



Memo

Project Title: ADUs in Denver

To: Denver Planning Board

From: Joshua Palmeri, Senior City Planner

Date: April 26, 2022

This project aims to implement Blueprint Denver recommendations about Accessory Dwelling Units through a community-driven update to the Denver Zoning Code. This project will not change where in the city ADUs are allowed, but will look at how they are designed, how they fit in with different types of neighborhoods and block patterns, and how updates to the zoning code may reduce barriers to creating ADUs. This project is directly implementing Blueprint Denver 2019 Land Use & Built Form: Housing Recommendation 05:

- that barriers to ADU construction be removed,
- that zoning rules be reviewed and adjusted so ADUs fit into a variety of neighborhood contexts.

A key element of the project's outreach plan is the community advisory committee. The committee will provide input on key issues, challenges and opportunities, as well as on proposed alternatives. The input will be considered by city staff and summarized in the city's final Strategy Report to City Council. Advisory Committee meetings have just started in March and will continue to meet monthly until October.

Over the next year, city planners will work with residents to develop the specific language for new ADU zoning standards. This work will include public workshops, small focus groups, and surveys to...

- explore the challenges residents currently face in constructing an ADU,
- evaluate possible alternatives for resolving these challenges while achieving the project's goals of reducing barriers and improving design outcomes,
- work with residents and the Community Advisory Committee to recommend a particular strategy, and
- develop and write the zoning standards.

The info item at the Planning Board meeting on May 4 will cover the process so far, draft vision and major issues, the current community engagement activities, and upcoming work and remaining steps in the process.