ADUs in Denver

Advisory Committee Meeting #3
(Exploring the Issues, continued)
Welcome Back!

ADU Advisory Committee

City Staff
Councilwoman Kendra Black
Councilman Chris Herndon
Gosia Kung – Denver Planning Board

Gabriel Calderon       Chelsey Hume       Terra Mazzeo       Sarah Senderhauf
Ozi Friedrich          Lisa Kerin-Welch    Brooke Murphy      Rosemary Stoffel
Emily Goodman          Pam Jiner          Cesar Olivas       Renee Martinez Stone
Naomi Grunditz         Jennifer Steffel Johnson Suzanne Reede     Michelle Ferrigno Warren
Mary Hawthorne         Shawn Johnson      Donna Repp         Darcy Wilson
Recap of April Committee meeting...

What we heard:

1) Impact on Neighbors / Community
   - Open space / backyards / lot coverage
   - Parking
   - Neighbors’ privacy concerns
     - Size /square footage of ADUs
     - ADUs above garages
     - Setbacks
   - Different design for different lots / neighborhoods
   - Outreach

2) Design / Construction / Buildability
   - Minimum lot size regulations
   - Sustainability / garage convertibility
   - 1.5-story height limitation
   - Neighbors’ privacy concerns and windows
Recap of April Committee meeting...

What we heard:

3) Cost and Affordability

- Single-story ADUs vs. ADUs above garages
- 1.5-story height limitation vs. 2-story allowance
- Livable space within ADUs / economical square footage
- Prefabricated ADUs / tiny homes
- Soil analysis / expensive foundations
- Water / sewer tap fees, sidewalks
- Property taxes / tax incentives

4. Uses and Use Allowances

- Owner-occupancy regulations
- Short-term vs. long-term rentals
- ADUs behind townhomes, condos, etc.
- Using ADUs to incentivize historic preservation
- Accessory commercial uses
Overview of Existing Denver Zoning Code Neighborhood Contexts
SU Contexts

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

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Avg. Lot Size</th>
<th># of Parcels</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-SU</td>
<td>9,794</td>
<td>33,190</td>
</tr>
<tr>
<td>E-SU</td>
<td>7,370</td>
<td>35,478</td>
</tr>
<tr>
<td>U-SU</td>
<td>5,835</td>
<td>33,552</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>18,489</strong></td>
<td><strong>102,220</strong></td>
</tr>
</tbody>
</table>

* 18,489 SU parcels currently allow ADUs or 18% of our SU districts and we’ve only seen ~400 ADUs permitted since 2010 which gives us a 2% utilization rate in single-unit districts.
URBAN Context

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

- Alley access without driveways
- Detached sidewalks/tree lawns
- Mid-to-large homes on smaller lots
- Average lot size: 5,800sf

E.g., neighborhoods like:
Sunnyside, West Highlands, Sloan Lake, Cole, Elyria-Swansea, South Park Hill, Wash Park, Platt Park, etc.
**URBAN EDGE Context**

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

- Mix of alley/no alley, driveway/no driveway
- Attached/no sidewalks in many areas
- Smaller homes on larger lots
- Average lot size: 7,300sf

E.g., neighborhoods like:
Northeast Park Hill, East Colfax, Montclair, Hilltop, Cory-Merrill, Athmar Park, Westwood, Barnum, Barnum West, University, etc.
SUBURBAN Context

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

- No alley, has driveway and non-uniform shaped lots
- Attached/no sidewalks in many areas
- Large homes on larger lots
- Average lot size: 9,800sf

Neighborhoods like:
Montbello, Green Valley Ranch, Mar Lee, Harvey Park, Fort Logan, Hampden, Wellshire, Virginia Village, etc.
Average lot conditions by neighborhood context

Urban
average lot size: 5,800sf

Urban Edge
average lot size: 7,300sf

Suburban
average lot size: 9,800sf
Questions about zoning code *neighborhood contexts*?

Any questions about *how the city establishes and distinguishes contexts*?

**Urban**
average lot size: 5,800sf

**Urban Edge**
average lot size: 7,300sf

**Suburban**
average lot size: 9,800sf
ADUs by neighborhood context – Zoning allowance for primary structures

Urban
Urban House Bulk-Plane

Urban Edge
Suburban House Bulk-Plane or Urban House Bulk-Plane

Suburban
Suburban House Bulk-Plane
ADUs by neighborhood context – Zoning allowance for detached accessory garages

**Urban**
allows for a 1,000sf detached garage

**Urban Edge**
allows for a 1,000sf detached garage

**Suburban**
allows for a 1,000sf detached garage
ADUs by neighborhood context – Zoning allowance for detached accessory dwelling units

**Urban**
average lot size: 5,800sf
allows for a 650sf ADU

**Urban Edge**
average lot size: 7,300sf
allows for an 864sf ADU

**Suburban**
average lot size: 9,800sf
allows for a 1,000sf ADU
ADUs by neighborhood context - Urban

What else can be built in **Urban**

- **Garage** – 17’ tall / 1 story
  - 5’ rear setback
  - 5’ side setback

- **Primary** – 30’ tall / 2.5 stories
  - 20’ rear setback
  - 5’ side setback

- **ADU** – 24’ tall / 1.5 stories
  - 5’ rear setback
  - 5’ side setback
ADUs by neighborhood context - Urban

Urban

Primary – 30' tall / 2.5 stories
20' rear setback
5' side setback

Garage – 17' tall / 1 stories
5' rear setback
5' side setback

ADU – 24' tall / 1.5 stories
5' rear setback
5' side setback
ADUs by neighborhood context – Urban Edge

What else can be built in **Urban Edge**

- **Garage** – 17’ tall / 1 story
  - 5’ rear setback
  - 5’ side setback

- **Primary** – 32’ tall / 2.5 stories
  - 20’ rear setback
  - 5’ side setback

- **ADU** – 24’ tall / 1.5 stories
  - 5’ rear setback
  - 5’ side setback
ADUs by neighborhood context – Urban Edge

Primary
- 32' tall / 2.5 stories
- 20' rear setback
- 5' side setback

Garage
- 17' tall / 1 stories
- 5' rear setback
- 5' side setback

ADU
- 24' tall / 1.5 stories
- 5' rear setback
- 5' side setback

What else can be built in
ADUs by neighborhood context - Suburban

Garage – 17’ tall / 1 story
- 5’ rear setback
- 5’ side setback

Primary – 35’ tall / 2.5 stories
- 20’ rear setback
- 7.5’ side setback

ADU – 24’ tall / 1.5 stories
- 5’ rear setback
- 5’ side setback

What else can be built in Suburban:
- Garage – 17’ tall / 1 story
- 5’ rear setback
- 5’ side setback

Primary – 35’ tall / 2.5 stories
- 20’ rear setback
- 7.5’ side setback

ADU – 24’ tall / 1.5 stories
- 5’ rear setback
- 5’ side setback
ADUs by neighborhood

- Suburban: 35' tall / 2.5 stories
  - 20' rear setback
  - 7.5' side setback

- Garage: 17' tall / 1 stories
  - 5' rear setback
  - 5' side setback

- ADU: 24' tall / 1.5 stories
  - 5' rear setback
  - 5' side setback
Questions about what can be built in each neighborhood context?

**Urban**
- average lot size: 5,800sf
- allows for a 1,000sf garage
- allows for a 650sf ADU

**Urban Edge**
- average lot size: 7,300sf
- allows for a 1,000sf garage
- allows for an 864sf ADU

**Suburban**
- average lot size: 9,800sf
- allows for a 1,000sf garage
- allows for a 1,000sf ADU
Building an ADU (urban context)
Building an ADU
Building an ADU

Minimum Lot Size – 4,500sf for U-SU-B1 (urban, single unit, ADU allowed)
Building an ADU

Minimum Lot Size – 4,500sf for U-SU-B1
Building an ADU

Minimum Lot Size – 4,500sf for U-SU-B1
Building an ADU

Minimum Lot Size – 4,500sf for U-SU-B1
Building an ADU

Garage footprint allowance – 1,000sf
Building an ADU

Garage max build-out – 1,000sf
Building an ADU

ADU footprint – 650sf on lots 6,000sf or less

Buildings may only cover
37.5% of the zone-lot in this district
This development would be at 44%
Building Coverage Exemption – when enclosed parking is provided

50% of the ADU may be exempt from the building coverage, when parking is provided, up to 500sf
Building an ADU

Building Coverage Exemption – parking must be 80% of ground-floor

80% of 650sf = 520sf
520sf of ground-floor must be parking
Building an ADU

ADU height – 24ft max
Building an ADU

ADU bulk-plane
Building an ADU

ADU bulk-plane
Building an ADU

ADU bulk-plane
Building an ADU

ADU bulk-plane – forming a realistic roof line
Building an ADU

ADU height – 1.5 story (75% of ground floor)
Building an ADU

ADU height – 1.5 story (75% of ground floor)
Building an ADU

ADU interior – upper-story (75% of lower) = 400sf
Building an ADU

Final ADU – 400sf upper + 130sf lower = 530sf max

650sf - 530sf = 120sf
or minus a bedroom
Building an ADU

Final ADU – 400sf upper + 130sf lower = 530sf max

650sf - 530sf = 120sf
or minus a bedroom
Final ADU – What questions do you have around the current rules that shape ADU design and built outcome?

Some barriers we’ve heard:
- Building footprint limitation
- Building coverage exemption for parking
- 1.5 story limitation
Committee Discussion of Key Issues by Neighborhood Context

INSTRUCTIONS FOR COMMITTEE MEMBERS

1. OPTION 1: Click on the link in the chat – A browser window should open with the message ‘You are in the right place!’

2. OPTION 2: Open a web browser on a smartphone, go to menti.com and enter the code from the chat – You should see the ‘You are in the right place!’ message.

MEMBERS OF THE PUBLIC

Please bring questions/feedback to the public comment period and 'Take the Survey' on the top/right of the City's 'ADUs in Denver' web page. (You can get there by going to www.denvergov.org/textamendments)
Overall Impressions

Urban Context
Fits in?: 7.8/10

Urban Edge Context
Fits in?: 8.3/10

Suburban Context
Fits in?: 8.2/10
Next Steps and June Meeting
**Process Overview**

Currently exploring the issues part 2

<table>
<thead>
<tr>
<th>PHASE 0</th>
<th>PHASE 1</th>
<th>PHASE 2</th>
<th>PHASE 3</th>
<th>PHASE 4</th>
<th>PHASE 5</th>
<th>PHASE 6</th>
<th>PHASE 7</th>
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</thead>
<tbody>
<tr>
<td>SETTING THE STAGE</td>
<td>KICKOFF AND AGREEMENT</td>
<td>EXPLORE THE ISSUES</td>
<td>EVALUATE ALTERNATIVES</td>
<td>RECOMMENDED STRATEGY</td>
<td>DEVELOP TOOLS</td>
<td>ADOPTION PROCESS</td>
<td>IMPLEMENTATION</td>
</tr>
</tbody>
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### Advisory Committee Meeting

### Public Outreach
- Public survey on Issues is out now at [denvergov.org/textamendments](http://denvergov.org/textamendments)
- Public survey on Alternatives
- Public meeting on recommended strategy

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

Focus Groups based on issue categories:

1) Impact on neighbors/community – suburban context focus group
2) Design/Construction/Buildability – AIA, architecture/accessibility focused
3) Cost and Affordability – builders, affordable housing, and industry focus group
4) Use and Use Allowances – duplex/rowhome focus group

Purpose of the Focus Groups:

• Ways to get input on areas that may need more attention, based on the issues raised
• Another venue for folks with expertise and significant interest to weigh in (outside of a public meeting)

Sign-up via Google doc by 5/18 to be involved
Next meeting: June 9, 2022 (the second Thursday in June)

Alternatives – Looking to Solutions

In April and May, we've explored issues, barriers and concerns about ADUs in Denver.

At the June meeting we will start looking at possible solutions with a focus on evaluating alternatives and possible outcomes.
Thank You!