

# ADUs in Denver Open House - Community Feedback Summary

September 2022

[Link to data and text spreadsheet](#)

## Open House Objectives

An open house was held both virtually and in-person at the Carla Madison Recreation Center to receive feedback on the possible direction of project policies.

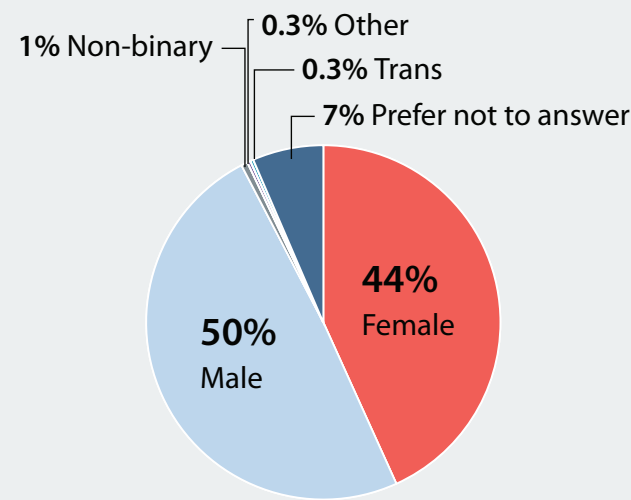
## Virtual Open House Survey Distribution

The online survey was available online from August 26th to September 16th and was distributed through the project email list, webpage, social media, and to registered neighborhood organizations and Denver City Council offices. The survey was completed by 464 individuals.

## Open House Participant Demographics

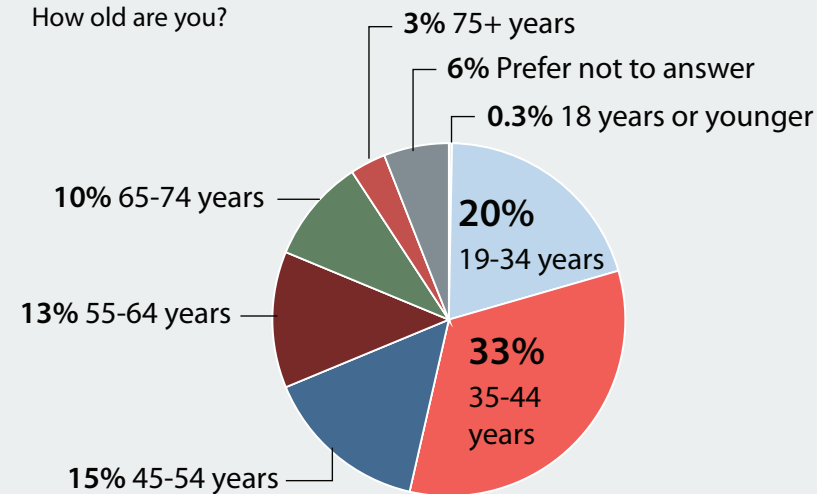
### Gender

What is your gender identity? (Check all that apply).



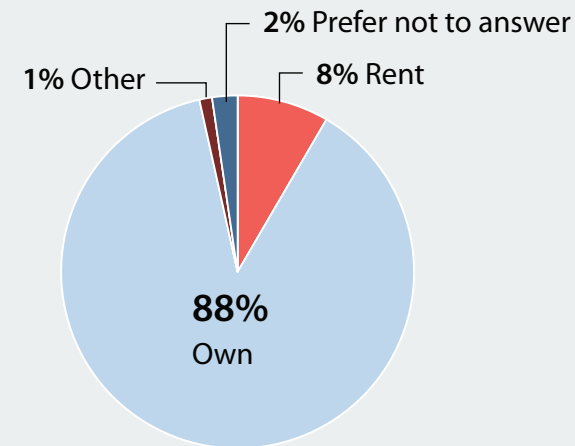
### Age

How old are you?



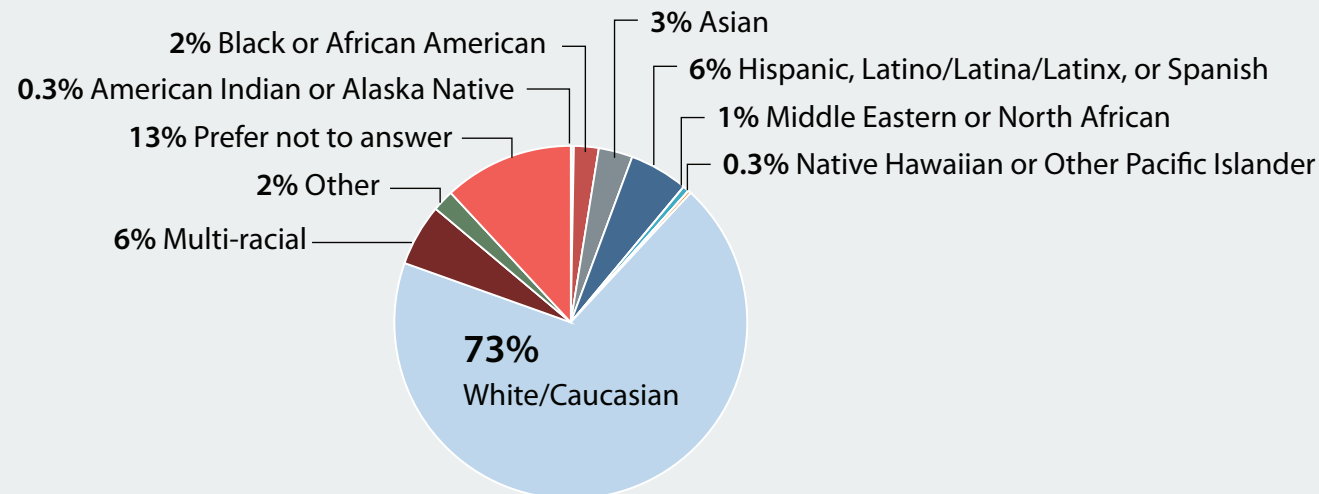
### Home Ownership

Do you own or rent your home?

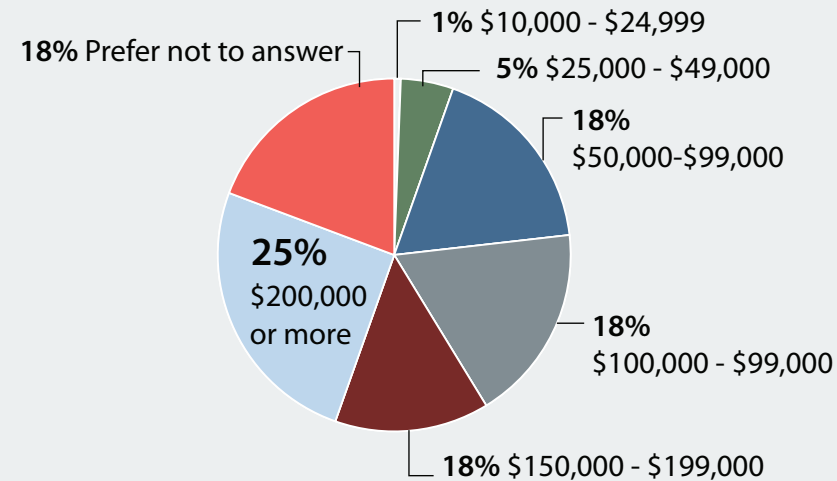


### Race and Ethnicity

Which race/ethnicity best describes you (check all that apply)



### Household Income



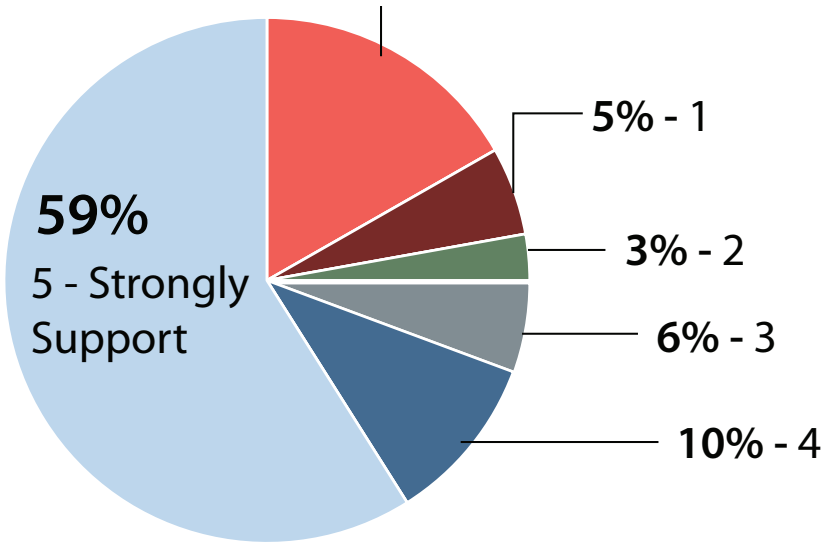
## Neighborhoods Represented

- Auraria
- Baker
- Bear Valley
- Belcaro
- Berkeley
- Capitol Hill
- Central Park
- Cheeseman Park
- City Park
- City Park West
- Civic Center
- Clayton
- Cole
- College View/South Platte
- Congress Park
- East Colfax
- Elyria - Swansea
- Five Points
- Gateway/Green Valley Ranch
- Globeville
- Hale
- Hampden
- Hampden South
- Harvey Park
- Highland
- Hilltop
- Lincoln Park
- Lowry
- Mar Lee
- Montbello
- North Capitol Hill
- Northeast Park Hill
- Park Hill
- Platt Park
- Regis
- Rosedale
- Ruby Hill
- Skyland
- Sloan Lake
- South Park Hill
- Speer
- Sun Valley
- Sunnyside
- Union Station
- University
- University Hills
- University Park
- Villa Park
- Virginia Village
- Washington Park
- Washington Park West
- Wellshire
- West Colfax
- West Highland
- Westwood
- Whittier

# Citywide Policy Alternatives

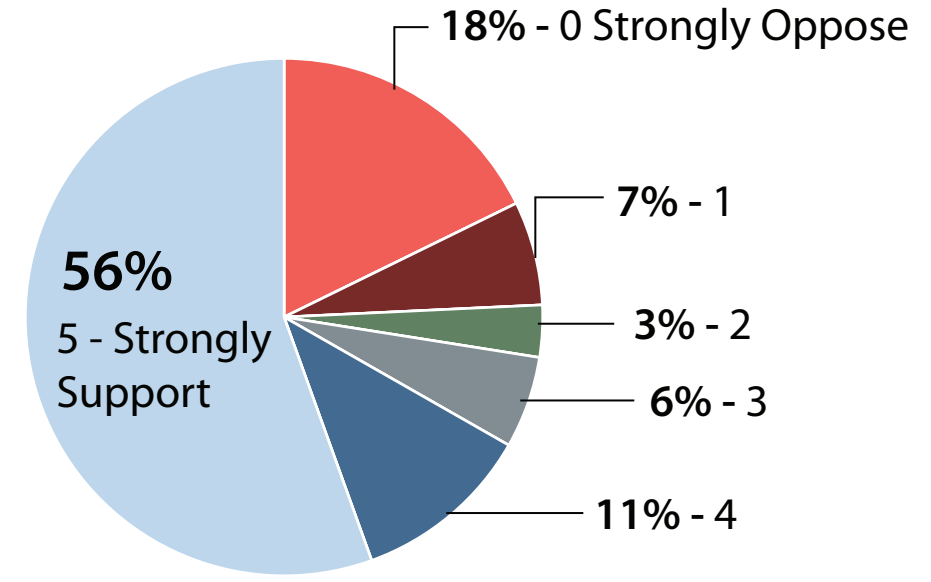
## Minimum Lot Size

Do you support removing minimum lot sizes to allow detached ADUs to be built on a wider range of lots in areas already zoned for ADUs?



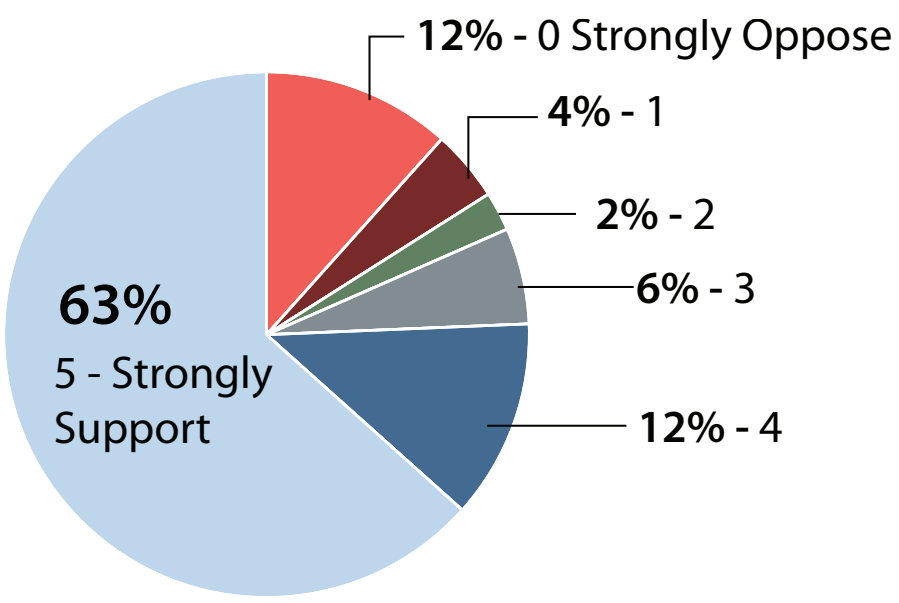
## Maximum Square Footage

Do you support increasing the maximum ADU square footage allowance to allow for more economical and habitable housing options as ADUs, particularly in urban neighborhoods?



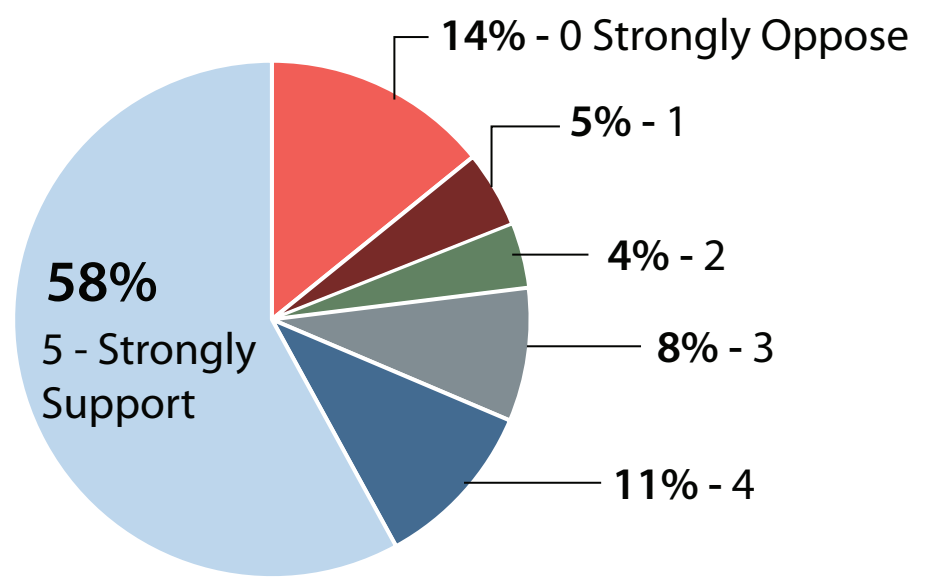
## Conversion of Existing Structures

Do you support allowing more flexibility for converting existing structures into ADUs?



## Building Coverage Exemption

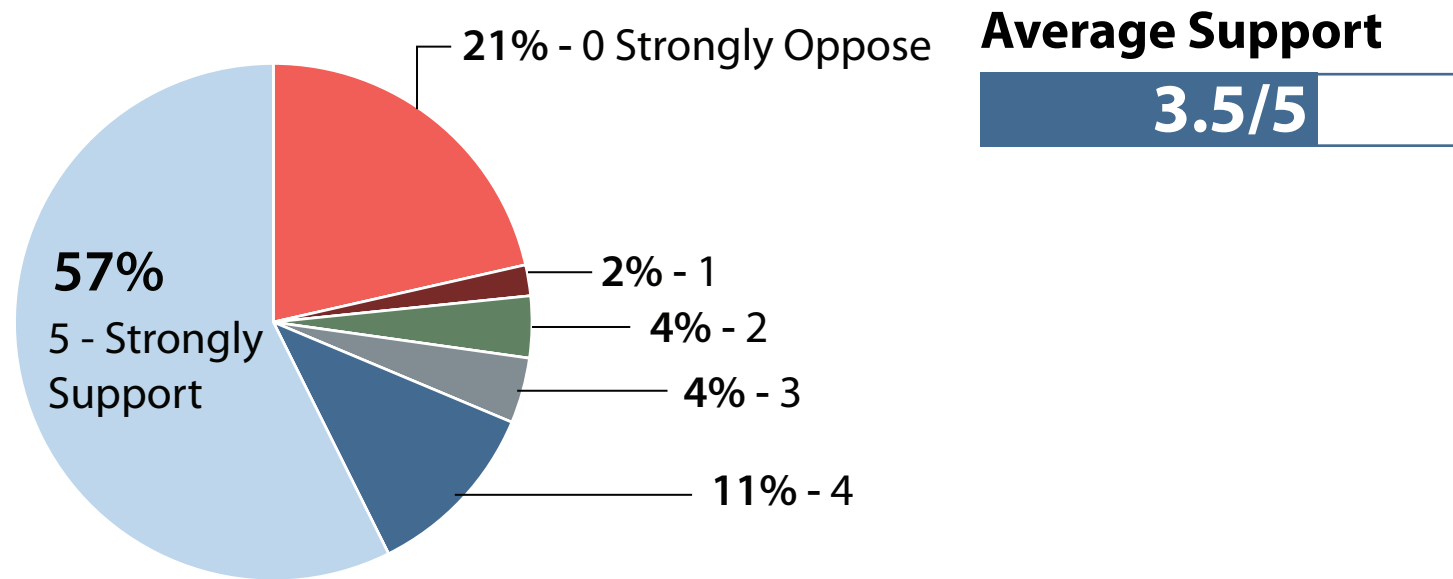
Do you support extending the building coverage exemption to all detached ADUs?



# Citywide Policy Alternatives

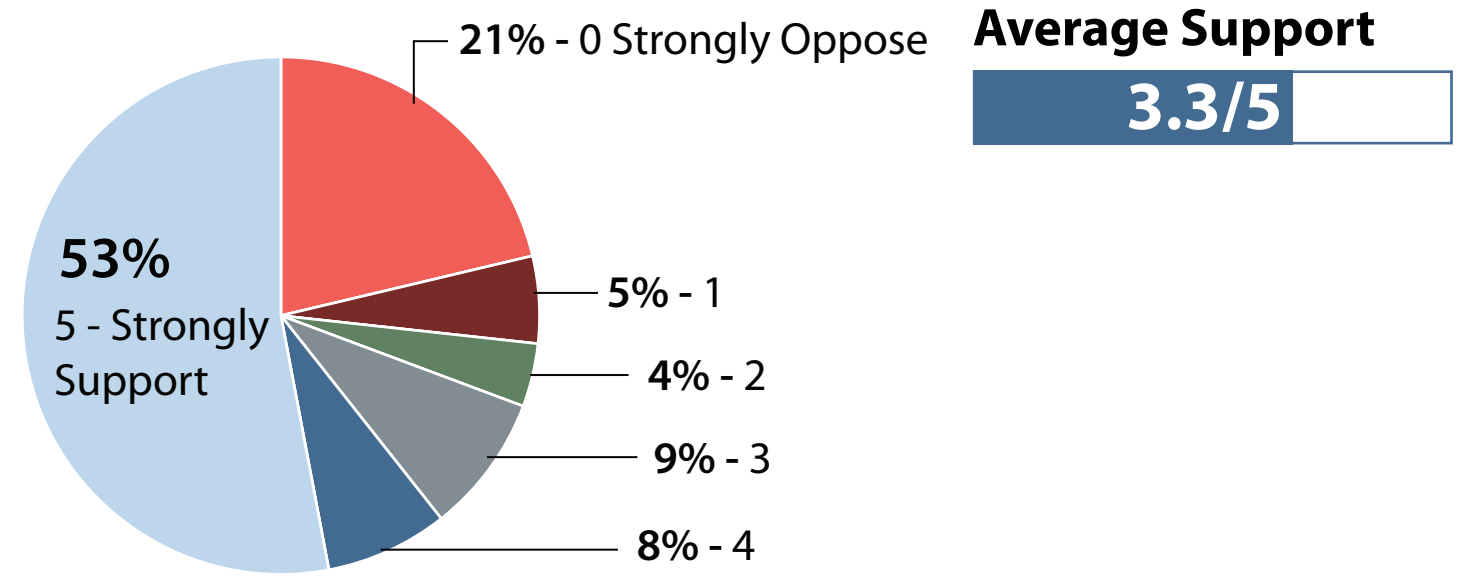
## Owner Occupancy

Do you support removing the owner-occupancy requirement in single-unit zone districts so that ADUs do not have to be “decommissioned” as dwelling units and residents forced to move out if the property owner can no longer live on the property?



## Accessory to Two-Unit or Rowhouse Uses

Do you support allowing ADUs as accessory to more than just single-unit uses, such as duplexes and row houses?



## Other Comments

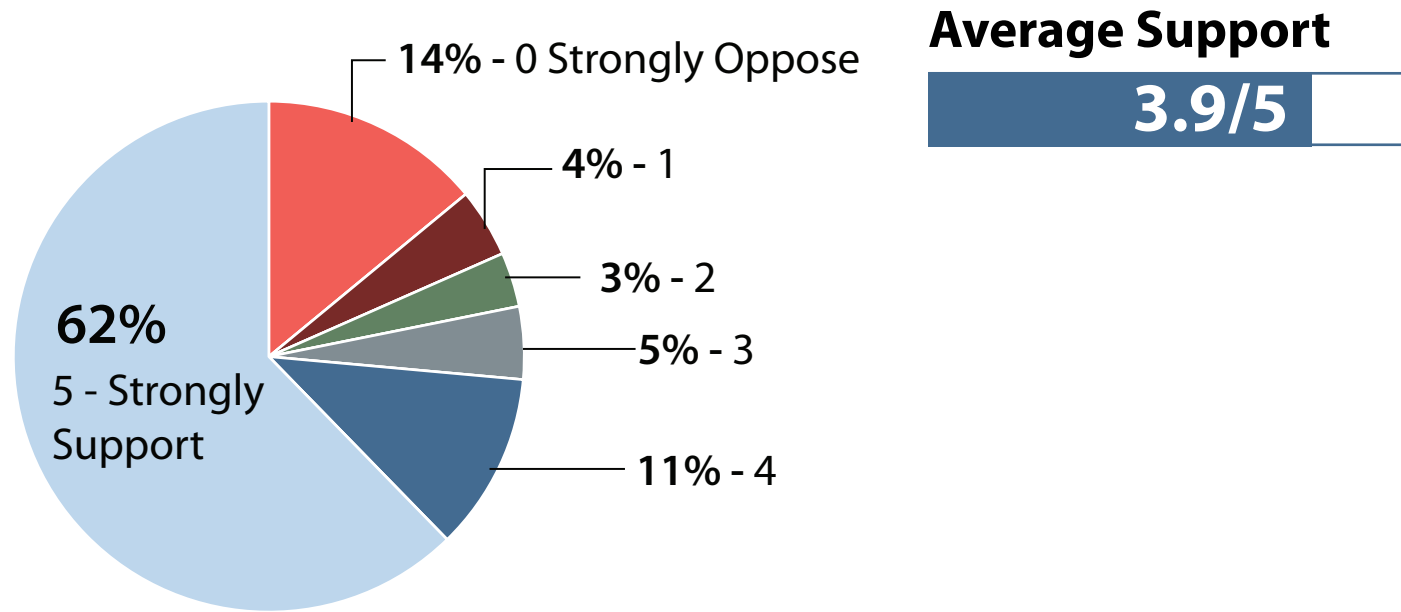
Do you have any other comments about design and construction barriers to building ADUs?

- Participants expressed the desire for flexibility in the conversion of existing structures as it helps make ADUs more affordable and is more sustainable.
- Participants acknowledged the importance of creating more housing options and support for reducing as many barriers to constructing ADUs as possible.
- Participants expressed desire for allowing decks, balconies, or other outdoor spaces.
- The 1.5 story rule constrains livable space, limits design options, and makes construction more expensive. Participants expressed support for eliminating this requirement.
- Participants expressed desire for ADUs to match the architectural context of neighborhood. Others were concerned that requiring this might make ADUs more expensive.
- There is concern that ADU form changes will increase shading and reduce privacy on neighboring properties.
- Some participants supported flexibility in using an ADU for short-term vs. long-term rental to help make ADUs more affordable. Others expressed the desire for ADUs to be used for only long-term rental to ensure that they are contributing to the permanent housing supply.
- Some participants supported lifting the owner-occupancy requirement for greater flexibility. Others expressed concern that removing this requirement could lead to speculative development, distant landlords, and a negative impact on neighborhood character.
- Participants expressed concern about increased density, a loss of greens space, and impact on utilities and other infrastructure.

# Urban Neighborhood Context

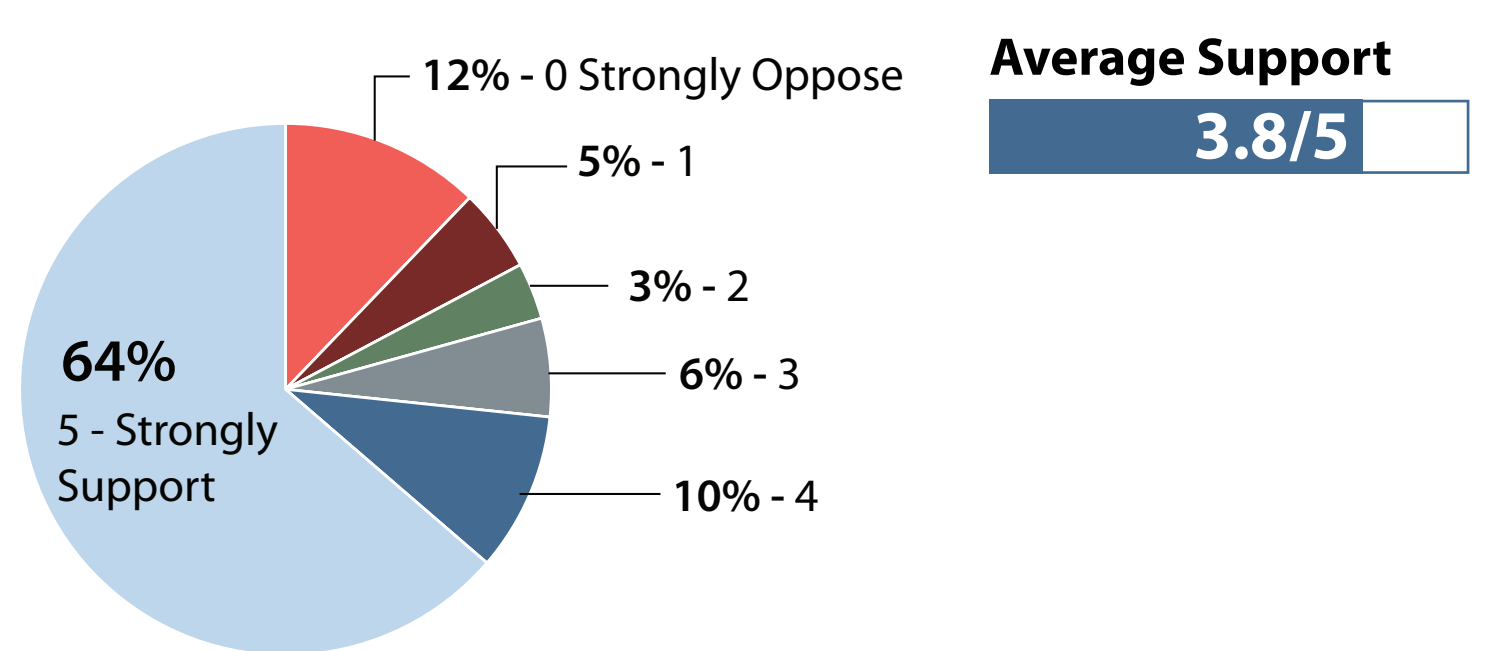
## Height

Do you support allowing a detached ADU to have a full second story in urban neighborhoods?



## Bulk Plane

Do you support increasing the bulk-plane height by up to 2 feet in order to allow for more habitable and economical ADU outcomes in urban neighborhoods?



## Other Comments

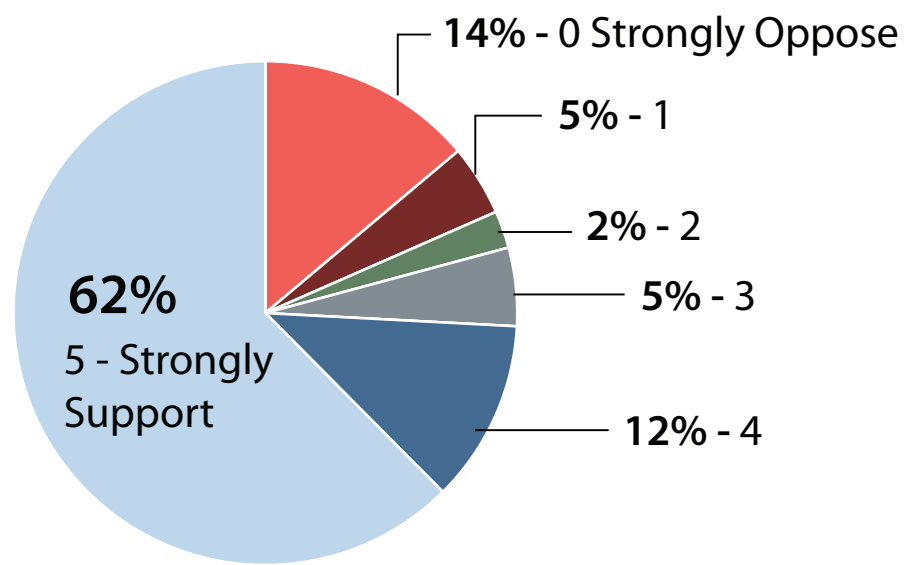
Do you have any other comments about design and construction barriers to building ADUs in urban neighborhoods?

- Some participants expressed that raising the bulk plane height and eliminating the 1.5 story requirement would encourage better design outcomes and create more habitable space. However, others expressed concern about this causing impacts in terms of access to sunlight and privacy.
- Participants expressed concern that changes to ADU regulations will reduce parking availability. Some feel that parking needs to be required for ADUs.
- Participants expressed concern surrounding removing the owner-occupancy requirement and short-term rental, as this could lead to distant landlords and a change in neighborhood character.
- There is a desire for decks, balconies, patios, and livable outdoor space.
- Participants would like the new regulations to increase the habitable space of an ADU, as this can reduce the construction cost.

# Urban Edge Neighborhood Context

## Height

Do you support allowing a detached ADU to have a full second story in urban edge neighborhoods?

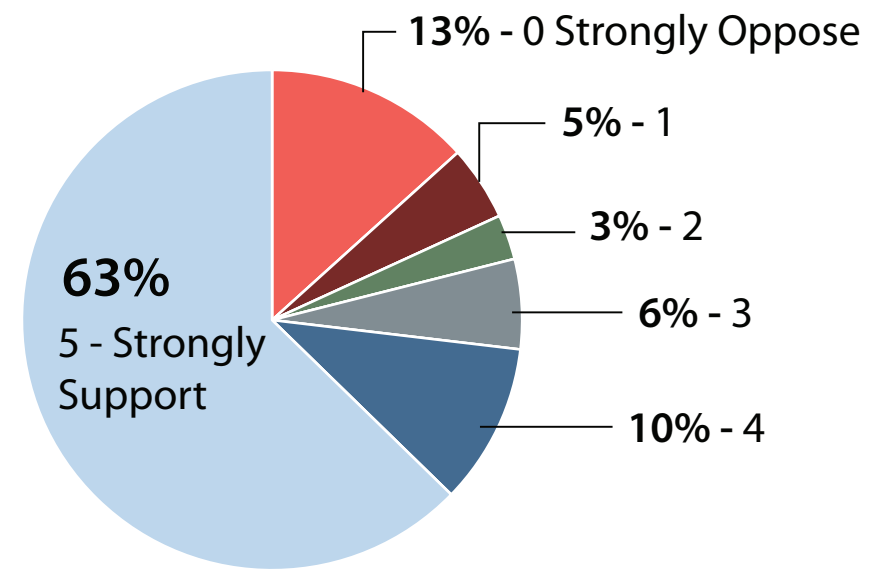


### Average Support



## Bulk Plane

Do you support increasing the bulk-plane height by up to 2 feet in order to allow for more habitable and economical ADU outcomes in urban edge neighborhoods?



### Average Support



## Other Comments

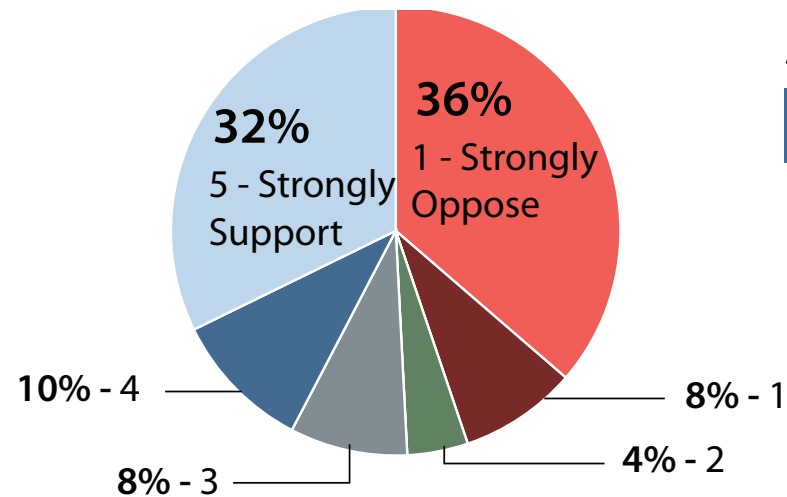
Do you have any other comments about design and construction barriers to building ADUs in urban edge neighborhoods?

- Participants expressed support for adding flexibility to the bulk plane requirement to improve design outcomes. Others expressed concern that increasing the bulk plane height will lead to structures that feel looming and increase shade on neighboring properties.
- Participants expressed support for increasing the height allowance. Others stressed the importance of ensuring that ADUs are sensitive to neighbors' access to sunlight.
- It is important for ADUs to fit in with the character of the neighborhood.
- Some participants had concerns that ADU form changes will cause overcrowding, stress on utilities, and potential noise and safety issues.
- Some participants suggested that the urban and urban edge neighborhood contexts be treated the same. Others felt that urban edge neighborhoods should have different regulations, as they are further away from the denser city center.

# Suburban Neighborhood Context

## Height

Do you support reducing the ADU height allowance to 1-story and a max height of 17 feet to match the current garage allowance in suburban neighborhoods?

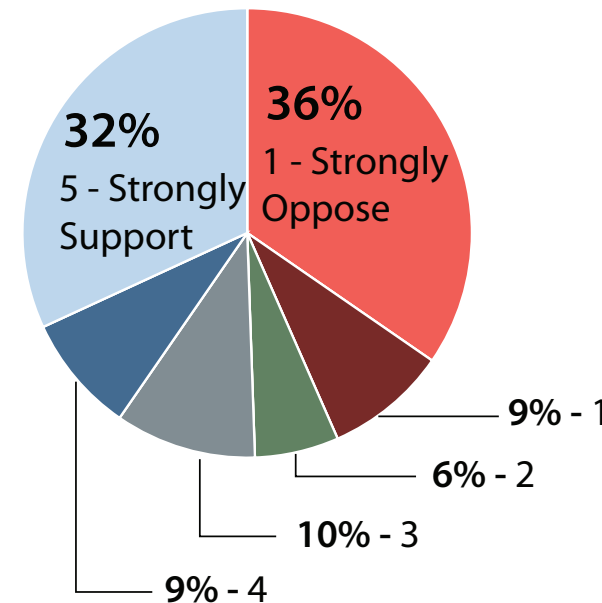


### Average Support

2.4/5

## Setbacks

Do you support expanding minimum rear setbacks in suburban neighborhoods?



### Average Support

2.4/5

## Other Comments

Do you have any other comments about design and construction barriers to building ADUs in suburban neighborhoods?

- Participants had varying opinions about setbacks. Some supported a greater rear setback than 5' because of concerns about shade and privacy. Others felt that a greater rear setback was not needed if ADUs were only a single story.
- Participants expressed support for regulations that decrease barriers to constructing ADUs and provide more housing opportunities. Some felt that suburban areas should have less restrictive rules for ADUs, as the lots are more spacious.
- Participants expressed concern about a loss of privacy and increased shade on neighboring properties, as suburban neighborhoods do not have alleys.
- Participants had varying opinions on the height allowance for ADUs. Some supported reducing the height to one-story and felt this would help ADUs would fit better in the neighborhood. Others feel that ADUs limiting ADUs to one-story might be too limiting.
- Participants acknowledged that the height and setback allowances are related. Some feel that if an ADU is taller, it should be setback further than a shorter ADU.