

## MEMORANDUM

To: Development Services staff  
From: Matthew Seubert for Tina Axelrad, Zoning Administrator  
Date: March 1, 2019  
Re: **Denver Zoning Code (DZC) Clarification – Detached Accessory Structures with Vehicle Access Doors (DZC §1.2.3.5)**

---

### Summary

This memo provides a written clarification that addresses the following related questions:

1. Is an Accessory Dwelling Unit (ADU) use, whether attached to a Primary Structure or detached, considered a Dwelling Unit in the Denver Zoning Code?  
Answer: Yes
2. In DZC §1.2.3.5, there is a provision limiting detached accessory structures with vehicle access doors to one per dwelling unit. Does this provision allow a detached accessory structure with vehicle access doors with each Dwelling Unit on the zone lot, including an ADU?  
Answer: Yes

### Discussion

Denver Zoning Code (DZC) §1.2.3.5 stipulates that for accessory uses and structures and all residential zone districts, there is no limit to the maximum number of detached accessory structures per zone lot except ‘detached accessory structures with vehicles access doors, limited to 1 per dwelling unit.’ DZC §11.12.2.1.B defines a Dwelling Unit as “One or more habitable rooms constituting a unit for permanent occupancy, having but one kitchen together with facilities for sleeping, bathing, and which unit occupies a structure or a portion of a structure.” An Accessory Dwelling Unit use (ADU) that meets this definition is a Dwelling Unit. The plain language of DZC §1.2.3.5 means that one detached accessory structure with vehicle access doors is allowed for each Dwelling Unit, whether it is a primary Dwelling Unit (ie. a Single Unit Dwelling) or an Accessory Dwelling Unit (ADU).

### Examples

1. In a U-SU-C1 district, Mr. Lew is proposing an Urban House building form containing a Single Unit Dwelling, a Detached Garage building form, and a Detached Accessory Dwelling Unit building form that would include an ADU use over a garage. There will be two Dwelling Units (one primary, one accessory) and two detached accessory structures with vehicle access doors. Assuming the proposal meets all other provisions of the DZC, this would be allowed as there would be one detached accessory structure with vehicle access doors for each dwelling unit.
2. In an E-SU-D1 district, Ms. Roybal wants to construct an Urban House building form containing a Single Unit Dwelling along with an attached ADU use. Two Detached Garage building forms are also proposed, one for each Dwelling Unit. If all other Code provisions can be met, this would be allowed as there would be one detached accessory structure with vehicle access doors for each Dwelling Unit.