

## ADUs in Denver

### **Outreach and Feedback Summary for Project Phases 1-3**

This document summarizes public feedback received in each of the first three public phases 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 detailed summaries of feedback received through tools such as online surveys.

Outreach was conducted using the following approaches:

- Regular meetings with an Advisory Committee
- Updates to Planning Board and City Councilmembers
- Connecting with neighborhood groups and industry organizations
- Online surveys
- Focus groups
- Office hours
- Open houses
- Information was made available on the [project website](#), via project newsletters, targeted outreach, and social media

Please visit the project web page at <https://bit.ly/ADUsInDenver> for additional information.

### Summary of Outreach by Project Phases

#### **Phase 1: Kickoff and Agreement**

January – March 2022

Engagement focused on establishing the basis for the project, which stems from Blueprint Denver recommendations to remove barriers to ADU construction and to make sure they fit in with different types of neighborhoods and block patterns, like suburban lots without alleys. This initial phase also centered on project orientation, including describing ADUs, identifying common concerns and benefits, looking at how the Denver Zoning Code regulates ADUs, and researching how other cities regulate ADUs. This phase lasted from January to March 2022 and included the first Advisory Committee meeting. See the [Background Report](#) for more information.

#### **Phase 2: Explore the Issues**

March – June 2022

Engagement focused on exploring the challenges residents and architects currently face in designing and constructing an ADU. In addition, outreach focused on hearing more from residents about the impacts of ADUs on neighborhood character. This phase lasted from March to June 2022 and included two Advisory Committee meetings and a public survey available online. See the [Issues Report](#) for more information.

#### **Phase 3: Evaluate Alternatives**

June – November 2022

This phase was intended to further evaluate, develop, and provide feedback on recommended changes to make it easier to build ADUs and ensure they fit in a variety of neighborhoods.

## Key Engagement Events in Project Phases 1-3

### Advisory Committee Meetings

- Meeting #1: Introduction and Background – March 3, 2022
  - [Meeting recording](#)
  - [Meeting summary](#)
- Meeting #2 – Explore the Issues - April 7, 2022
  - [Meeting recording](#)
  - [Meeting summary](#)
- Meeting #3 – Confirm the Issues - May 5, 2022
  - [Meeting recording](#)
  - [Meeting summary](#)
- Meeting #4 – Alternatives Part 1 - Thursday, June 9, 2022
  - [Meeting recording](#)
  - [Meeting summary](#)
- Meeting #5 – Alternatives Part 2 - Thursday, August 4, 2022
  - [Meeting recording](#)
  - [Meeting summary](#)
- Meeting #6 – Alternatives Part 3/Initial Strategy - Thursday, September 8, 2022
  - [Meeting recording](#)
  - [Meeting summary](#)
- Meeting #7 – Final Alternatives/Draft Strategy - Thursday, November 3, 2022
  - [Meeting recording](#)
  - [Meeting summary](#)

### Planning Board and City Council Updates

- Planning Board information item - May 4, 2022
- City Council Budget and Policy Committee update - May 9, 2022
- City Council Land Use, Transportation and Infrastructure Committee (LUTI) update - August 16, 2022

### Presentations to Neighborhood Groups

- Presentation to Inter Neighborhood Cooperation Zoning and Planning Committee (INC ZAP) – April 23, 2022
- Presentation to University Park Community Council – May 4, 2022
- Presentation to Washington Park East Neighborhood Association – May 11, 2022
- Presentation to Near Southeast Plan Steering Committee – May 12, 2022
- Bellevue Hale Neighborhood Association – May 31, 2022
- Washington Park Neighborhood Association – November 8, 2022

### Presentations to Stakeholder Organizations

- Presentation to American Association of Retired People (AARP) – April 20, 2022
- Panel discussion on ADUs for Mile High Hosts short-term rental group – April 28, 2022
- Presentation to Congress for the New Urbanism Colorado Chapter – May 12, 2022
- Presentation to Urban Land Institute (ULI) Housing Committee – June 7, 2022
- Panel discussion at Colorado Real Estate Investors Association – August 10, 2022

## Online Survey for Phase 2 ‘Explore the Issues’ – May 2022

City staff conducted an online survey from May 4-31, 2022 to gather information on the community’s experience with ADUs, what concerns and challenges are associated with building them, how they fit into different neighborhoods, and what might make them easier to build. The survey was distributed through the project email list and webpage and was completed by 377 individuals. [See the survey summary.](#)

**Outcome of Phase 2 Survey:** Phase 2 survey results were used to inform an [Issues Identification Report](#) that served as a foundation for subsequent project phases to evaluate possible solutions and create a recommended strategy. Note that city staff also conducted a second online survey as part of the phase 3 ‘evaluate alternatives’ open house summarized below.

## Focus Groups

### **Suburban Neighborhood Context Focus Group for Phase 2 ‘Explore the Issues’ – June 2022**

City staff convened a focus group to explore unique concerns about ADUs in suburban neighborhoods related to backyard privacy, access, garages, and parking on June 16, 2022 via Zoom. The purpose of this focus group was to help city staff understand and create appropriate ADU rules that help address and/or mitigate these issues in the suburban context. It was attended by 8 residents of different suburban neighborhoods.

- Key Comments:
  - Shade & Privacy Concerns
    - These concerns are heightened in suburban areas due to the lack of alleys.
  - Setbacks & Height
    - 1-story would be better than 1.5 or 2-stories, at least in rear areas of the lot where it is not currently possible to build a 2-story primary structure or addition.
    - Deeper setbacks are not as important as height.
  - Windows
    - There is some desire to regulate placement and configuration of windows.
  - Conversion of Existing Garages/Accessory Structures to ADUs
    - There is interest in garage reuse but concern about loss of parking.

### **American Institute of Architects (AIA) Focus Group**

City staff convened a focus group to explore difficulties associated with building and designing ADUs with architects and builders who have related experience on July 27, 2022 via Zoom. The purpose of this focus group was to help city staff understand and create appropriate ADU rules that help address and/or mitigate issues in ADU construction. It was attended by 9 architects, builders, and designers.

- Key Comments:
  - Cost and Time

- Permitting fees are costly, including the \$5,000 SUDP fee and water-tap fees.
- Design fee is costly given that the scope of the project is the same as a full-sized house.
- Time is always an issue, as permitting, project review, and the rezoning processes are lengthy.
- Windows and Balconies
  - Currently only a 3'x3' exterior stair landing is allowed, which does not allow enough space for a balcony.
  - The desire for an exterior balcony is likely due to the 1.5 story limitation and limited square-footage allowance.
  - Seems to force an interior stairwell, eating up square-footage.
  - Windows are not all that different than a deck or balcony from a privacy standpoint.
  - Regulations on balconies facing alleys should be loosened. Consider a small square footage allowance, like 15 square feet.
- Maximum Building Length
  - Maximum building length is not necessary. What about a unique/larger lots?
- Height and Bulk Plane
  - ADUs on corner lots have bulk-plane issues, preventing good outcomes
  - Every square foot matters to allow more livability. An ADU requires the same cost and effort for 400 square feet as it does for 1,000 square feet.
  - 17' is an appropriate height maximum for a single-story ADU, as it allows space to fit mechanics/HVAC and storage in the attic.
- Building code issues pose barriers to ADUs and are difficult to address.

### **Urban Edge Neighborhood Context Focus Group for Phase 3 'Evaluate Alternatives'**

City staff convened a focus group on October 19, 2022 via Zoom to explore concerns that the alternatives and strategies discussed by the project advisory committee did not sufficiently address special considerations in urban edge (and sometimes urban) neighborhoods. This included potential privacy impacts of detached ADUs on lots without alley access to separate adjoining backyards. The purpose of this focus group was to take a closer look at the potential built results of alternative regulations on lots in the urban edge context to evaluate whether they were striking a successful balance between removing barriers to ADU construction while also remaining sensitive to the surrounding context. Focus group discussion resulted in several changes to the alternatives under consideration, including increased setbacks and reduced height for detached ADUs on lots without alley access. The focus group was attended by 5 residents of different urban edge and urban neighborhoods.

- Key Comments:
  - Shade & Privacy Concerns
    - These concerns are heightened on lots without alley access.
    - On lots with alleys, there isn't much more shadow impact from 2 stories than from 1.5 stories.
  - Setbacks & Height
    - Rear setbacks should be increased on lots without alley access.
    - Rear lot height should be limited on lots without alley access.

- Concern that existing maximum detached ADU heights of 17' for one story and 24' for two story might not be quite right.
- Windows
  - Discussion regarding the importance of window placement.
- Other
  - Some continued interest in discussing rules related to short-term rental of an ADU.

### **Suburban Neighborhood Context Focus Group for Phase 3 'Evaluate Alternatives'**

City staff convened a focus group on October 26, 2022 via Zoom to explore concerns that the alternatives and strategies discussed by the project advisory committee did not sufficiently address special considerations in suburban neighborhoods. This included increased expectations around privacy (desire to treat accessory structures that could contain dwelling units very differently from garages and other structures without living space) and landscaping. Focus group feedback was used to inform evaluation of alternatives and strategies related to specific neighborhood contexts and design issues. The urban edge and suburban focus groups held in phase 3 of the project directly informed development of a draft project strategy intended to reduce the height of detached ADU rear property lines in neighborhoods without alleys. The focus group was attended by 6 residents of different suburban neighborhoods.

- Key Comments:
  - Shade & Privacy Concerns
    - ADUs should be treated differently than other accessory structures - Garages don't have people looking into the backyard.
    - Noise, privacy, height, shadow issues with ADU being located close to side property line.
  - Setbacks & Height
    - Support for greater side setbacks.
    - Support for greater rear setbacks to allow for tree planting, maybe as great as 10'.
    - Support for one-story height limitation.
  - Other
    - Interest in making enough space for landscaping between ADUs and neighboring properties.
    - Support ADUs for multigenerational living and long-term rentals.
    - Interest in discussing the size relationship between primary and accessory dwelling units.
    - Concern that removing owner-occupancy requirement could have negative impacts.
    - Continued interest in discussing rules related to short-term rental of an ADU.

**Outcome of Phase 2-3 Focus Groups:** Focus group feedback was used to inform evaluation of alternatives and strategies related to specific neighborhood contexts and design issues. The urban edge and suburban focus groups held in phase 3 of the project directly informed development of a draft project strategy intended to reduce the height of detached ADU rear property lines in neighborhoods without alleys.

## Open House (in-person option and online survey) for Phase 3 ‘Evaluate Alternatives’

City staff held an in-person open house at the Carla Madison Recreation Center and a virtual open house to update the public on comments received on the project to date and to receive feedback on the possible direction of policy alternatives.

### **In-Person Event on July 25, 2022**

#### Key Comments:

- There was support for removing the minimum lot size requirement and adding flexibility for converting existing accessory structures to ADUs.
- There was support for increasing habitable space in ADUs by changing form standards like maximum and bulk plane heights.
- There was support for extending the building coverage exemption for parking to ADUs to prioritize housing people over vehicle storage.

### **Online Survey**

A virtual version of the open house was available in the form of an online survey from August 26 – September 16, 2022. The survey was distributed through the project email list, project webpage, social media, and to councilmembers and registered neighborhood organizations to share with their networks. It was completed by 464 individuals. [See the survey summary.](#)

**Outcome of Open House/Survey:** Feedback from the in-person open house and concurrent online survey informed evaluation of policy solutions and a draft strategy. These outcomes were reflected in an Alternatives Report and Strategy report.

## Office Hours

The ADUs in Denver staff held virtual office hours on September 6 and September 13, 2022 to discuss and answer questions about policy alternatives under consideration.

## Newsletters

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

- February 22, 2022: [ADUs in Denver Project Moves Ahead](#)
- May 4, 2022: [We want to hear from you!](#)
- August 11, 2022: [You're Invited to an Open House!](#)
- August 31, 2022: [Participate in the Online Open House](#)

## Website Comments

Through October 2022, the ADUs in Denver project has received 24 comments and 60 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 phases 1-3.

Two thirds of respondents would like to build an ADU in the future, and only two identified as renters. Age of respondents was widely distributed, with just over half of those describing their age falling between the ages of 35 and 54. Of respondents self-identifying by race or ethnicity, two thirds identified as white, while 18% identified as Hispanic, Latino/Latina/LatinX, or Spanish, and less than 4% of respondents identified as either “Asian”, “Middle Eastern or Northern African, White”, “Black or African American” or “Other”. Of those respondents self-identifying by gender, 56% identified as male, 42% as female, and 1% as other. Household income of respondents varied, though a total of 80% reported as earning upwards of \$50,000 annually.

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

- Questions about ADUs on Personal Property (49%)
- General Questions about ADUs (12%)
- Suggestions for Project Direction or Project Team (18%)
- Questions for Project Direction or Project Team (10%)
- General Support (5%)
- General Opposition or Reservations (5%)

**Appendix A** includes a complete listing of comments and questions submitted through the project website through October 2022.

**Attachment A: Comments and Questions Submitted Through the ADUs in Denver Project Website Through October 2022**

Response Submission DateTime		We want to hear from you. General questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.	Please select if you are submitting a question or a comment.
10/12/2021 13:42 PM	General Opposition or Reservations	I live in University Hills and a new homeowner would like to build an ADU over her garage. For myself I don't want to see ADU's being build all over U-Hills. This first ADU will be ground zero for others to build here. ADU's don't add any more housing for people that can't afford to pay for houses or apartments in this city. If I built an ADU in my backyard and it cost me \$250,000 to build I would rent out my ADU for at least \$3000.00. Only fairly affluent people can build one or developers who have the money and they aren't doing it to help the poor people who can't afford to buy or rent in this city. I don't want an ADU in my neighborhood, I want my community to remain the same a family oriented neighborhood not one that is corrupted by greed of those that want to build ADU's for profit. Janette Rose	Comment
10/18/2021 13:54 PM	Questions on ADUs on personal property or neighborhood	I'm considering building out an ADU in my walkout basement. The square footage of my basement is larger than 650. Can I layout a floor plan for the ADU and use the remaining square footage for storage?	Question
10/29/2021 9:01 AM	Questions on ADUs on personal property or neighborhood	I have a home at 5005 Steele St in the Elyria Swansea neighborhood that I would like to build an ADU on one day. However, it seems like it isn't currently zoned to allow it. The home is small and sits on a very large lot, so there is plenty of room for an additional structure. I believe that adding affordable options such as ADUs in this neighborhood could help prevent displacement in the future. Are there any plans to change the zoning here?	Question
01/10/2022 18:20 PM	General questions on ADUs	When will the ADU for West Barnum be discussed with City Council?	Question
01/13/2022 14:43 PM	Questions about zoning amendment process	Hello, I'm excited for this project to kick off. I want to be very vocal in the project to change the current zoning code rules related to ADUs built on a Carriage Lot. The current use rules of an ADU built on a Carriage Lot are inconsistent with a rules for an ADU built anywhere else. And certainly do not promote the expanded use of ADUs that Blueprint Denver has suggested.	Question
01/14/2022 10:17 AM	Questions about zoning amendment process	Will you be reviewing the use and building form rules for ADUs built specifically on Carriage Lots?  Thanks Ryan I applied to participate on the Citizen's Advisory Committee - when will I be notified if I have been accepted?	Question
01/29/2022 15:10 PM	Suggestions	My partner, Annie Lynch and I are particularly concerned about provisions of the code that largely require the teardown of existing garages to construct a detached ADU over the garage. Many homes and garages in the Berkeley neighborhood do not necessarily meet current set-back requirements, and that does not stop second-story, primary residence additions as long as the new build is set-back from the property lines appropriately. This is not the case with a garage that someone seeks to "pop-up" and build an ADU apartment above the garage. The garage must meet all setback requirements and floor ratio requirements, which essentially force the tear-down of structurally sound, in some cases, all concrete structures to rebuild a new garage and ADU. See Board of Adjustment case 77-2021 for full background. We believe that a number of current ADU zoning requirements severely limit ADU development in older neighborhoods, unless the existing structures, driveways, retaining walls, etc are first removed, which is an unnecessary environmental burden and contrary to the City's sustainability goals.	Comment
02/05/2022 20:44 PM	Questions on ADUs on personal property or neighborhood	In the city of Denver ,am i allowed to turn my two car garage into an ADU , or am i required to first demo? i looked on the Denver assessor web site and it says my property does qualify , also would like to know what are my first steps needed to began the process, any help would be much appreciated. my name and adress Alan DelToro 231 S king st Denver Colorado 80219	Question



## Attachment A: Comments and Questions Submitted Through the ADUs in Denver Project Website Through October 2022

Response Submission DateTime		We want to hear from you. General questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.	Please select if you are submitting a question or a comment.
02/07/2022 21:42 PM	Suggestions	I think is great, but as far the city wont force you to sell it, specially when home owners are minorities, the changes should include the high restrictions as well, with some ffiredepartment recommendations, restriction on high don't let you expand and save space for backyards	Comment
02/15/2022 10:12 AM	General questions on ADUs	Subsequent to approval of construction plans to build an ADU based on current zoning code rules, and request for a Design Review Board to consider modifications to approved plans, what kind of things are considered for approving modifications? Is intended use or resident backstory	Question
02/23/2022 21:04 PM	General Opposition or Reservations	Why do we need to do this? More cars, more traffic, more junk.	Comment
02/25/2022 9:01 AM	Suggestions	I live in the Harkness Heights (HH) subdivision in the Berkeley Neighborhood. If you would like to build an ADU, you have to go through the rezoning process and pay the \$1000 fee. Lots in HH are 50 ft. x 125 ft. so for many homeowners, an ADU would not need to be crammed in. If Denver is going to have ADU blanket zoning in select neighborhoods, the rezoning process for the neighborhoods where they are not zoned, must be streamlined with a minimal or zero dollar application fee. The goal should be to make the rezoning process more equitable due to the institution of blanket zoning in select neighborhoods.	Comment
03/01/2022 14:08 PM	Suggestions	If Denver opts for ADUs there should be a requirement for the property owner to live in one of the units as their primary address.	Comment
03/01/2022 15:47 PM	Suggestions	I would like the minimum size lot limit reduced. I have a reasonably sized lot with a good sized back yard and I already have a four car garage on it. However, it is only a few square foot shy of the minimum and I cannot build an ADU. My neighbors with their giant built-to-the-property-line houses with no back yard are able to have an ADU. I.e., their lot size is larger even if their homes consume a higher percentage of it.	Comment
03/05/2022 6:15 AM	General Support	Wonderful idea. Just make sure their are guidelines and requirements that can -- and will! -- be adhered to.	Comment
03/06/2022 7:28 AM	Questions about zoning amendment process	It's great that you are looking at this issue, but I don't understand why you are not also looking at zoning? I live in Athmar Park. We are prohibited from having ADU's, while all surrounding neighborhoods are permitted. Can't we get this changed?	Question
03/10/2022 5:02 AM	Questions on ADUs on personal property or neighborhood	Hey there! When I purchased my house in June 2017, I saw that I was zoned for an ADU. However, as I look into it now, my lot size does not meet the qualifications to have an ADU under my zoning code (S-SU-F1). My question is, "Will this ever change? or, Can I request the zoning code be amended to allow me an ADU?" I ask as I know people in more affluent neighborhoods in Denver nearby with lots almost half the size of mine that are allowed an ADU. It doesn't seem equitable.	Question
03/14/2022 13:02 PM	Questions on ADUs on personal property or neighborhood	Wondering if Sunnyside neighborhood in Denver will be completely rezoned for ADUs sometime soon? Any updates?	Question
03/28/2022 21:50 PM	Questions on ADUs on personal property or neighborhood	Hi,  I am looking in to an ADU in an existing finished basement with egress windows. Does the ADU need to have it's own separate HVAC? Does it require a full kitchen (stove) or is kitchenette acceptable?	Question
04/02/2022 10:36 AM	Questions on ADUs on personal property or neighborhood	Thanks!! Does the city offer help to senior residents to obtain an ADU for the express purpose of helping low income housing? I'm in the Clayton area and my property is 6900 sq. ft. My home is only using 1/3rd.	Question
04/11/2022 13:38 PM	Questions on ADUs on personal property or neighborhood	I am trying to determine if an A.D.U. would be permissible on my property: 2990 S. Franklin St., Denver, CO 80210-6312; Parcel No. 05352-06-008-000. I don't seem to be able to learn yes or no for certain from studying your website.	Question
04/12/2022 12:51 PM	General Support	I would love ADU zoning in my neighborhood! There's a massive housing shortage and I wolf love to provide a reasonable rental on my property	Comment

**Attachment A: Comments and Questions Submitted Through the ADUs in Denver Project Website Through October 2022**

Response Submission DateTime		We want to hear from you. General questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.	Please select if you are submitting a question or a comment.
04/15/2022 7:29 AM	Suggestions	I think the city should allow an ADU to be built in any residential zoning. I also think the code with their 5 ft setbacks and foundation requirements are too restrictive. I think there are many more restrictions that add to the cost. The 5 ft setbacks and lot coverage requirements make the ADU too small to be useful on smaller lots. If we don't allow greater density, the city will sprawl and the middle class will be relegated to the far out suburbs much as they are in LA or SanFrancisco.	Comment
04/21/2022 12:03 PM	General Opposition or Reservations	Why is the City using this back door approach to rezoning to allow ADU where they are clearly not allowed? Why not let each neighborhood decide on the zoning changes rather than the city deciding what is best for the property owners? The changes are being recommended without any comprehensive study that shows impacts to infrastructure, schools, parking and on. It is being done without the consent of the property owners. If property owners wish to build an ADU then there are lots already zoned for that. Owners of property purchased under the assertion zoning would not change on a whim of city employee. Why does the City feel they can just stomp on the rights of property owners without	Question
04/26/2022 12:15 PM	Questions on ADUs on personal property or	I would like to know how I could get an ADU built.	Question
05/05/2022 8:34 AM	Suggestions	Please schedule a meeting for our RNO, Mar Lee Brentwood Sharon Park RNO. Please don't jam these changes down our throats the way the bike advocates have. Our neighborhood is vastly different from the older parts of town. One size NEVER fits all, even a muumuu.	Comment
05/05/2022 8:52 AM	General Opposition or Reservations	I just occurred to me that two story units in our small backyard here in sw Denver will be very intrusive.	Comment
05/05/2022 22:31 PM	Suggestions	Thank you for a good discussion tonight. I want to extend an invitation to the committee to use my house for a field trip regarding the suburban context. We have a unique block in University Hills and currently have an owner of a corner-lot applying for rezoning with waivers. My house (to the east) has a diagonal siting and this requested 1.5/2 story ADU will be on top of a large rebuilt garage and will extend along ~75% of my front yard property line.	Comment
		Standing at my front door or in my yard will give a different perspective than even from the street, on the potential size of an ADU and the blocked solar/sky access it can cause. Unfortunately, the owner will be cutting down a mature tree too. I appreciate you considering these unique layouts and situations when putting your plans for this project together.	
05/07/2022 21:45 PM	Questions on ADUs on personal property or	It's unclear from the site if I'm allowed an ADU - it appears that I can, but it doesn't explicitly say yes. Please can you tell me? Address is 4511 Xavier Street, Denver 80212	Question
05/11/2022 11:38 AM	Questions on ADUs on personal property or neighborhood	Are ADUs allowed in Virginia Village? We have a larger than average lot.	Question
05/23/2022 19:35 PM	Suggestions	I have a comment about ADU's and pop-up additions on single family homes. The primary concern with regard to neighbors adding ADU's, or popping up one's home is obviously privacy. I believe, that in order to respect a neighbor's backyard, or side yard privacy, that new ADU's and pop-up homes be restricted from having windows or balconies that overlook an adjoining property. Thank you very much for your consideration. I certainly don't want my family's privacy taken away!	Comment
06/02/2022 8:55 AM	Suggestions	Hello! First I want to say that the communication has been great from both the representative that I talked to at Councilwoman Amanda Sandoval's office (Naomi Grunditz is her name), and the city planner who was looking to start the ADU process with me (Robert Haigh). The second thing I wanted to bring up is why we stopped zoning our property for an ADU. We have an existing garage that we want to convert to a mother in law suite, as my wife's grandmother needs to move in with us. After doing some research and speaking with the city council, it seems that it is unlikely that my current structure and foundation would be viable for a renovation project. Due to the cost of removing the structure, tearing out the foundation, and adding a new foundation that would be to code, the pricing for this is too much for us to take on. If we could simply update our existing structure, we could continue, but the constraints of building codes has put a damper on our situation. I would hope with the need for housing in Denver, the city could find a plan in the future that allows for looser guidelines on converting existing garages or structures to an ADU if the foundation and structure are deemed useable/livable. Thank you for your time!	Comment

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Response Submission DateTime		We want to hear from you. General questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.	Please select if you are submitting a question or a comment.
06/05/2022 14:48 PM	General questions on ADUs	I have a question regarding the requirement that the owner live on the property. We would like to build an ADU on our property in the Whittier neighborhood. However, there is possibility that my family will have to temporarily relocate for work out of state. We'd like to keep the property for when we return to Denver, is it possible to have long term rentals for both the primary structure and the ADU during that time period?	Question
06/06/2022 7:24 AM	Questions on ADUs on personal property or neighborhood	Hi there! I was wondering how I could go about getting an adu permit? I saw that my neighborhood was rezoned(west barnum...421 Stuart St, 80204) to allow for ADU's.	Question
06/06/2022 14:04 PM	Questions on ADUs on personal property or neighborhood	Who would I speak with to get this permit? I would like information on how to go about in constructing/building an AUD and if it would be permitted on my property	Question
06/06/2022 18:24 PM	Questions about zoning amendment process	Hi - How do I register to attend upcoming meetings? Where are meeting times announced? Kendra Black has also recommended that I attend a focus group meeting about ADU's in suburban neighborhoods, and I'm not sure how to sign-up for that either.	Question
06/07/2022 9:32 AM	Suggestions	DZC Section 5.4.4 currently uses "L = Permitted Use with Limitations Review". I'd like to see all the criteria CPD uses in that review explained, codified, amended, and published in the code for all to be on the same playing field. Addressing things like:  Sunlight Exterior Lighting Alley Width ADUs above garages ROW Frontage (parking related) Onsite Parking Subdividing after ADU is built	Comment
06/07/2022 14:34 PM	General questions on ADUs	Will grandfathered "conversion" homes be included in the discussions of allowing ADU's with along with duplexes and rowhomes?	Question
06/07/2022 21:27 PM	Questions on ADUs on personal property or neighborhood	Hi. How do I find ADU for rent in the highlands?	Question
06/11/2022 18:46 PM	Questions on ADUs on personal property or neighborhood	Hello - I am looking to build a new garage on our property. I'd like to put a gym/work-out area with a shower, toilet and sink, but no bedroom or kitchen. Would this constitute an ADU? Thank you.	Question
06/24/2022 1:54 AM	Questions on ADUs on personal property or neighborhood	I live in Colorado Springs, will this program eventually come down south?	Question
06/25/2022 10:16 AM	Questions on ADUs on personal property or neighborhood	Hello. I'd like to know about programs to help homeowners build ADUs in East Colfax.	Question
07/02/2022 9:52 AM	Questions on ADUs on personal property or neighborhood	Hello, I was trying to use the zoning map but a bit confused to see if am in a zone where ADUs are aloud. My address is 3098 S cherry way (in university hills).	Question
07/04/2022 17:03 PM	Questions on ADUs on personal property or neighborhood	Hi. I am looking to see if my property fits the criteria to build an ADU? How do I go about doing that? Thanks for your time. Tammy	Question

**Attachment A: Comments and Questions Submitted Through the ADUs in Denver Project Website Through October 2022**

Response Submission DateTime		We want to hear from you. General questions or comments about the ADUs in Denver zoning code project can be shared in the text box below.	Please select if you are submitting a question or a comment.
07/19/2022 17:14 PM	Suggestions	Since ADU's can be one portion of the housing shortage and affordability challenges in Denver, we should make it more enticing for Denver residents to invest. Lower cost permitting, credit towards property tax. It's a large up front investment for a home owner so whatever can be done to reduce over all cost of entry should be considered.	Comment
07/21/2022 13:52 PM	General questions on ADUs	I want to request the shapefile of adu Accessory Dwelling Units map available on website.	Question
07/24/2022 19:40 PM	General questions on ADUs	I plan to build an ADU on my property located at 2855 N. Franklin Denver, Co do I have to make one the dwellings my primary address in order get a permit to build and if so is there any other way I can build an ADU without this being my primary residence.	Question
08/01/2022 12:05 PM	Suggestions	The way to get more ADUs in Denver is to remove the requirement that they can only exist in/on one's primary residence. I have 2 rental homes in Denver, both zoned to allow an ADU, with basements and garages that could be converted to ADUs relatively easily, but the primary residence requirement has prevented me from creating these affordable living units for people who need housing in Denver. Please consider	Comment
08/02/2022 9:19 AM	General questions on ADUs	Are multiple ADUs allowed on a single property. We have a home with a. Apartment on the third floor as well as a carriage house with live-able space above the garage. Can both be occupied?	Question
08/03/2022 11:46 AM	General Support	I look forward to converting my 2010 2 car garage into an ADU even though it is positioned at the northern section of the property, with its current foundation, which I believe is slab, so I do not have to demolish this fairly new structure. Allowing this would greatly reduce construction disruption and costs thus, this would be most welcome!	Comment
08/05/2022 9:45 AM	Questions on ADUs on personal property or neighborhood	I just moved into a new house on S. Lincoln St with U-SU-B1 zoning. I've contacted a couple contractors about building a garage. Is it possible to have a garage built with storage and utilities roughed in (and capped) and later convert to a ranch style ADU with the garage? My alleyway backs onto S. Broadway and I don't have a driveway so I want secured off street parking as soon as possible. Told it currently takes over a year for an ADU permit to be approved while I can get a garage approved in 12 weeks. I'm not in a rush for the ADU. Just thinking about older/elderly parents that will eventually need help. I am in a rush for garage space due to crime and transients from the street. I also saw I am limited to 864 Sq ft for the ADU. Does that also include garage or just living space? Thank you. Feel free to call me 843-260-8012 if it's easier to discuss.	Question
08/08/2022 11:19 AM	Questions about zoning amendment process	Two questions! 1) our biggest barrier(s) to building an ADU are costs related to building codes (for instance, tying into sewer line or Denver Water tap). I realize that these things are outside the purview of Denver zoning, but can this process help identify and make recommendations for those barriers to building ADUs? 2) when is the next public meeting?	Question
08/09/2022 20:32 PM	General questions on ADUs	Why does it take over a year to get a building permit for an ADU in Denver?	Question
08/11/2022 11:07 AM	Questions on ADUs on personal property or neighborhood	Am I allowed to add an ADU over my garage at 2530 N. Lafayette St	Question

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08/13/2022 15:58 PM	General Opposition or Reservations	Hate, hate, hate the idea that you want to allow more ADUs in Denver. I did not buy a house here to have my property value lowered by one of these next door or behind me. Trash, parking issues, noise already exist. Denver does nothing to keep those in check. (I constantly have to call and ask for parking services to look at our street that is parking permit zone with little to no action. Calls about construction without permits are ignored. Construction happens without survey/lot lines marked... ) Please, keep the lot size limit as stated presently for ADUs and NO variances for this. You already allow Air B&Bs and have just added that more than 5 unrelated adult individuals can live in one residence. You have gone way overboard with density without adding to infrastructure and services. Off street parking should be mandatory for any Air B&B, ADU or apartment complex. Bring back 1.5 parking spaces per unit in zoning rules. Bring back the previous setback limit rules for any/all construction.	Comment
08/21/2022 11:08 AM	General questions on ADUs	Hello! I am a city employee and am looking into affordable homeownership within the Denver metro area. There aren't a ton of options in my price range and I was curious about carriage houses. It is my understanding that ADUs can only be rented (not purchased as separate properties), but I was curious if that is part of the zoning changes you are exploring to allow for more affordable starter home opportunities and encourage mixed income in neighborhoods. I also have heard of some carriage homes being sold as separate properties and wanted to know if you could point me in the direction of areas where that is an option. Thank you!	Question
08/23/2022 19:20 PM	Questions on ADUs on personal property or neighborhood	It seems like a mystery and a costly venture to find out if I can build an ADU. My property (3540 N Adams St) is a block away from a zone that appears to allow ADUs, but even that is unclear on the map. How can I find out if it is possible to build an ADU without spending thousands on an architect/contractor up front?	Question
08/31/2022 20:19 PM	Questions on ADUs on personal property or neighborhood	I heard that East Wash Park was getting zoned for ADU's - the forum seems to read that it is now open to get considered. I live on S. Gilpin and many of the houses on Franklin are two stories. I was considering building above my garage with a flat roof so it will have a full second story. Is this something that the powers that be will consider?	Question
09/13/2022 14:14 PM	Questions on ADUs on personal property or neighborhood	Are A-frame ADUs allowed? My house is zoned for an ADU and has a large side lot. My address is 4765 Columbine Street, Denver CO 80216, United States.	Question
09/13/2022 20:24 PM	Questions on ADUs on personal property or neighborhood	My address is marked as other in the ADU map from your site. Am I permitted to build an ADU on it?	Question
09/19/2022 13:11 PM	Questions on ADUs on personal property or neighborhood	Hello, We recently purchased a property in Barnum West area near 6th and Sheridan (537 Stuart St, Denver). Our property has a finished non-permitted structure behind the property near an alleyway. The language and guidelines for how to permit an ADU have confused us on what changes we need to make and who to reach out to in Denver County for advice. We want to help address Denver's housing/rental shortage but do so in a way that is ethical and permitted. How do Denver residents, like us, obtain an inspection to understand what property changes need to be made to permit an ADU? Is it true ADU's have to be at least 5 feet from an alleyway? We have so many questions and would love some expertise! Thank you.	Question
09/22/2022 12:17 PM	Questions on ADUs on personal property or neighborhood	Hello, My house has a basement apartment that appears to meet all of the criteria to be classified as an ADU. However, when we first got our initial inspection they did not mark it as an ADU. How can we go about getting our property verified by the city as having an ADU?  Address: 1169 N Lafayette St Denver CO, 80218	Question

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09/23/2022 17:14 PM	Questions on ADUs on personal property or neighborhood	Does my home/property qualify for this ADU and if so , how can I get a loan to get this going?  PS I have lived at my home for over 20 years.  Thanks	Question
10/16/2022 17:23 PM	Questions on ADUs on personal property or neighborhood	Can I get a adu at 5151 crown blvd ?	Question
10/17/2022 8:10 AM	Questions on ADUs on personal property or neighborhood	Hello! I own a property at 2265 S Irving St. Denver CO, 80219. It has a detached garage and I am inquiring about what it would take to get the property rezoned to turn the detached garage into an ADU. Thanks for your help!	Question
10/17/2022 17:19 PM	Questions on ADUs on personal property or neighborhood	Hi I recently purchased the property at 464 s Washington st denver 80209. I looked at your adu map but there was no highlighted box over my property. How would I figure out if I am eligible to put an adu on the property?	Question
10/18/2022 16:31 PM	Suggestions	I am in favor of allowing ADUs on a zoning lot that has a duplex with two parcel lots in the south Park Hill neighborhood.	Comment
10/19/2022 12:39 PM	Questions on ADUs on personal property or neighborhood	Can we submit a zoning request for an ADU for our property at 4330 N. Lincoln St. Denver CO, 80216.	Question
10/20/2022 15:02 PM	Questions about zoning amendment process	I haven't gotten ANY emails about upcoming meetings, and I believe I missed the October 6 meeting. If it did happen, and if a November meeting is happening, I would like to get information about where the zoom link will be (I made it to earlier meetings but haven't gotten any emails as of late).	Comment
10/21/2022 14:12 PM	Questions on ADUs on personal property or neighborhood	Hi how to I get started on if I can do an ADU on my property? What would the next steps be. Also want to ask about pergola or adding a built in gazebo in my back yard.	Question
10/26/2022 7:52 AM	General Support	I have a really unique lot situation that I have chased down so many options on how to build on a vacant parcel on the zone lot. There are 3 old row homes currently on the zone lot plus this additional vacant parcel which has turned into an eyesore. I can't amend the parcel to be its own lot easily because it's just slightly too small. The option that would make things easier is if I can have an ADU to an attached home. I have heard this is under review and wanted to give support to the idea. Thanks!!	Comment
10/26/2022 14:31 PM	Questions on ADUs on personal property or neighborhood	Can I build an ADU above my garage (2nd story structure) at 675 N Jackson Street, Denver, CO 80206 for my aging mother?	Question
10/31/2022 11:47 AM	Suggestions	Thanks for looking at the zoning restrictions around building an ADU. Currently I live in West Highlands and am waiting for the neighborhood to be rezoned to U-SU-A1. I am then interested in building an ADU if it is cost effective. I took an ADU design class and the current stipulations required of an ADU don't make it cost effective due to living space available. I am supportive of your suggested changes to include a 2 story limit, 12' vertical for the bulk plane, 864 sqft limitation, dormer exceptions and then general flexibility for narrow lots. Specifically, due to the lot only being about 26' wide I would like to see the deletion of the 3' setbacks or the ability to allow a stairwell within the 3' setback. This would allow maximum living space as well as true access from the alleyway to the ADU. Current garages where I live are all set at 0' setbacks so I do not believe this would seriously affect the neighborhood. Thanks for the consideration.	Comment
11/02/2022 14:16 PM	Questions on ADUs on personal property or neighborhood	Are ADU allowed in Valverde?	Question
11/09/2022 22:30 PM	Questions about zoning amendment process	When would any potential changes to the ADU codes be enacted? I'm currently in the permitting process, but would potentially weigh the benefits of redesign if changes were imminent.	Question

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11/12/2022 18:40 PM	Questions on ADUs on personal property or neighborhood	Hello,  I have a detached 2-car garage in Denver, on a property that is zoned for ADU's. I was wondering if I can convert the garage to an ADU. I'm not interested in popping the top. Just interested in adding a kitchen/bathroom etc.	Question
11/22/2022 7:07 AM	Questions on ADUs on personal property or neighborhood	Thank you How do I reapply for ADU designation? I can't find it on the website	Question
11/27/2022 9:29 AM	Questions on ADUs on personal property or neighborhood	Hello! I am trying to confirm if an ADU is allowed at 1511 S. Krameria St., 80224 and at 1945 Yosemite St. 80220?  Thank you for your help.	Question
11/30/2022 17:58 PM	Questions about zoning amendment process	I have found the advisory committee recordings on youtube, but I'm curious how we can join or watch this meeting live. Thank you in advance for the help.	Question
12/02/2022 9:49 AM	Questions on ADUs on personal property or neighborhood	Hi! Our neighbors have ADU's above their garages and we're looking to build one above our garage. Are we allowed? We live on Yosemite St, 80238.	Question
12/13/2022 19:29 PM	Questions on ADUs on personal property or neighborhood	Hello there, I am an intrested denverite who would like to partake in the ADU program. How do I go about this request?	Question
12/14/2022 12:35 PM	Questions on ADUs on personal property or	My home just north of 41st on Quivas street does not allow any ADU's, whereas almost all areas surrounding my home permit ADUs--What is the reason for excluding this small area from building ADUs just south of Chaffee Park?	Question

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12/14/2022 13:13 PM	General questions on ADUs	<p>We are a Colorado based manufacturing company located within the economic opportunity zone that would like to begin to manufacture and distribute a prefabricated home system that has already passed international building standards in the netherlands and the UK. We would like to be the first in North America to build one of our structures here in Colorado as the beginning of a revolution in the way we build by utilizing advanced manufacturing processes and CNC technology to create valuable, sustainable, and affordable building options to meet the needs of a growing population.</p> <p>Our system is affordable, enviromentally friendly, and 100 percent manufactured here in Colorado. More in depth information on the SkyLark® system can be found here on the website at: <a href="https://www.wikihouse.cc/">https://www.wikihouse.cc/</a></p> <p>In the website above, all of the structural information can be found as it is a modular system which would be ideal to meet the goals of what we believe is the mission of this initiative.</p> <p>Our request is for the assistance in providing the information on how to obtain permitting for our potential end users and to obtain all of the information required to move forward on our initial project. We have a great deal of interest and inquiries on our product, as well as a production facility/warehouse in Englewood with equipment set up and ready for production. All that we require is the information on the next steps to obtain preliminary and final approval on the system so we can begin to evaluate each project individually while we gather any requirements of the city in regards to each project.</p> <p>Thank you for taking the time to read my email and I genuinely look forward to any contributions that we can make together in this effort to solve the pressing housing needs of our community.</p>	Question
12/19/2022 7:05 AM	N/A	<p>Humble regards, Where can I find a list of homes built by Habitat for Humanity costing between \$116,000 to \$231,000. The program currently offers homeowners up to \$30,000, but the amendment would bump that to \$35,000. The loan comes with several stipulations that must be followed for at least 25 years. And secondly, where do homeowners apply for this loan?</p>	Question