



## Legislation Details (With Text)

**File #:** 23-0415      **Version:** 1

**Type:** Bill      **Status:** Passed

**File created:** 4/10/2023      **In control:** Land Use, Transportation & Infrastructure Committee

**On agenda:** 6/5/2023      **Final action:** 6/8/2023

**Title:** A bill for an ordinance amending the Denver Zoning Code, concerning accessory dwelling units. Approves a Denver Zoning Code text amendment to create context-specific zone districts and regulations for accessory dwelling units (ADUs). The Committee approved filing this item at its meeting on 4-18-2023.

**Sponsors:**

**Indexes:** Lucas Palmisano

**Code sections:**

**Attachments:** 1. BR23-0415\_CPD\_Ordinance\_request\_Form\_ADUs-DZC\_4-07-23, 2. LUTI - 4.18.23 presentation pdf, 3. Attach-1\_Strategy\_Report\_04-03-23, 4. Attach-2-LUTI\_Draft DZC Amendment, 5. Attach-3\_ADUs\_DRMC\_FC59\_Bridge\_Amendment, 6. Attach-4\_ADUs\_Feedback\_Summary\_Phase\_5, 7. Attach-5\_\_COMBINED COMMENTS RECIVED, 8. ADUs in Denver\_Staff\_Report\_LUTI, 9. LUTI - 4.18.23 presentation, 10. ADUs\_In\_Denver\_Planning\_Board\_Doc\_of\_Deliberation, 11. 23-0415 DZC\_Amendment 10\_ADUs\_in\_Denver, 12. CB23-0415 Filed Bill\_ADU.DZC.20230502, 13. 23-0415 Filed Bill\_ADU.DZC.20230502, 14. 00\_ADUs in Denver CC PPT presentation, 15. 01\_ADUs in Denver\_Staff\_Report\_Council, 16. 02\_ADUs in Denver Strategy\_Report\_05-22-23, 17. 02-2\_adus\_in\_denver\_recommendations\_summary, 18. 03\_ADUs in Denver\_City\_Council\_Markup, 19. 04\_ADUs\_Feedback\_Summary\_Phase\_6, 20. 05\_COMBINED COMMENTS, 21. Amendment to 23-0415, 22. ADUs in Denver - CC PRESENTATION REVISED FINAL, 23. 23-0415 Amended - signed, 24. 23-0415 For an ordinance amending the Denver Zoning Code, concerning accessory

| Date      | Ver. | Action By   | Action  | Result |
|-----------|------|---|---|--------|
| 6/8/2023  | 1    | Mayor   | signed  |        |
| 6/5/2023  | 1    | Council President                                   | signed  |        |
| 6/5/2023  | 1    | City Council  | placed upon final consideration and do pass             |        |
| 6/5/2023  | 1    | City Council  | amended   | Pass   |
| 6/5/2023  | 1    | City Council  | placed upon final consideration and do pass as amended  | Pass   |
| 5/8/2023  | 1    | City Council  | ordered published with a future required public hearing |        |
| 4/18/2023 | 1    | Land Use, Transportation & Infrastructure Committee | approved for filing                                     | Pass   |

### Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)

**Date Submitted: 4-17-2023**

**Requesting Agency: Community Planning and Development Division:**

**Subject Matter Expert Name: Abe Barge**  
**Email Address: Abe.barge@denvergov.org**  
**Phone Number:**

**Item Title & Description:**

*(Do not delete the following instructions)*

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

**A bill for an ordinance amending the Denver Zoning Code, concerning accessory dwelling units.**

Approves a Denver Zoning Code text amendment to create context-specific zone districts and regulations for accessory dwelling units (ADUs). The Committee approved filing this item at its meeting on 4-18-2023.

**Affected Council District(s) or citywide? citywide**

**Executive Summary with Rationale and Impact:**

*Detailed description of the item and why we are doing it. This can be a separate attachment.*

The proposed text amendment would amend the Denver Zoning Code to adjust accessory dwelling unit (ADU) requirements by neighborhood context and remove barriers to ADU construction. The amendment would establish new single unit (SU) zone districts in the suburban neighborhood context to facilitate potential future rezoning of properties to zone districts that allow ADUs and would also adjust use limitations and rules of measurement associated with ADUs, including consolidating rules of measurement for dormer exceptions into code Article 13.

A markup version of the proposed text amendment and a strategy report summarizing the proposed text amendment are available on the ADUs in Denver project web page at

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/ADUs-in-Denver>

**Address/Location (if applicable):**

**Legal Description (if applicable):**

**Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):**

**Draft Bill Attached?**