senior looking to move in March. Thank you, Sr Charlene
02/20/2023 13:35 PM	I'm confused by the draft recommendations that require the owner to be the primary resident at permitting. If the goal is to increase ADU's than the city should allow them to be built by rental property owners. Moreover, it makes no sense that a homebuilder can build a new home with an ADU to sell but won't seemingly allow those that own rental properties where they don't reside to build them. This makes zero sense to me on multiple

02/20/2023 14:40 PM	<p>The owner occupancy requirements are absurd, if the goal is more density and more dwellings for people to live in, then that requirement is a countermeasure against the one big-picture reason for legalizing ADUs in the first place.</p> <p>Get your heads out of your asses and change this, frankly I don't think an owner should have to be an occupant at permitting either. BUILD MORE</p>
02/20/2023 21:06 PM	<p>I approve of the changes, but I think the city could go farther to make it easier to build ADUs.</p>
02/21/2023 12:33 PM	<p>How would proposals impact instances where there is an available ADU lot but adjacent homeowners do not own the property itself?</p>
02/22/2023 12:18 PM	<p>I would LOVE to build an ADU but feel very limited in the investment right now as having a child may impact my long-term ability to stay in this home if we need extra help. The most important factor at the moment is the ability for me to move elsewhere and rent out the primary home AND the ADU separately rather than together as a single unit. I cannot imagine spending the cost needed to retrofit my garage into an ADU only to effectively rent out the entire lot as a single home. If that law doesn't change, there's no way I'll invest in an ADU, even though I think it could be a great contribution to the neighborhoods and rents.</p> <p>Second, I'd like to build a fantastic livable space that I'd want to live in myself. My dream is to have a 2 car garage on the first floor with the entrance to the ADU (mud room/landing with stairs). The entire second story would be the livable space. Since our main home has a rubber membrane roof, I would like to keep the look consistent with the ADU and turn the roof into a roof deck with solar panels on top to provide shade.</p> <p>At the moment, I'd need to build a rather ugly unit with a traditional roof that I personally would not enjoy looking out at from my main home. I would</p>
02/22/2023 14:57 PM	<p>Amazing. Please execute all the items in this draft. I am 100% for allowing ADU's to be built properly to help expand available housing in Denver.</p> <p>Please change the rule to allow the owner to move to another property and keep the adu permit in place. It does not make sense to force the owner to stay there forever. What if the size of the family changes and they need to move, what if they inherit another house in denver and want to move..</p>
02/23/2023 16:00 PM	<p>I adamantly oppose a blanket lifting of ADU requirements. Each permit should be reviewed regarding lot size, setbacks, etc. 3200 s holly is an example where the lot and easements don't meet the requirements. I'm okay with ADU's that meet lot requirements.</p>
02/23/2023 21:06 PM	<p>Currently ADUs are not allowed in the E-SU-Dx zoning district. Will this change allow them to be built?</p>
02/24/2023 0:09 AM	<p>I am very concerned about the complete relaxation of regulations. Once you open access, you won't ever get to go back and the folks who are directly impacted by a neighbor's ADU is out of luck. This whole process has been extremely 1-sided and biased towards the builder. You keep saying "very few will be built" but being next to one of the potential "very few" ADUs, I understand the direct impact it will have on my property</p>
02/24/2023 13:27 PM	<p>Having read the Strategy Report about ADU's and the pros and cons the the committees, I remain unconvinced the ADUs are the future of affordable housing in Denver. Having been involved in an ADU request in the University Hills neighborhood, I remain convinced the adding an ADU to the property at 3200 South Holly is a mistake. The homeowner mostly likely is not a full time resident. The sidewalk on the north side of the property has been a sea of ice all winter and the winters in prior years. The proposed ADU will have access to their property over the ice. I also question the wisdom of this ADU as it blocks the view of the next door neighbor - and I already know that such a thing is not a concern to the</p>
02/24/2023 18:32 PM	<p>I live in the Sloan's Lake neighborhood (zoned in the Urban context), and I am writing to voice my strong support for several of the proposed changes in the draft recommendations on ADUs. Namely, in the Form changes, I support the Height and Bulk Plane changes, the Balcony and Dormer Encroachment changes, Minimum Lot Size, and the Building Coverage Exemption. In the Use Standards, I support changes to Maximum Floor Area, Maximum Building Length, Conversions of Existing Garages, and ADUs Accessory to Two-Unit and Multi-Unit properties.</p>

02/24/2023 19:41 PM	Hello - I own a home in the Chaffee neighborhood and have long had the idea of gutting the original home and renovating it, as well as, adding an ADU in the back and then selling it as a multi-generational living situation. I'd like to move ahead with my plan this springtime and was directed to your project as a resources. After reading everything over, I'm wondering if getting involved in this project would be a good place to start? Your thoughts would be much appreciated. Thank You - Michelle
02/25/2023 19:40 PM	When we all met with the owners of 3200 So Holly and had a phone call we made it very clear we did not want ADU's in U Hills. So the rights of one person are more important than the rights of the U Hills neighbors that voted against having ADU's in our neighbor. Kendra Black certainly
02/28/2023 11:03 AM	When will the revised zoning code be in affect?
02/28/2023 17:07 PM	SINGLE SERWER SO THAT YOU DONT HAVE TO PAY TO ACCESS STREET
02/28/2023 17:11 PM	I support reducing construction hurdles for ADUs but believe that a regulation should exist requiring the homeowner to live in the main house or ADU as this primary residence.
02/28/2023 17:29 PM	ADUs increase the price of the primary residence and, as a result, decrease the stock of affordable housing. They make home ownership, the primary method of wealth accumulation, more difficult for working people.
02/28/2023 20:22 PM	I am very much in favor of ADUs. In fact, I think we should abolish SFZ for any lot with an urban designation and should expand our zoning code to allow for triplexes. ADUs are simply not enough to address our housing shortage, particularly with affordable housing.
03/01/2023 15:04 PM	I respect that the city is trying to reduce housing taking by short-term rentals with their proposed owner occupancy rule, I think there are better I would like to see hard data on the eventual use of the ADUs that have been approved. Everyone always says they provide affordable housing but they seem to mainly be used for commercial uses such as short term rentals which do not provide additional affordable housing, only increased
03/01/2023 17:13 PM	I wish all requirements and setbacks were loosened in all contexts (suburban, urban & urban edge). Privacy & other neighbor concerns should not get in the way of us being able to increase density in our city as quickly as possible to address the housing crisis we're currently experiencing so every person has access to a dignified home. I do not support reducing ADU height in any context. I do not support increasing the rear setback distance in any context. And I wholeheartedly support removing the requirement that the ADU be owner-occupied at all times.
03/02/2023 9:02 AM	We live in an area that is expensive and may in the future require that we take care of elderly parents/grandparent and would love to have the ability to put them safely in an ADU unit due to rising long term care costs. In today's world with rising costs everywhere multi-generational living under one roof/property is really the only way to make sense of taking care of our older relatives.
03/06/2023 11:15 AM	Many garages in Sunnyside, and I assume other neighborhoods, were built less than 3 feet from the property line-- garages on 4000 and 4010 Shoshone st. are 2.5 feet from the property line, for example.
03/07/2023 14:11 PM	Would the proposed requirements preclude utilizing an existing garage that was built less than 3' from the property line, or adding a unit to the top I sat in on an informative ADU webinar hosted by the City of Denver a couple weeks back. I gained a better appreciation for how challenging it is to navigate the existing permitting rules and understand that some change is needed. However, I also came away with the impression that city planners advocate changing the owner occupancy requirement in favor of requiring that owners occupy the main residence only at the time the ADU permit is issued. I believe that this is a mistake. It will not deter outside investors from snapping up homes and filling neighborhoods with

03/08/2023 15:05 PM	<p>This doesn't go nearly far enough to address Denver's housing crisis. We need to legalize more than just ADUs that only maybe 1% of Denverites would build. No city that has legalized ADUs alone has made any significant dent in its housing crisis.</p> <p>This continued failure from the city is the reason this city has a displacement crisis. It's also the reason we have such a bad pollution crisis, because the Intergovernmental Panel on Climate Change says urban density is necessary for low-carbon cities, while this plan does almost nothing to advance that goal.</p>
03/08/2023 15:06 PM	How can the committee say it is removing restrictions to building ADUs when the biggest restriction to building more ADUs is the owner occupant restriction?
03/08/2023 15:19 PM	While I'm tentatively in favor of ADUs in my neighborhood (Athmar Park), and others, my hesitancy rests on my concern that ADUs will not be designed with respect to the current neighborhood designs (modest) and may block what are great views of downtown.
03/08/2023 15:27 PM	I am delighted with the recommendations about ADUs in Denver zoning code project and support all of the recommendations. I believe it will be positive both for homeowners and for people seeking affordable rentals.
03/08/2023 16:00 PM	Decks facing the alley and ADU allowances in the TH, RH and TU zone districts is a great idea to increase density
03/08/2023 18:03 PM	If you actually want to see ADUs in Denver why aren't you allowing them to be placed on non-owner occupied properties?
03/09/2023 7:43 AM	How will this help Seniors located in gentrified 80205 neighborhoods obtain zoning for ADU's?
03/09/2023 13:57 PM	Not removing the owner-occupancy requirement for ADUs in any zone will defeat the stated purpose of the changes to allow ADUs. For example, I am a duplex owner in a U-TU-C who is in my 70's. I have a perfect location for an ADU that could be used by renters who might work in the
03/10/2023 11:03 AM	I am now retired and widowed and would like to continue living in my neighborhood, Congress Park, but the house I have is expensive. My entire support system in here in the neighborhood: my friends, neighbors, grocery store and church. If I was allowed to build a small ADU in my backyard above the garage (a two story structure), I would be able to have an income source from rent and be able to continue to live in my home. It would
03/13/2023 13:48 PM	Absolutely fantastic way to incentivize property owners to create more affordable housing in Denver
03/14/2023 11:15 AM	<p>Hello,</p> <p>Thanks again to the planning department for all of the hard work done so far. In the last round of comments, I shared my disappointment in seeing the owner-occupancy requirement remaining unchanged. In the latest Feedback Summary, it is clear that I was not the only person disappointed that this requirement remained unaltered.</p>
03/14/2023 12:18 PM	<p>The public, the advisory board, and the planning department staff appear to all be in favor of removing this requirement. City Council appears to be</p> <p>I am writing to support the changes in the latest draft recommendations, in particular the height limit changes, dormer encroachments into the bulk plane, the 100sf balcony allowance, and the maximum size. For the Urban zoning context, I support all of the draft recommendations.</p>
03/14/2023 14:39 PM	I have a question (which is also inherently a comment). Are you suggesting that we can have more habitable space on the first floor (presuming garage with ADU on top)? As your draft clearly demonstrates -- yet glosses over -- if we can do 650sf on the bottom, plus 75% of that on top, most of the first floor sits empty. You correctly note that 2 parking spaces = 720ft, but yet we have approximately 650sf for parking down there. It's too big for 1 car and too small for 2. Let me put a second bedroom down there, and then maximize the upstairs as well. Heck, if you did that, you could
03/15/2023 13:47 PM	Do not ok ADU in Montclair. It seems that you are intent on destroying a beautiful old neighborhood for the gain of developers. I can't wait to vote against you as I voted for you to stop this kind of stuff. But, you have betrayed all i hoped for.

03/16/2023 14:21 PM	<p>Another thought regarding the problem of requiring resident owners where ADUs are allowed... I'm not exactly sure as to why this requirement was put in place, but I'm guessing there were at least two considerations: 1.) that if such wasn't the case, developers would buy, build, and rent, which more often than not would result in disruption of the neighborhood quality; and, 2.) owner care for all the improvements would be perceived as being lessened. A possible approach to address both would be to require owner residency when</p>
	<p>I grew up in a two flat in Chicago. My parents purchased the house with my grandparents to make it affordable as they were starting a family. Over time, my parents were able to care for my grandparents when they got old, and now many years later my sister is living where my grandparents once lived and taking care of my aging mother.</p> <p>Two units on the same lot, one more friendly to aging, and many other identical units in the neighborhood (a neighborhood which "looked" like it was only single family bungalows) created multi-generational stability. My family was able to stay in the same home for 48 years already.</p> <p>In Denver, that sort of family stability, and neighborhood stability is often illegal.</p> <p>ADU's provide a very small option for some families to create this sort of stability.</p> <p>I have a friend who grew up in Park Hill, then moved out when they could afford to buy a house. Not because they couldn't afford Park Hill, but because there just wasn't anything available to stay near family. Eventually, their father passed and their mom left the neighborhood to be near her grand kids. They probably wouldn't have lived in an ADU because their neighbors would have judged them, but maybe it would have provided them the same opportunity as my family had to stay in the neighborhood they grew up in.</p> <p>I think that at one level, allowing ADU's is a moral question of keep families and neighborhoods together. A moral question of housing affordability. A moral question of prioritizing homes over parking, convenience, and shadows.</p> <p>On the technical end of the equation, I appreciate the effort to reduce barriers. Seemingly little details such as stepping back the second floor add a lot of structural cost to small project compared to stacking walls vertically. They also increase maintenance costs by creating more places problems to occur. ADU's should be simple. Building an ADU should be simple.</p> <p>While I think that ADU's primary contribution to the urban fabric is their accessibility to families an individual home owners, I think they can also provide value to people who don't already own land or lack the ability to build their own home. ADU's add value to developer built homes, condo's and apartments.</p> <p>For large developments, adding a row of ADU's along the boundary of the project can create a low impact, low, cost option to transition from commercial buildings to existing smaller buildings.</p>
03/16/2023 18:47 PM	<p>The option of adding ADU's to town house developments increase the accessibility of homes to first time home buys by providing an income</p>
03/17/2023 17:15 PM	<p>It would be great to see ADU's as use by right in any zoning. We have had, currently have, and will have an inventory shortage for years to come. This is on of many steps that should be taken to help the inventory shortage!</p>
03/17/2023 17:35 PM	<p>When will ADU's be allowed to be built in Athmar Park?</p>
03/18/2023 10:36 AM	<p>Please allow homeowners to apply for their own permits when building an ADU. There are currently a lot of checks and balances to the homeowner permit exam process that allowing for homeowners to conduct their own work would not result in and safety or long term issues. This would help</p>
03/19/2023 7:43 AM	<p>ADUs are great. It's good either for increasing density (not necessarily "affordable" housing, per se), or for providing short term rental options for visitors, which is great for home owners (ABB hosts) and for businesses (more foot traffic and tourist money).</p>

03/20/2023 8:56 AM	Cory-Merrill is not zoned for ADUs. There is a red permit dot on the map on the western edge of Cory-Merrill. Has an ADU been approved with Cory Merrill?? Also, it appears there are 3 red permit dots in Belcaro which is not "teal" and not zoned for ADUs. Why does it appear on the map
03/20/2023 14:25 PM	I like that the city is trying to make the building of these easier. I really like the removal of the rear setback as our lot size is very small so having to bring in an ADU 5 feet from a corner of our lot takes up a huge amount of space. Anything to make ADUs easier to build and permit would be
03/22/2023 11:54 AM	I previously commented that the owner occupancy requirement should not be removed. I am glad to hear that it will not be. I do believe that the effects on our local environment, of continued growth and loss of yards, trees etc., as ADUs are built more frequently, is a concern. I also expressed my concerns that the intimate and unique characteristics of neighborhoods need to be protected. Conversations about privacy, noise
03/23/2023 9:28 AM	With aging parents, kids staying at home longer and rising costs of housing in Denver we badly need ADU zoning throughout to allow families more flexibility in meeting their housing needs.
03/23/2023 9:48 AM	I live in Harkness Heights (80211) and am very exciting about the possibility of adding an ADU to my property. I think we should allow ADUs.
03/26/2023 20:58 PM	I'm fully in support of ADUs and would like to see our neighborhood go further and expand duplex zoning.
03/26/2023 21:14 PM	I have read that current plans do not involve changing where ADUs can be built, but I see in the "Zoning Code Text Amendment Accessory Dwelling Units PUBLIC REVIEW DRAFT - 03/07/2023" that new zones are being proposed in which ADUs would be permitted, a S-SU-A1 and a S-