

## ADUs in Denver

### Phase 3 Suburban Focus Group Notes

October 26, 2022 – 4:30-6:00 pm

Virtual via Zoom

#### Participants:

- Councilwoman Black
- Councilman Kashmann
- Stacy Schafer
- Emily Walker
- Kathy Giles
- Elain Callas

#### Key Takeaways

- 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
- Garages don't have people looking into the backyard- Kashmann
- Support ADUs for multigenerational living and long-term rentals. Would like to eliminate short-term rental (STR) on a property with an ADU – Kashmann
- Discussion of removing owner occupancy requirement, that's an issue. It's the only control we have to keep investment companies from buying up residential neighborhoods – Kashmann
- Note that very few suburban lots have detached garages in the back. Using this example but this doesn't exist very often – Black
- Should size of ADU be tied to size of primary dwelling? – Kashmann
- We should consider space for trees when discussing setbacks. A tree can't grow in 5' or 7'. – Black
- All examples of detached garages are from a one neighborhood. – Black
- An ADU should be setback more than a garage because people are living in it – Kathy G
- What's challenging about ADU with detached garage example:
  - Side setback is too small
  - If ADU is further out towards the street, it's more towards the front yard.
  - Noise, privacy, height, shadow issues with ADU being located so close to side property line.
  - Side setbacks are important!
- Suburban neighborhoods offer something different than urban neighborhoods and need to be treated as such.
- Don't show bad outcomes to justify ADU conditions – Black
- I support one-story and could support a 7' setback. I'm leaning towards a 10' rear setback to allow for trees. – Black
- Kathy thinks that there is a big difference between 7' and 10' setbacks. Stacy agrees.
- Is there discussion of a pilot program for removal of owner occupancy?