

Citywide Accessory Dwelling Units

Text & Map Amendments

Date: 10.08.2024

Presenter: Justin Montgomery, AICP

Presentation Agenda



- Requests



- Citywide ADUs



- Process



- Review Criteria





Requests

- 1) Text Amendment to the Denver Zoning Code to allow Accessory Dwelling Units (ADUs) in all zone districts that allow residential.
- 2) Denver Revised Municipal Code (DRMC) Amendment to allow ADUs in Former Chapter 59 zone districts.
- 3) Map Amendment to rezone properties located within zone districts proposed to be deleted by the DZC text amendment.

Agenda



- Requests



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- Process

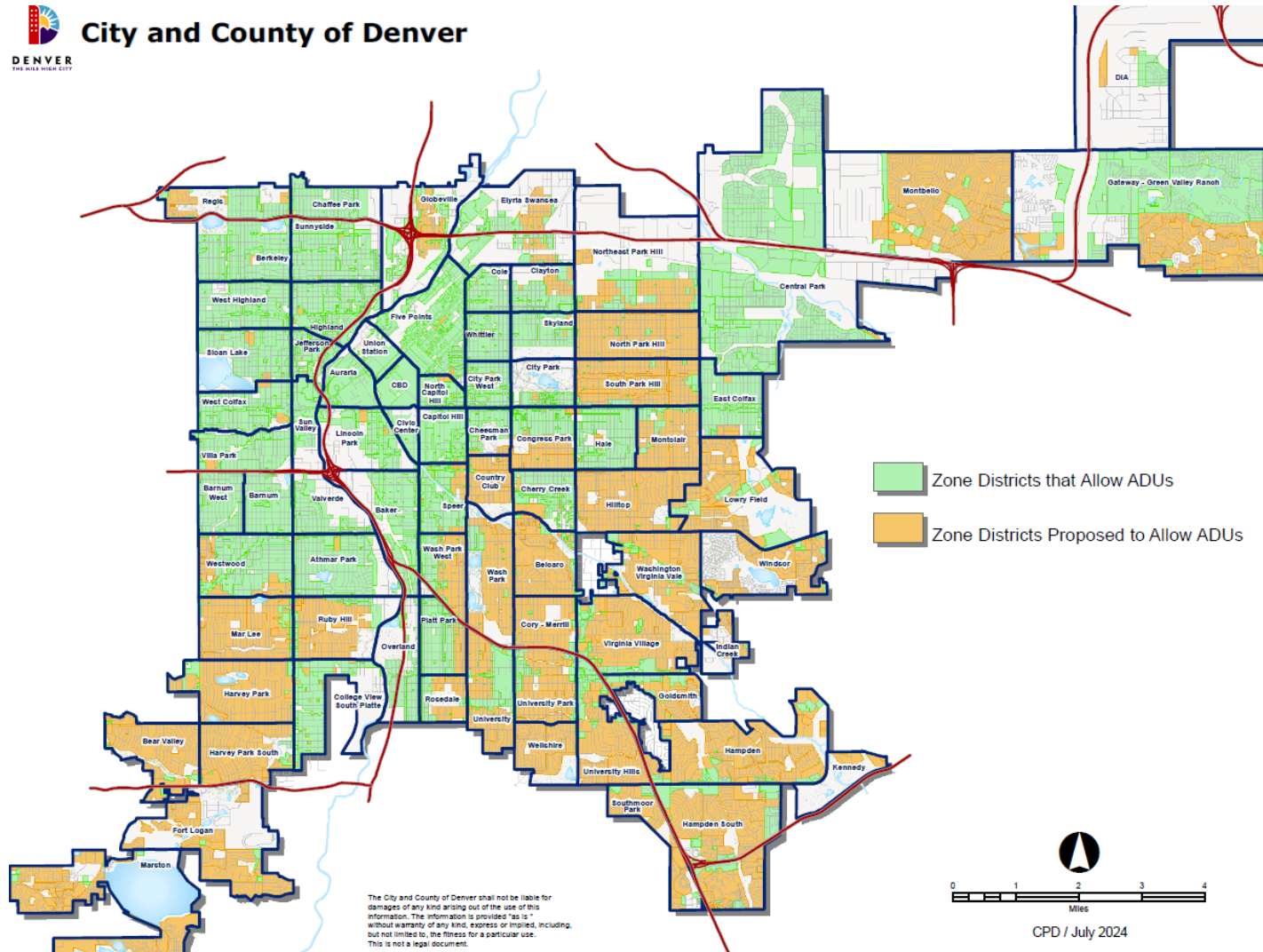


- Review Criteria





City and County of Denver



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CPD / July 2024



SUBURBAN NEIGHBORHOOD CONTEXT		URBAN EDGE NEIGHBORHOOD CONTEXT		URBAN NEIGHBORHOOD CONTEXT	
S-SU-A	Single Unit A	E-SU-A	Single Unit A	U-SU-A	Single Unit A
S-SU-A1	Single Unit A1	E-SU-A1	Single Unit A1	U-SU-A1	Single Unit A1
S-SU-D	Single Unit D	E-SU-B	Single Unit B	U-SU-A2	Single Unit A2
S-SU-D1	Single Unit D1	E-SU-B1	Single Unit B1	U-SU-B	Single Unit B
S-SU-Fx	Single Unit Fx	E-SU-D	Single Unit D	U-SU-B1	Single Unit B1
S-SU-F	Single Unit F	E-SU-Dx	Single Unit Dx	U-SU-B2	Single Unit B2
S-SU-F1A	Single Unit F1A	E-SU-D1	Single Unit D1	U-SU-C	Single Unit C
S-SU-F1A	Single Unit F1A	E-SU-D1x	Single Unit D1x	U-SU-C1	Single Unit C1
S-SU-F1x	Single Unit F1x	E-SU-G	Single Unit G	U-SU-C2	Single Unit C2
S-SU-Ix	Single Unit Ix	E-SU-G1	Single Unit G1	U-SU-E	Single Unit E
S-SU-I	Single Unit I	E-TU-B	Two Unit B	U-SU-E1	Single Unit E1
S-SU-H	Single Unit H	E-TU-C	Two Unit C	U-SU-H	Single Unit H
S-SU-Hx	Single Unit Hx	E-RH-2.5	Row House 2.5	U-SU-H1	Single Unit H1

The proposed text Amendment will remove 16 obsolete zone districts from the code



Citywide ADUs

- This amendment includes provisions that make it easier for homeowners within Site Development Plans to add ADUs to previously approved plans





Current ADU Zoning Standards

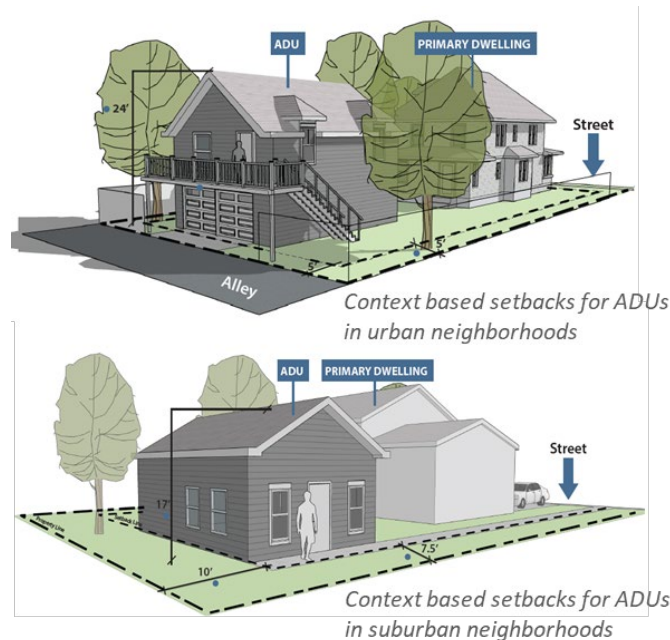
- Greater allowances in **URBAN** neighborhoods with flexibility where ADUs most easily fit in



- Allowances for **URBAN EDGE** neighborhoods that recognize the unique balance of Urban and Suburban conditions



- Sensitive location and form standards in **SUBURBAN** neighborhoods





State ADU Law (HB24-1152)

- Colorado cities must allow ADUs where single-unit homes are allowed
- No 'restrictive' design standards for ADUs
- HOAs can no longer prohibit ADUs
- Only at the time of permit can the city require the primary unit or ADU be owner occupied



Citywide ADUs

- State Law: Only at the time of permit can the city require the primary unit or ADU be owner occupied
- The proposed amendment adjusts Denver's rules for single-unit zone districts to match state law. An owner could keep their ADU even if they no longer live on the property.





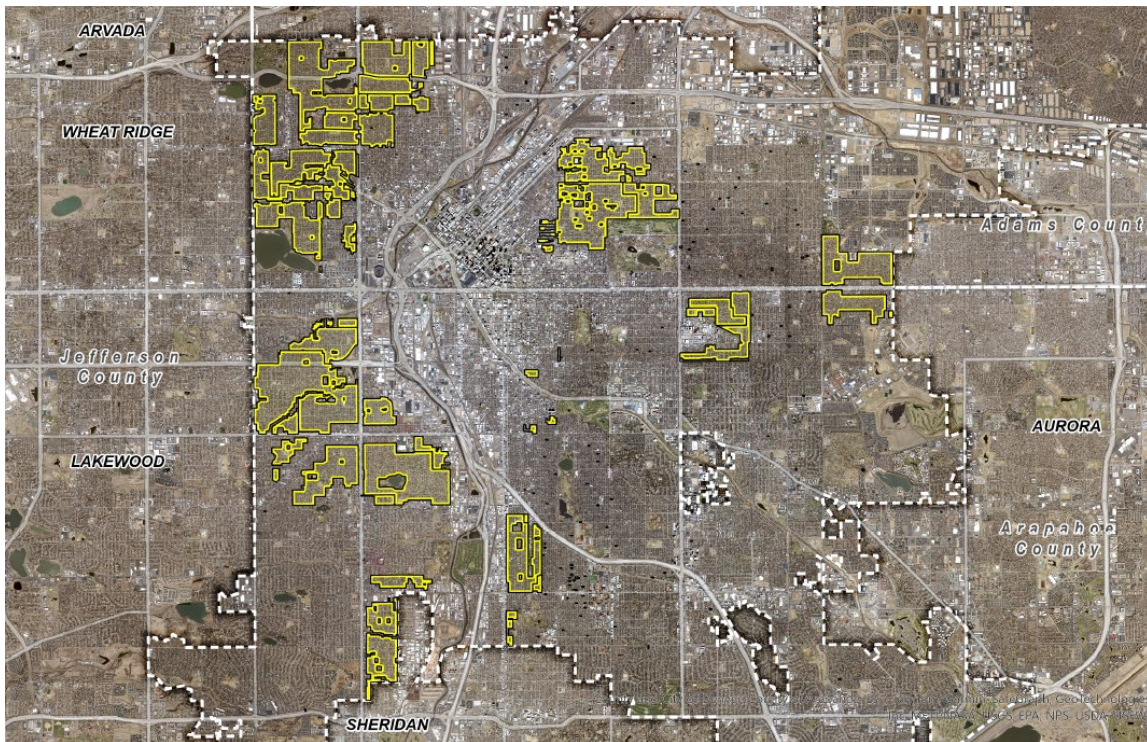
Citywide ADUs – DRMC Amendment

- Residential properties with Former Chapter 59 zoning are proposed to allow ADUs
- Bridge amendment specifies the zoning standards to apply





Citywide ADUs – Map Amendment



Proposed by city council sponsors to follow the Charter process.

Rezones the zone districts proposed for deletion.



Citywide ADUs – Map Amendment

Denver Zoning Code Rezoning Process

1. Pre-Application
2. Application
3. Review & Referral
4. Planning Board
5. Ordinance Request
6. LUTI
7. Mayor Council
8. Bill Filing
9. First Reading
10. City Council hearing

**3-4
months**

Charter Rezoning Process

Must be initiated by a City Council Member

1. Ordinance Request
2. LUTI
3. Mayor Council
4. Bill Filing
5. First Reading
6. City Council hearing

2 months

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»»» Process

- Notice of Text Amendment Public Review & Proposed DRMC Amendment: 7/26/2024
- Informational Mailers Sent: 7/26/2024
- Planning Board Info Item: 8/7/2024
- Planning Board Notice: 8/20/2024
- Planning Board Public Hearing: 9/4/2024
- Sponsors Proposed Map Amendment: 9/26/2024
- LUTI Committee: **10/8/2024***
- City Council Public Hearing: **11/18/2024***

* Anticipated dates are confirmed during the legislative review process

Public Comments



ESCANEAME
 QUÉT TÔI • 01173
 ما سگان کره
 0754 HANG • 01173
 SCANNE MOI • 01173
 मलाई स्वयान गुनुहास

La Ciudad y Condado de Denver no regulan las asociaciones de propietarios de viviendas (HOA) ni consideran las regulaciones de las HOA al revisar las solicitudes de permisos. Si vive en un distrito metropolitano, una asociación de propietarios o similar, es posible que se apliquen reglas adicionales sobre las ADU. Consulte con su distrito o asociación sobre las regulaciones que se aplican a las ADU.

- All RNOs received written notice
- Property owners obtaining ADU entitlement mailed postcard
- Two virtual town halls in August
- 716 comments received through the webform and email

Planning Board

- Planning Board held a hearing on this item on 9/4/2024.
- The board voted unanimously to recommend approval.

Text Amendment Change After Planning Board

- Added specificity on timing of owner occupancy requirement applicable to single-unit zone districts
 - **Planning Board:** Only an owner who lives on the property can establish an ADU
 - **LUTI:** Only an owner who lives on the property can submit a permit application for an ADU
- Included definition of ‘primary residence’ in Denver Zoning Code rather than cross reference to DRMC
 - Ensures that definition does not change without evaluation

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Denver Zoning Code Review Criteria

- A. Consistency with Adopted Plans
- B. Further Public Health, Safety and Welfare
- C. Uniformity of District Regulations and Restrictions



Denver Zoning Code Review Criteria

A. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

B. Further Public Health, Safety and Welfare

C. Uniformity of District Regulations and Restrictions



Comprehensive Plan 2040



Equitable, Affordable and Inclusive

Goal 2, Strategy B “Ensure city policies and regulations encourage every neighborhood to provide a complete range of housing options.” (p. 28)

Goal 3, Strategy B “Use land use regulations to enable and encourage the private development of affordable, missing middle and mixed-income housing, especially where close to transit.” (p. 28)

Goal 8, Strategy D “Expand the supply of housing accessible to seniors and people with disabilities, including more housing choices for seniors to age in place” (p. 30).



Strong and Authentic Neighborhoods

Goal 3, Strategy E to “Support the stewardship and reuse of existing buildings.” (p. 34)





Blueprint Denver

Blueprint Denver Contains Three Major Equity Concepts

Integrating these concepts into planning and implementation will help to create a more equitable Denver.





Blueprint Denver

Land Use and Built Form: General, Policy 11: “Implement plan recommendations through city led legislative rezonings and text amendments.”

Strategy B: “Text amendments and large legislative rezonings should be guided by the equity concepts and maps in Chapter 2.” (p.79)

Land Use and Built Form: Housing, Policy 4: “Diversify housing choice through the expansion of accessory dwelling units throughout all residential areas.” (p. 84)



Denver Zoning Code Review Criteria

A. Consistency with Adopted Plans

- *Comprehensive Plan 2040*
- *Blueprint Denver*

B. Further Public Health, Safety and Welfare

C. Uniformity of District Regulations and Restrictions



CPD Recommendation

Based on the criteria for review in the Denver Zoning Code, CPD recommends that the Land Use, Transportation, and Infrastructure (LUTI) Committee move the Citywide ADUs Text Amendment & Map Amendment proposal #2024I-00151 forward for consideration by the full City Council.

CPD also recommends LUTI forward the proposed DRMC amendment for consideration by the full City Council.