

Citywide ADUs Text Amendment Summary

The Citywide Accessory Dwelling Units (ADUs) project proposes amendments to the Denver Zoning Code (DZC), zoning map, and Former Chapter 59 (FC59) zoning to allow ADUs in all residential areas of the city. The following summary describes the proposed changes by topic. For more information on the project, and to submit a comment or question, visit the project [webpage](#).

ADU Allowance & Detached ADU Building Form

- Residential areas that currently don't allow ADUs would be able to build them.
- Detached ADUs (separate structures as opposed to a basement ADU or other attached unit) will be allowed in these areas and would follow design standards based on their neighborhood context.

Removal of Duplicative Zone Districts

- The proposed change to allow ADUs in all residential areas of the city would allow 16 zone districts within the Denver Zoning Code (DZC) to be deleted since their sole purpose is to allow ADUs. The "1-districts" (zone districts that end with the number 1) are identical to their non-1 counterparts with the only difference being the allowance of ADUs. The "1-districts" are no longer needed, and their removal can help simplify the DZC.
- The text amendment will be accompanied by a map amendment that would rezone the properties from the "1-districts" to the most directly corresponding zone district. For example, U-SU-A1 would be rezoned to U-SU-A, etc. The proposed map amendment would not change any zoning requirements that apply to rezoned properties.

Follow State Law on Owner Occupancy

- The new ADU state law, passed in May 2024, limits when jurisdictions can impose an owner occupancy requirement (that the owner of the property reside in either the primary home or ADU). To comply with state law, the Citywide ADUs text amendment would require owners reside in either the primary residence or ADU only at the time of permit application.

ADUs in Site Development Plans

- The permitting process for ADUs on properties within a site development plan (SDP) or Planning Building Group (Former Chapter 59's version of an SDP) requires extra layers of review and a full SDP amendment because of how these properties were originally approved and developed. The Citywide ADUs text amendment proposes to ease the review process for ADUs within these plans. It would allow an ADU to be approved by a zoning permit if the ADUs doesn't result in more building cover on the site. An ADU that does increase building cover could be approved as an SDP modification.

Former Chapter 59 Bridge Amendment

- ADUs would be allowed in all residential areas in Former Chapter 59 zone districts. Bridge amendments are proposed to detail the design standards that ADUs in these districts would need to follow.