

ADUs in Denver

Outreach and Feedback Summary for Project Phase 4

This document summarizes public feedback received in phase 4 (Recommended Strategy Phase) of the ADUs in Denver project, key themes, and highlights of how public input was used to shape the project. The document includes links to more information available on the project website.

Outreach was conducted using the following approaches:

- A final meeting of the ADUs in Denver Advisory Committee
- Updates to City Councilmembers
- Connecting with neighborhood groups and industry organizations
- Online comment form
- Office hours
- Open houses
- Information made available on the [project website](#), via project newsletters, targeted outreach, and social media

Please visit the [project web page](#) for additional information.

Summary of Outreach

Phase 4: Recommended Strategy

November 2022 – February 2023

Engagement focused on gathering feedback to help fine-tune the policy alternatives identified in the previous project phase to reach a recommended strategy. See the Strategy Report for the latest version of the draft strategy and more information.

The draft strategy responded to community feedback in the following ways:

High Level Feedback Received	How Feedback is Reflected in Draft Strategy
Regulations should be sensitive to the characteristics of the neighborhood.	The draft strategy proposes regulations that vary based on neighborhood context and key neighborhood characteristics, like the presence of an alley. Generally, the draft strategy proposes greater flexibility in urban neighborhoods, where the majority of ADUs are being built, and more conservative approaches in suburban neighborhoods.
Regulations should make ADUs more affordable and increase the amount of livable space that can be constructed.	The draft strategy proposes to: <ul style="list-style-type: none"> • Change the current 1.5-story height maximum to 2-stories to allow the second story of a detached ADU to have the same square footage as the ground floor. This increases habitable space in the ADU. (Note that greater rear setbacks would be required for two-story ADUs on lots without alleys in the Urban Edge

	<p>context and on all lots in the Suburban context).</p> <ul style="list-style-type: none"> • Increase the bulk plane height on the narrowest lots, which increases habitable space inside the ADU. • Allow flexibility for garages that do not meet the minimum setbacks for a detached ADU to be converted, which reduces construction costs. • Increase the smallest maximum floor area allowance from 650 sf to 864 sf. • Allow a small balcony or entry deck in the Urban and Urban Edge neighborhood contexts.
<p>Smaller lots need greater flexibility to make building an ADU feasible.</p>	<p>The draft strategy proposes to:</p> <ul style="list-style-type: none"> • Remove the minimum lot size requirement. • Increase the bulk plane height on the narrowest lots.
<p>Regulations should prioritize housing.</p>	<p>The draft strategy proposes to:</p> <ul style="list-style-type: none"> • Extend the building coverage exemption for garages, which allows them to take up more space on a lot, to detached ADUs. <p>Allow garages that do not meet the minimum setbacks for a detached ADU to be converted.</p>
<p>Regulations, particularly in more suburban areas, should incentivize one-story ADUs.</p>	<p>The draft strategy proposes to:</p> <ul style="list-style-type: none"> • Extend the building coverage exemption from garages to detached ADUs, allowing for a larger one-story ADU. • Increase rear setbacks for two-story ADUs on lots without alleys in the Urban Edge context and on all lots in the Suburban context.
<p>Suburban context regulations should be sensitive to privacy, shadows, and spacing.</p>	<p>The draft strategy proposes to:</p> <ul style="list-style-type: none"> • Increase rear setbacks for both one-story and two-story ADUs. • Significantly increase rear setbacks for two-story ADUs on all Suburban lots, so they can only be located on the part of the lot where a two-story house is already allowed. • Allow detached ADUs to be placed in the rear 50% of the lot, rather than only the rear 35%. This allows the ADU to be located closer to the main house.
<p>Ownership/occupancy limitations should address public and City Councilmember concerns that</p>	<p>The draft strategy proposes to:</p>

allowing both the primary unit and ADU to be rented could increase investment pressure in neighborhoods and/or result in a lack of maintenance.	<ul style="list-style-type: none"> Keep the existing rule that requires the owner of a property with an ADU in a single-unit zone district to live on their property.
Feedback that is not specific to zoning changes, such as the desire to address traffic and infrastructure impacts.	The draft strategy includes a section on suggested future actions once City Council has considered the recommended zoning updates.

Key Engagement Events in Project Phase 4

Advisory Committee Meetings

- Meeting #8: Complete Strategy – December 15, 2022
 - [Meeting recording](#)
 - [Meeting summary](#)

City Council Updates

- City Council Budget and Policy Committee update - January 9, 2023
- City Council Safety, Housing, Education & Homelessness Committee update – January 25, 2023

Presentations to Neighborhood Groups

- Presentation to West Washington Park Neighborhood Organization – November 8, 2022
- West Highland Neighborhood Organization – January 3, 2023

Open Houses (in-person and online) for Phase 4 ‘Recommended Strategy’

City staff held five in-person open houses at various locations across the city and a virtual open house to update the public on the recommended strategy and receive feedback to help fine-tune it.

In-Person Open Houses

- Swansea Recreation Center – January 25, 2023
- La Alma Recreation Center – January 26, 2023
- Montbello Recreation Center – February 1, 2023
- Virginia Village Library – February 2, 2023
- Bear Valley Branch Library – February 9, 2023

Virtual Open House

An online version of the open house was available in the form of a virtual presentation on February 7, 2023. Staff presented the draft strategy and answered questions from audience members.

[Virtual Open House Presentation Slides](#)

Office Hours

The ADUs in Denver staff held virtual office hours January 30– February 2, 2023 to discuss and answer questions about the draft strategy.

Newsletters

City staff sent newsletter updates about the ADUs in Denver project to community members who signed up for email updates at <https://bit.ly/ADUsInDenver>.

- January 11, 2023: [What we've heard from you](#)
- January 26, 2023: [Draft recommendations open for public comment](#)

Website Comments

From December 2022 to February 2023, the ADUs in Denver project received 13 comments and 13 questions from the general public related to the project, submitted through an [online form](#) available at <https://bit.ly/ADUsInDenver>. Below is a summary and synthesis of key themes and demographics from comments submitted to the website in project phase 4.

Comments Received Regarding Draft Strategy

Comment Themes from Open House

- Participants expressed support for the project and for regulations that make ADUs easier and more affordable to build.
- Participants expressed concerns about increased traffic, parking availability, and the demand on infrastructure.
- Participants expressed support for removing or modifying the owner occupancy requirement to be more flexible. Participants also expressed concern that removing or modifying this requirement could increase opportunities for speculative development or off-site landlords and a lack of maintenance on the property.
 - Participants were asked to fill out a paper worksheet or online comment form question regarding the owner occupancy requirement. The question was “which of the following options would you like the city to pursue regarding owner occupancy?”
 - **36%** of respondents (28 individuals) selected “Keep the existing rule that requires the owner of a property with an ADU to live on the property.”
 - **62%** of respondents (48 individuals) selected “continue to require the owner to live on property to obtain an ADU permit but modify the existing rule so that the ADU permit remains valid if the owner moves to another property in the future.”
 - **3%** of participants (2 individuals) did not answer this question.
- Participants expressed the desire for citywide rezoning to allow ADUs.
- Participants expressed a desire for ADU requirements to better align with that of garages.
- Participants expressed desire for additional flexibility in terms of bulk plane height.
- Participants expressed support that incentivizing one-story ADUs with larger setbacks in Suburban context is the right decision.

Comment Themes from the Online Comment Form

In order of frequency, with the most common listed first, open responses fell into 6 general categories:

- Suggestions for Project Direction or Project Team (38%)
- General Questions about ADUs (19%)
- Questions for Project Direction or Project Team (19%)
- Questions about ADUs on Personal Property (15%)
- General Support (8%)

Demographic Information

- 84% of respondents were homeowners.
- 50% of respondents identified as female, while 42% identified as male, 1% identified as non-binary, and 7% preferred not to answer.
- The age of respondents was evenly distributed. The majority of respondents (21%) fell into the 66-74 age category.
- 61% of respondents identified as white, while 10% identified as Hispanic, Latino/Latina/Latinx, or Spanish, 3% identified as “other”, 2% identified as Middle Eastern or North African, 2% identified as Black or African American, 2% identified as Asian, less than 1% identified as American Indian or Alaska Native, and 20% preferred not to answer.
- The household income of respondents varied, though 68% of respondents reported household incomes of \$50,000 or more.

Appendix A includes a complete listing of comments and questions submitted through the project website from December 2022 to February 2023.

APPENDIX A - PUBLIC COMMENTS RECEIVED FROM DECEMBER 2022 - FEBRUARY 2023

Response Submission

Date/Time

We want to hear from you. Questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.

01/04/2023 21:43 PM	I would like to know if Virginia Village is being considered for ADU zoning. My entire neighborhood on the west side of the street is currently zoned, but going east from there nobody else is (I am talking Florida and Ash Street). Are there any current efforts to address this? I would like to obtain ADU zoning for my neighborhood.
01/08/2023 16:48 PM	I am wondering if there is any movement towards allowing ADU's in my neighborhood of Athmar Park?
01/09/2023 10:20 AM	Is the Denver Zoning Code being revised for the newly changed Zone Districts in North Denver for ADU's? Or, will the existing ADU Regulations remain the same? I am interested to know if the Site Coverage and ADU height in a rear yard will change? I am a Denver Resident and live in the West Highlands. Thank you. Robert Armon, Architect 303-455-8633 armonarch@q.com
01/11/2023 22:51 PM	I own a single family house in the Valverde neighborhood. My address is 19 Bryant Way Denver CO 80219. I am interested in building an ADU in my property. I want to know if I can build an ADU in my property. Also, if I am allowed to build an ADU could I build a non conventional building such as a passive solar earthship building? Thanks Isaias Chairez Uriarte
01/12/2023 12:13 PM	I rented an ADU in Boulder and now I'd like to rent one in Denver. Do you have a listing of Denver ADUs that are available for rent? Thanks!
01/18/2023 9:47 AM	Can you please clarify the requirement for smaller lots (narrower, smaller 4690 sqft, 38' x 125') to have an "attached" ADU vs detached? Why is this a requirement? I live in the Sloan Lake area (U-SU-C1) and currently do NOT have a garage. Hoping to understand why a newly constructed garage/adu would NEED to be attached to rear of my home rather than detached?
01/18/2023 21:53 PM	Hola! Creo que este proyecto es muy importante para las personas del hogar que su familia aumenta y pueden desarrollar un lugar para vivir sin tener que comprar otra vivienda, estoy 100% de acuerdo y me gustaria apoyar en el proyecto, gracias .
01/20/2023 9:46 AM	Hi there - I have been reviewing the ADU issues and alternatives reports and am heartened to see that the city has committed to addressing some of the issues with the current zoning regulations around ADU's. The timeline contained within the "alternatives" report has adoption occurring sometime in spring of this year. Is that still the current thinking, that text amendments to the DZC will be incorporated this spring? If so, is there any further information on what those text amendments might look like? If not, is revised timing for adoption available? Updates to the DZC in this area could impact multiple projects we are currently designing. Thanks!
01/21/2023 10:47 AM	We believe the city should consider the conversion of suitable, structurally sound garage structures to ADU uses, and allow for the encroachment exception for portion of Garage that may encroach upon the 5 ft setback requirement (must be fire rated) with the caveat that new ADU and addition meet all other ADU setback and bulk plane requirements.

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Response Submission	We want to hear from you. Questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.
DateTime	
01/26/2023 11:27 AM	<p>Hello,</p> <p>Thank you to the city's staff and advisory committee's hard work reassessing ADU zoning policies in the City of Denver and the public engagement thus far.</p> <p>The draft recommendations will go a long way in making ADU construction more feasible.</p> <p>I have one comment regarding the draft recommendations in regards to the Owner Occupancy requirement. It appears there are two proposed options (albeit both subject to further feedback): 1) No change to current requirement. 2) Only requiring occupancy at the time of Permit.</p> <p>The two proposed options do not appear to be supported by the feedback provided by the advisory committee, public comment or other communities experiences as outlined in the alternatives report.</p> <p>The two main concerns (speculation and maintenance) of lifting the Owner-Occupancy requirement are not evidence-based and what we have seen in practice is the opposite (municipalities/states lifting these requirements).</p> <p>The goals of Blueprint Denver are clear. We need more affordable housing and specifically rental units. Now is the time to lift the Owner-Occupancy requirement to help promote ADU construction and affordable housing throughout our City.</p> <p>Thank you for your consideration.</p>
01/26/2023 11:46 AM	<p>While I tend to support the idea of allowing ADUs on private property in theory, I do question how it might be regulated in a sensible manner and the potential impact it would have on issues such as trash collection, mail delivery, and more street parking congestion in residential communities</p>
01/26/2023 12:01 PM	<p>Hi - first of all want to thank everyone involved for all of the work that has been put into this project. I really appreciate the progress being made!</p> <p>I read through the full report and am wondering if there was any discussion of adjusting existing standards to allow for modular ADU construction? My understanding based on the existing codes is that they are not allowed but I'm wondering if that is a bit of a grey area that could be addressed in future studies to provide more clarity and direction.</p>
01/26/2023 14:27 PM	<p>Remove Owner Occupancy Requirement. That is not the role of City Council or government. Denver is way too involved in the rights of people to manage what they own.</p> <p>Do you have a place where I can enter an address where I plan to build an ADU and you can give me detail on that property and how to get a permit? What is the backlog to get a permit and how are you addressing that? Thank you</p>
01/26/2023 21:48 PM	<p>Where can I find details on the criteria for a carriage home to be reclassified as an ADU? Also curious on where I can find details on the process including, where to start, expected time frame, potential roadblocks?</p>
01/26/2023 21:58 PM	<p>I think ADUs can be a great tool to address the ongoing housing crisis. I recommend conditioning the issuance of a permit for a new ADU with a deed restriction on the new structure. The deed restriction doesn't have to require the owner to rent out the unit, but if the unit is rented, it must be for a minimum of 6 months. Without a requirement like this, the ADU program will likely work to increase property values for homeowners with little public benefit. Contact the City of Aspen to learn about the challenges they faced with this over twenty years ago.</p>

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01/27/2023 10:24 AM	<p>It's so disappointing that the committee is not making a recommendation about owner occupancy. I've watched every meeting specifically to see these rule change. It is personally affecting me. I invested \$400K into my property to build an ADU. This is a long term investment that was a massive improvement for the neighborhood. The only reason I've heard for this is that neighbors are worried that rentals lead to a decline in the neighborhood due to distant landlords? This is not proven and definitely not the case in my ADU. You want to decommission a beautiful 2 bed / 2 bath rental unit because my main house is too small for my family? If the city is requiring homeowners to sell, they should cover the real estate costs. My house is worth over \$1M - the transaction cost would be over \$60K to sell. There are other ways to make sure the properties aren't declining and impacting the neighborhood in a negative way. This rule absolutely makes no sense.</p> <p>The concern is speculative development? I promise you this is not an issue. Unfortunately it is so expensive to build an ADU that it doesn't make financial sense for builders to use. In my opinion it is best to allow builders to construct ADUs - homeowners pulling permits do not understand the cost and complexities of building ADUs. In an effort to build for housing effectively and efficiently it should be left to the builders. There is an extremely high demand for these units and there isn't enough supply for homeowners to buy. I specialize in this and there are so many families that need this but they do not have the money to build them or the years required. You are preventing affordable units from being built by professionals.</p> <p>I live in the main house and it is too small for me now. So what am I supposed to do? I will not sell when I've invested over \$600K into my property. Improving the neighborhood enormously. I built new sidewalks and created a beautiful home that would be a wonderful rental. The city wants it to sit empty? You better have a good reason for a brand new home to sit unoccupied and I haven't heard one solid reason. Owners have to move, their families grow, or their jobs change. The city is not taking any of this into consideration.</p>
01/27/2023 10:24 AM	I would like to invite you to come see my property and reconsider your views.
01/27/2023 12:38 PM	The primary concern for this study should be how much green space is left after the ADU space allotment. We've experienced ridiculous changes in density in our neighborhoods and adding more buildings is just adding to the current issues with infrastructure. Current zoning, easement requirements, parking issues, impact in urban wildlife and many more concerned arise that should be addressed at every step in this process.
01/27/2023 12:46 PM	Sustainability on everything possible should be a priority.
01/28/2023 7:20 AM	Overall, I strongly agree with the draft recommendations and greatly appreciate all of the time, effort, and attention so far to executing the project in such a thoughtful and thorough way. My only concern is the potential to retain the full Owner Occupancy requirement for ADUs for all of the reasons identified. There seems to be an assumption that renters as a population are inherently less responsible and less trustworthy, so much so that they would damage the integrity of the neighborhoods in which they reside. The driving force behind this project - a lack of affordable rental housing in Denver - has directly prevented many renters interested in buying from doing so. The net negative cycle will continue unless additional inventory is added through new builds or greater flexibility in the occupancy rules for existing structures.
01/29/2023 15:39 PM	I live in an older Denver neighborhood where nearly all the garages are built on the property lines. The currently proposed guidelines would prevent me from turning an existing garage into an ADU because of setbacks. This means building an ADU would require demolishing the existing garage and rebuilding, which is wasteful and cost prohibitive. Please reconsider this setback provision for existing buildings.
01/30/2023 9:47 AM	Congress Park still is not allowed to have ADU's...how might the City move this forward to allow ADU's in one of the City's most desirable areas?
02/01/2023 9:20 AM	Just make ADUs legal on all lots already. It's literally the least you can do in the face of our housing shortage.
02/06/2023 15:40 PM	Why are tiny homes on wheels not considered ADUs? THOWs could help ease the housing crisis, but I always see that they're excluded from ADU conversations, and I'm not sure why. Any supplemental information would be helpful, thank you!

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Date/Time	
02/07/2023 21:17 PM	<p>Substantive: Generally, each ADU should be subordinate to the primary structure (i.e., have an equal or smaller footprint, and an equal or shorter height). Urban Edge areas should have the same max height to setback standards as Urban Neighborhoods, not more permissive.</p> <p>Technical: "Neighbors may be surprised if ADUs are constructed on smaller lots if the existing minimum lot size requirement is removed" is a weak "Con" to removing "the minimum lot size requirement." Similarly, "maintains existing expectations regarding ADU size" is a weak "Pro" to keeping the "existing maximum square footage and length rules." Likewise, "maintains existing expectations regarding when an ADU can be built" is a weak "Pro" to keeping "the existing rule that allows [an ADU as accessory to only] a single-unit primary use." Also in the "Accessory to Non-Single-Unit Uses" section, the first half of "The Issue" merely repeats most of the "Current Rule" paragraph above it. In the "Reuse of Existing Accessory Structures" section, it is less than clear what outcome the "fire code would not allow" in the last point of "What We've Heard." Here, page 30, it may help to describe the image on the right (as currently permissible or not) too.</p>
02/19/2023 11:01 AM	<p>Thanks!</p> <p>Hi. Can you please tell where there are ADU's for lease around the Denver area? I am a senior looking to move in March.</p> <p>Thank you, Sr Charlene</p>
02/20/2023 13:35 PM	<p>I'm confused by the draft recommendations that require the owner to be the primary resident at permitting. If the goal is to increase ADU's than the city should allow them to be built by rental property owners. Moreover, it makes no sense that a homebuilder can build a new home with an ADU to sell but won't seemingly allow those that own rental properties where they don't reside to build them. This makes zero sense to me on multiple levels. If the new regulations only require the owner to be a primary resident at permitting this seems like a bureaucratic nonsense hurdle that will only increase growth of ADU's. Please strongly consider amending this feature and allow ADU's to be built by all owners.</p>
Paper Survey Response	<p>If ADUs are allowed to be built, what is the permit cost? Can a permit application be waived? Or apply for a scholarship or hardship permit? Will an change our taxes? I am all for this new development in our neighborhood, I have a son with disabilities and it would allow him the opportunity to live along but still have family supporting him in adulthood.</p>
Paper Survey Response	<p>All for removing the owner occupancy requirements! ADUs shouldn't have to have soils reports for permitting if garages don't require that.</p>
Paper Survey Response	<p>In support of rezoning to allow ADUs in all of the city.</p>
Paper Survey Response	<p>Parking not addressed. Setback seems inadequate, seems like homeowners were not consulted. Infrastructure issues not addressed.</p>
Paper Survey Response	<p>As an architect working clients interested in building an ADU, the info provided at this presentation was clear and concise. Handout copies of the presentation boards would be good to have. Happy to see the recommendations being proposed. Thank you.</p>
Paper Survey Response	<p>What is being done for infrastructure and parking? How many unrelated adults are allowed in an ADU?</p>
Paper Survey Response	<p>I appreciate the representatives available to answer my questions. I would not want an ADU on my property, or in my immediate neighbors. I'm concerned of traffic, many parked cars, over population in my neighborhood. I think the urban area is more suitable for ADUs.</p>
Paper Survey Response	<p>N/A</p>
Paper Survey Response	<p>N/A</p>
Paper Survey Response	<p>We support rezoning.</p>
Paper Survey Response	<p>I really like to see this happen, really good.</p>
Paper Survey Response	<p>Excellent work - well done! Has the team gone far enough? Should be no owner occupancy requirement - even at the time of build.</p>
Paper Survey Response	<p>I think the existing rule makes sense in Harvey Park but may be not in more central locations.</p>
Paper Survey Response	<p>Please contact me by email. Thank you My Denver address is not on the map. Map should display the entire city.</p>
Paper Survey Response	<p>I support allowances for ADUs to increase housing supply. Our neighbor has built an unpermitted ADU and I would be better to have rules in place to specify setbacks size, etc. than to let these unregulated ADUs be built. We need more housing and this preferable to other options.</p>
Paper Survey Response	<p>Allow zoning to have an ADU throughout the city and county of denver. Not just certain neighborhoods allowed to zone to have ADUs.</p>
Paper Survey Response	<p>It is an interesting work around that gives homeowners an opportunity to have a place on the zoning conversation. It also holds developers accountable (to same extent) to not build short term rentals only for tourists. As a renter, anything to make places more affordable is good with me.</p>
Paper Survey Response	<p>Information on property tax liability of ADU? Insurance implications?</p>
Paper Survey Response	<p>Neither owner/occupancy options solves my problem I live in my late parent's house. It is owned by my brother who lives in Boston. He would like to convert the office in th eformer car port to an ADU where I could live, and he could not rent the house. This does not seem possible under the proposed option.</p>

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Paper Survey Response	I want to keep as is. I do not want my neighborhood to allow homeowners near me to be able to build extra housing on their property.
Paper Survey Response	My concern is change in the community. Is our city going to become so crowded and when people start renting their ADUs will the city monitor how they are being kept etc?
Paper Survey Response	I wholeheartedly support all effort to reduce barriers to enabling ADUs in all neighborhood types. These changes are one critical piece to addressing our housing crisis. Increased density is also valuable for reducing greenhouse gas emissions, as land use choices impact everyday travel choices. Denver should only require owner occupancy at the time of permitting for all neighborhood types. We desperately need housing, not NIMBYism.
Paper Survey Response	The cost to build an ADU should not be as high as I have heard. Once an ADU has been built, the property owner should be able to sell it without disabling the ADU. Investors of properties with ADUs should be not be discriminated against.
Paper Survey Response	We are trying to build an ADU for us so we can age in our neighborhood. But we live in a suburban property and need a car but for a garage.
Paper Survey Response	Allow triplexes citywide like Minneapolis.
Paper Survey Response	Lot size should be more than 3,500 sq ft to allow for water to reach the ground. Time limit should be set for original owner occupancy requirement to limit corp. builders from buying and building on ADU properties.
Paper Survey Response	N/A
Paper Survey Response	N/A
Paper Survey Response	Re existing buildings (garages) - if built w/ appropriate setbacks as a garage, can we build above for ADU?
Paper Survey Response	N/A
Paper Survey Response	Appreciate the recommendation, helps with housing cost. Thank you!
Paper Survey Response	N/A
Paper Survey Response	Relative to suburban context, some of the ADU rear setbacks contradict what a detached garage would be. So a later ADU added above would not meet these proposed. Should variance request be for detached garage street setback for ADU rear setback.
Paper Survey Response	Streamline permitting process. Allow for better coverage ratio to prioritize larger ADUs allowing for 2 bedroom units. Produce setback requirements and allow for more height. Lower city fees and work with utilities to lower tap fees. Impose bulk plane limitations. Support ADUs behind duplexes.
Paper Survey Response	Setbacks should be simplified and remain the same. Heights should include 2 stories without having to jump through hoops. We need to remove the owner occupancy requirement unless it is a cooperation or foreign owner. Must live in CO at a minimum.
Paper Survey Response	Keep it moving forward! For the owner-occupancy requirement, consider changing rule into having owner to be living on the property when they are applying for a permit, but have a certain time period like 3-5 years before that can move out and have the ADU remain legal.
Paper Survey Response	Have a required transitioning time for the owner to be in residence so the neighborhood doesn't host short term rentals. Would the ADU be subject to property taxes as another, separate dwelling of \$350,000 values (or so)?
Paper Survey Response	N/A
Paper Survey Response	One story ADUs should not have different requirements than garage construction if we want to make things easier.
Paper Survey Response	ADUs provide housing alternatives and help communities. I would like to read more studies from other cities that adopted similar changes.

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02/02/2023 12:04 PM	<p>I live in Virginia Vale and can't attend the meeting at the library today because it is scheduled during work time - thanks for not making the meeting available to those of us who have jobs!!!</p> <p>ADUs should not be allowed in our neighborhood!!! They will take up a majority of our backyard spaces, shadow the neighbors backyard, loom over our neighbors, take away our privacy, increase the parking on our streets that are already over-parked, and increase the density of the neighborhood.</p> <p>We moved here because of the look and feel of this neighborhood - 15 years later the City is now poised to take that away because they want all that extra tax money = no one is buying the City's cheap housing argument here! People are going to rent out ADUs for \$2500+ a month, just like they charge for a house rental here - that's not creating affordable housing, it's creating density in our neighborhood and lining the pockets of developers and absent landlords who don't care about our neighborhood!</p> <p>ADUs will only increase development in our neighborhood. Because the City is not making ownership of the primary or ADU home as a PERMANENT requirement to building an ADU and not requiring the OWNER to PERMANENTLY live on site in order to rent out the ADU, developers will be banging down our doors to scrap these houses and build TWO HOUSES on one lot - a primary and an ADU!!!</p> <p>I see the City also wants to allow people / developers to break our lots in two!! That's ridiculous! It's going to destroy the look and feel of this neighborhood, over pack the density, and not create ONE SINGLE AFFORDABLE HOUSE. All the City is going to do is allow developers to build townhouse after townhouse in our neighborhood that will each sell for over \$750k - that's not affordable to anyone!! This will only price out the people who already live here from staying here! Our home values will escalate and WE WONT BE ABLE TO PAY THE RELATED TAXES!! The City promises they want to preserve our neighborhood and keep it an affordable area - but on the back side they say, oh and lets add ADUs - which will meet neither of these promises!!</p> <p>Developers will over-build the area and sell to ABSENT LANDLORDS who won't live anywhere around here to make their renters take care of the properties. Those landlords won't be here to control the noise and marijuana smoke creeping out of their rentals. We already deal with enough of that in this neighborhood!!</p> <p>STOP DESTROYING OUR NEIGHBORHOOD!! We don't want nor need ADUs in Virginia Vale!!</p>
02/02/2023 12:12 PM	<p>No where are side yard setbacks addressed. Whatever backyard set back there is, it should be the same distance for the side yard setback. This must be part of your recommendations.</p>
02/02/2023 17:20 PM	<p>Owner occupancy should only be required at permitting time. The spirit of ADUs is to allow a higher density of housing. You completely reverse this outcome for all owners who move after initially investing in an ADU.</p> <p>You revert higher density housing back into lower density housing by forcing owners to occupy the property to maintain an ADU.</p> <p>It's really no different than renting out multiple rooms within a non-owner occupied home.</p>
02/02/2023 23:50 PM	<p>Why artificially restrict the quantity of units that have been invested in as ADUs?</p> <p>The discussion and presentation of the findings was well done. The recommendations didn't seem consistent consistent with the findings. Recommended changes appeared so minimal as to have little impact on expanding their use.</p>
02/03/2023 10:55 AM	<p>I am an architect who has lived and worked in Denver for 21+ years and I have worked on numerous projects in the City. I very much support revising the ADU rules to make these important residential units more prevalent in the City. As such, I have reviewed your proposed changes and I think there is a fundamental problem with the proposed bulk plane. On Urban and Urban Edge lots in particular, the 10' start point for the bulk plane (and 12' for narrow lots) does not allow the affordable and usable construction of an ADU over a garage.</p> <p>In what I think would be the most common project approach to building an ADU (a 2-car alley-access garage with a simple ADU unit above), this will force the garage to either have limited and expensive build costs or force the garage to be pushed ~10' off the property line in order to efficiently build a usable ADU. This will result in wasted space and/or higher costs which will dissuade homeowners from pursuing these projects. The solution, in my opinion, would be to raise the start point of the bulk plane to 15'.</p>
02/04/2023 12:08 PM	<p>I can provide diagrams that show these issues if that would be helpful.</p>
	<p>Hi! When is the city expecting the ADU restrictions to lift? I live in Virginia Village and am curious if we will be able to have an ADU on our property.</p>

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02/06/2023 8:24 AM

Hello, I am writing in express my support for the proposed changes to ADU zoning regulations. These changes are a positive step toward more housing affordability.

Regarding owner occupancy, I would love to see the City drop the owner-occupied requirements entirely. The proposed options are needlessly complex, and do not help the City to achieve the goal of greater access to housing. The more ADUs, the better. Landlords may be the likeliest of all property owners to build ADUs, and are required to rent them out to long-term tenants, instead of short term rentals. This seems to be a no-brainer, and the concerns that investors will buy additional houses to build ADUs is a pretty obvious red herring. Isn't the entire goal more ADUs? I understand this ship may have sailed, but I would ask that this policy be reviewed annually.

02/06/2023 12:09 PM

go to the effort to pursue a variance or rezone to obtain a permit as my lot is large, primary house is small, and I'm passionate about providing more affordable housing options and finding ways to make our neighborhoods less homogenous. I have lived in urban neighborhoods in Denver for 20 years and have watched housing costs skyrocket, done recent worked in the affordable housing industry and am extremely supportive of ADUs.

My first comment is regarding the complexity of ADU zoning code. I have worked for years at a large architectural firm in concept design phases, where part of my job is doing zoning studies for large commercial, multifamily, and educational projects. My time spent understanding the zoning for an ADU was nearly comparable to that of a much larger zoning studies done for a large scale commercial projects! I was disappointed to find the ADU zoning code so complex as surely this is the first of many financial barriers to the average homeowner - more time in design fees and upfront cash spent by a homeowner hoping to build an ADU. So, I was thrilled at the cities efforts to address the barriers, happy to see such a broad representation on the committee, and even more thrilled with the draft regulations, which seem to have proposed great solutions to the exact barriers I have identified in the design of my own ADU. I will only build my ADU if the proforma allows me to break even – ideally producing cashflow - and many of the proposed changes around the form-based portion of the code have the potential to improve my proforma. Thank you for a job well done on this process!

My second comment is regarding occupancy. I am in a financial position that is likely very common for your target homeowner with one single barrier stopping me: the current occupancy rule. I refinanced my small house in Wash Park a year ago to record low interest rates. While we love our small house, it's too small for my family, and we would like to move in the next 2-5 years. Skyrocketing interest rates put some limitations on this move; unless interest rates go way down, the best financial option to move is to rent our current property and hold onto the low interest loan. In order to build the ADU, my proforma needs to demonstrate that I will recoup my costs on this investment should I move. Under the current zoning, if I build the ADU, move later, and rent out my primary residence, I will be hard-pressed to find a renter that wants to pay for such a specific property - a small primary house and ADU for themselves (not to mention the cost & effort of decommissioning my ADU - this is crazy!). This renter will just look for a bigger primary house. But if this zoning requirement were to change to obtaining an ADU permit while occupying the primary residence which remains valid if I move, I would get to work on my ADU immediately, as when I'm ready to move, I could easily rent my primary residence and ADU separately to a broad potential market of renters and recoup my costs. Additionally, if I build the ADU, and decide to sell my house, the current occupancy rule is a limitation to a potential buyer who may want to sell years later. It's likely the majority of the City's target demographic are in an identical scenario to mine, whether they realize is right now or not. I had to spend a long time reviewing the zoning code before I understood this limitation, so it's likely the average homeowner doesn't understand this limitation exists until they get to work considering an ADU. I'm strongly opposed to the consequences of investors buying up properties, so I appreciate the strategy the committee has proposed to limit this outcome. However, as is, the occupancy rule of the ADU zoning code is the single zoning-related financial barrier to the large scale implementation of ADUs by homeowners. I support the change to the zoning to 'modify the existing rule so that the ADU permit remains valid if the homeowner moves to another property in the future.' This is low hanging fruit that will certainly eliminate the largest zoning barrier to building an ADU.

Thirdly, I have been educating some neighbors about the process the city has undertaken and specifically this proposed change to occupancy. The feedback I have heard is that even this change still poses too many barriers to the implementation of ADUs and the City should more the needle further - but not so far as eliminating the occupancy rule altogether to further incentivize buy up of properties by large investors. What about local individuals who act as small scale investors and own a

02/06/2023 17:19 PM

The current size and scale restrictions on ADUs should remain in place in order to avoid impacts to privacy and access to sunlight for adjacent properties. These impacts are important and shouldn't be minimized. Conversion of existing structures (like a detached garage) should be allowed for sustainability reasons. Rules should be re-written such that living space takes priority over garage space. I understand that owner-occupancy creates constraints - but after having lived next to a rental property for 20 years, I can say that an on-site owner is a must for a lot of reasons.

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02/07/2023 16:54 PM	<p>Owner-Occupancy: 1). The occurrence of owner-occupancy being a barrier to ADU development has never been quantified. The incidents, noted on page 32 of the draft strategy report, of this happening is very infrequent. The chances of an owner moving from a property without selling are very small. 2). Removing this rule will have unintended consequences, similar to the slot home issue, that will be disruptive to the neighborhood context and fabric. 3). Removal of this rule will only promote absentee developer landlords with little or no concern of the neighborhood - the exact opposite of the intent of the ADU initiative. 4). Removal of this rule WILL NOT reduce cost and WILL NOT increase affordability. 5). Peer City/State comparisons have nothing to do with Denver and how removal would impact the local market. 6). Actually, from the standpoint of appraised value, raising the appraised value would be incentive to recoup the higher costs by charging more for rent. 7). In the Draft Recommendations, page 37 of the Strategy Report, definitely opposed to point B.</p>
02/07/2023 17:30 PM	I am in fully in favor of allowing full 2-story ADUs in City Park West neighborhood and will proceed if/when that ever gets approved. Thanks!
02/07/2023 17:51 PM	Please approve the ability to build a full 2-story ADU in City Park West neighborhood during the hearing in June
02/07/2023 18:25 PM	How have neighbors' concerns about privacy, Denver's heat island, and unintended consequences related to a property's characteristics been addressed. And, how have those concerns affected current recommendations. Also, I wonder whether there was ever a request for feedback from folks who oppose ADUs. These folks may have felt discouraged from participating, since this project has been about making it easy to build ADUs. Have you received input from folks who do not want you to make is easier to build ADUs?
02/08/2023 22:48 PM	I'm curious about a requirement I read about that detached ADUs must be on the back southern border of the property. If I want build an ADU on my existing 2 car garage off my alley on the north side of my property, would I be limited by existing rules? If so, has there been discussion in the draft proposal about addressing this restriction for existing structures?
02/09/2023 13:31 PM	<p>First, full disclosure. I have an early stage company named Verdant Living. Verdant Living specializes in ADUs (verdantliving.us). We are not a traditional construction company; our units are manufactured off site at the Champion facility in York, Nebraska.</p> <p>I participated in the virtual town hall yesterday. You are to be commended; your work on this project seems thorough and well thought out.</p> <p>About the owner occupancy requirement. I assume you have talked to Kol Peterson or read his book or both. I had an interesting email exchange with him about this very subject. He is very direct. He believes any form of owner occupancy requirement is a mistake and hampers wide spread adoption of ADUs. Also, the facts show it is unnecessary; Josh alluded to these facts yesterday. Your compromise suggestion makes sense (I wouldn't have thought of it), but it responds to political reality, not facts. The better solution is to eliminate the requirement entirely (as has been done in California, Austin Texas, and elsewhere) and reinstate it in some form of there is a problem (I doubt there would be).</p> <p>About cost. Here I am going to say good things about Verdant Living, specifically the fact our units are manufactured off site. Although there are site specific issues that could change this, the delivered, installed, complete cost (finished, including appliances) maxes out at about \$200,000, and could be less for stripped down smaller versions, especially if there are reduced site work costs (such as contributions for low income buyers). The thing that is given up is the front end; architectural design, etc. (mostly important to high income buyers). Beyond cost, there are huge gains in quality, time to completion, limited site/construction issues, etc. From the city perspective, there is scalability. Hundreds instead of tens.</p>
02/09/2023 16:51 PM	<p>In two-unit (duplex) and rowhome districts, will a rezoning be required to allow ADUs (similar to today for single unit properties), or will ADUs be allowed by default?</p> <p>Also for the owner occupancy question, it seems there should also be a cutoff for the process so that an owner couldn't pull a permit right before selling to an investor to make more in the sale.</p>
02/09/2023 21:44 PM	Thank you for listening—One story ADUs with larger set backs work best in suburban neighborhoods. PLEASE KEEP the requirement that one of the structures needs to be occupied by the owner. Otherwise more real estate will be opened up to investors further exacerbating our housing crisis. One of the goals of ADUs is to offer more housing options and help people/families that want to live here/stay here begin that process and begin building wealth. I know when I'm retired, if I can build an ADU one day, I'd love to live in the smaller structure and rent the larger structure.
02/10/2023 13:40 PM	I personally don't like the idea of ADUs in my neighborhood, but I am becoming resigned to the fact that they likely will be allowed soon. That said, I feel strongly that the requirement that either the main unit or the accessory unit on a property must continue to be owner-occupied.

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02/11/2023 9:13 AM	<p>Property owners should be incentivized to build ADUs in order to provide affordable housing (via both increased supply of housing stock and/or an agreement to keep rents low for a specific amount of time) . We tried to build one on our double lot, but after researching custom architectural for the site, custom engineering, a separate water/sewer tap and permit delay times the total cost came to about \$275K and this was years ago. I bet it would be 350 by now. Meanwhile it seems that the large scale developers who level entire city blocks get incentives to build even bigger projects if tied to affordable housing. And that's great but if the small guys were incentivized too that would increase even more housing stock.</p> <p>I think of cities like San Diego and South Bend, etc who provide incentives such as a portfolio of existing plans that already pass zoning and historic preservation code. The plans are also attractive so we wouldn't have to worry about ugly architecture. If we could waive water tap fees that would also be huge. I think it was 14K a tap at the time and I can't imagine the big developers are paying 14K a unit for their huge developments. Even if the price were halved for secondary units that would be a huge discount. Also, if approved plans were already provided by the city, this would expedite permit review. Granted, a few sites would probably need additional review due to mitigating factors, but we shouldn't throw the baby out with the bathwater in anticipation of that potentiality.</p> <p>The benefits would be that we would increase the housing stock and also help homeowners out in this time of inflation. It's win/win. But I'd have to take out and pay off a 350K mortgage before I even began to see some of that benefit.</p>
02/11/2023 20:22 PM	I think this is important work and thank the team for doing it. I believe the changes recommended will make building ADUs in suburban areas more popular which is important because that is where a lot of the land is!
02/13/2023 14:05 PM	Am I allowed to request a permit for an ADU above my garage at 655 S Clarkson St in Denver?
02/14/2023 7:24 AM	I believe every neighborhood in Denver should be zoned to allow ADU's. I think it would help with the housing affordability crisis we are in right now, and allow for more folks access to housing that otherwise could not afford it, especially in the city of Denver. Folks who work in the city cannot afford to live close to their places of work, so they must live far away and spend more money commuting or relying on public transit.
02/14/2023 14:06 PM	Thank you very much for all the hard work and thoughtfulness in making ADUs easier to construct. I'm a newish grandmother and look forward to helping my adult kids and grandchildren, by building an ADU on the property. I hope the cost can come down with the results of your planning.
02/16/2023 21:50 PM	I think you've made the right decision to keep ADUs to one story and have larger setbacks in suburban zones. Our suburban areas offer value to this city too. Simply look at Denver Public School's enrollment maps to see clear evidence that people raising families prefer suburban areas. In other areas of the city, DPS is experiencing anemic growth. To be a vibrant city, we need to continue to be a place where all kinds of people live---there needs to be different kinds of housing available in Denver to meet the needs of all kinds people in all stages of life.
02/19/2023 8:17 AM	I am excited about this proposal to make it easier for homeowners to construct ADUs and make more housing available in our community.
02/20/2023 14:40 PM	<p>The owner occupancy requirements are absurd, if the goal is more density and more dwellings for people to live in, then that requirement is a countermeasure against the one big-picture reason for legalizing ADUs in the first place.</p> <p>Get your heads out of your asses and change this, frankly I don't think an owner should have to be an occupant at permitting either. BUILD MORE HOUSES. BUILD MORE ADUs.</p>
02/20/2023 21:06 PM	I approve of the changes, but I think the city could go farther to make it easier to build ADUs.
02/21/2023 12:33 PM	How would proposals impact instances where there is an available ADU lot but adjacent homeowners do not own the property itself?

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02/22/2023 12:18 PM	<p>I would LOVE to build an ADU but feel very limited in the investment right now as having a child may impact my long-term ability to stay in this home if we need extra help. The most important factor at the moment is the ability for me to move elsewhere and rent out the primary home AND the ADU separately rather than together as a single unit. I cannot imagine spending the cost needed to retrofit my garage into an ADU only to effectively rent out the entire lot as a single home. If that law doesn't change, there's no way I'll invest in an ADU, even though I think it could be a great contribution to the neighborhoods and rents.</p> <p>Second, I'd like to build a fantastic livable space that I'd want to live in myself. My dream is to have a 2 car garage on the first floor with the entrance to the ADU (mud room/landing with stairs). The entire second story would be the livable space. Since our main home has a rubber membrane roof, I would like to keep the look consistent with the ADU and turn the roof into a roof deck with solar panels on top to provide shade. At the moment, I'd need to build a rather ugly unit with a traditional roof that I personally would not enjoy looking out at from my main home. I would truly love strict requirements lifted that are replaced with maximum livable space allowed per lot, along with a height cap (to not allow neighbors to build super tall structures).</p> <p>Lastly, I think there should be caps as to how many units can be built in an ADU. We have a neighbor behind us that somehow has 4-5 rental units on their property and the renters cause a mess in the alley. A few of us have issues with them throwing garbage into our bins leaving us no space for our own garbage, even though we're the ones paying for the garbage. An ADU should be capped to one renter per ADU.</p>
02/22/2023 14:57 PM	<p>Amazing. Please execute all the items in this draft. I am 100% for allowing ADU's to be built properly to help expand available housing in Denver.</p> <p>Please change the rule to allow the owner to move to another property and keep the adu permit in place. It does not make sense to force the owner to stay there forever. What if the size of the family changes and they need to move, what if they inherit another house in denver and want to move.. So many problems with keeping it the same.</p>
02/23/2023 16:00 PM	<p>I adamantly oppose a blanket lifting of ADU requirements. Each permit should be reviewed regarding lot size, setbacks, etc. 3200 s holly is an example where the lot and easements don't meet the requirements. I'm okay with ADU's that meet lot requirements.</p>
02/23/2023 21:06 PM	<p>Currently ADUs are not allowed in the E-SU-Dx zoning district. Will this change allow them to be built?</p>
02/24/2023 0:09 AM	<p>I am very concerned about the complete relaxation of regulations. Once you open access, you won't ever get to go back and the folks who are directly impacted by a neighbor's ADU is out of luck. This whole process has been extremely 1-sided and biased towards the builder. You keep saying "very few will be built" but being next to one of the potential "very few" ADUs, I understand the direct impact it will have on my property value. I purposely spent more money that I didn't have, on a house in a less dense neighborhood with ranch homes and a lot of character. I do not want to live next to 2 houses on one small lot - 1,000 sq ft in this neighborhood will make the ADU nearly equal to the primary homes. That's not what I signed up for when I purchased my home, nor do I want to see Denver turn into one of the sister cities.</p>
02/24/2023 13:27 PM	<p>Having read the Strategy Report about ADU's and the pros and cons the the committees, I remain unconvinced the ADUs are the future of affordable housing in Denver. Having been involved in an ADU request in the University Hills neighborhood, I remain convinced the adding an ADU to the property at 3200 South Holly is a mistake. The homeowner mostly likely is not a full time resident. The sidewalk on the north side of the property has been a sea of ice all winter and the winters in prior years. The proposed ADU will have access to their property over the ice. I also question the wisdom of this ADU as it blocks the view of the next door neighbor - and I already know that such a thing is not a concern to the committee. Adding unlimited ADUs to a neighborhood that is already struggling with large growth from apartments built on Colorado Boulevard, Yale and Cliff - to name a few seems absurd. There are not enough grocery stores to support that kind of growth. The grocery store is only one area that needs attention. Lastly, I would argue that building ADUs is going to create affordable housing. These units are pricey and contrary to what is being told to us, these units are not supporting elderly parents or relatives in most cases. My suggestion would be to put this on the ballot and see what our neighborhoods say. It is also next to impossible to prove that the home owner doesn't live on property. Thank you for reading this.</p>
02/24/2023 18:32 PM	<p>I live in the Sloan's Lake neighborhood (zoned in the Urban context), and I am writing to voice my strong support for several of the proposed changes in the draft recommendations on ADUs. Namely, in the Form changes, I support the Height and Bulk Plane changes, the Balcony and Dormer Encroachment changes, Minimum Lot Size, and the Building Coverage Exemption. In the Use Standards, I support changes to Maximum Floor Area, Maximum Building Length, Conversions of Existing Garages, and ADUs Accessory to Two-Unit and Multi-Unit properties.</p>
02/24/2023 19:41 PM	<p>Hello - I own a home in the Chaffee neighborhood and have long had the idea of gutting the original home and renovating it, as well as, adding an ADU in the back and then selling it as a multi-generational living situation. I'd like to move ahead with my plan this springtime and was directed to your project as a resources. After reading everything over, I'm wondering if getting involved in this project would be a good place to start? Your thoughts would be much appreciated. Thank You - Michelle</p>

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02/25/2023 19:40 PM	When we all met with the owners of 3200 So Holly and had a phone call we made it very clear we did not want ADU's in U Hills. So the rights of one person are more important than the rights of the U Hills neighbors that voted against having ADU's in our neighbor. Kendra Black certainly wasn't advocating for ADU's in her Wellshire neighborhood. Why should we be forced to have them in our U Hills neighborhood to appease the owners of 3200 So Holly. Now you are saying they don't have to live in U Hills they can rent their house and the ADU out.
02/28/2023 11:03 AM	When will the revised zoning code be in affect?