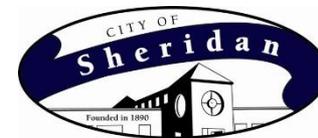


ADU Update

Metro Mayors Caucus Workshop

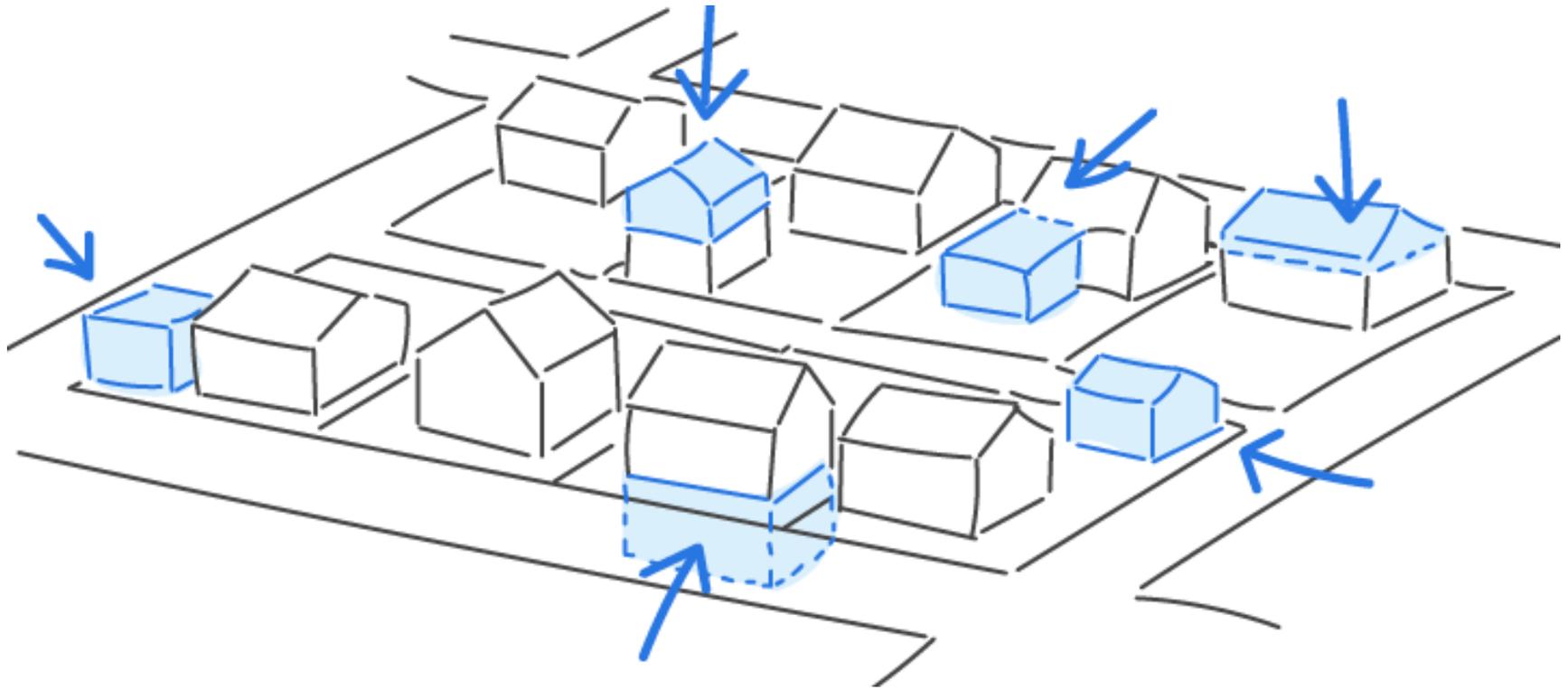
Planning Commission Work Session
– February 5, 2020

6:00 p.m.



Review: What is an ADU?

- An **Accessory Dwelling Unit (ADU)** is a smaller, independent residential dwelling unit located on the same lot as a stand-alone single-family home.



Review: Progress with Planning Commission

- Council update on January 27, 2020
 - Previous Council update was June 2019
- Held four educational/exploratory meetings with PC in fall 2019
 - August – Overview (same presentation as first Council update)
 - September – Building Codes and ADUs (John Schumacher, CBO)
 - October – Zoning, Lot Size, and Existing Housing Stock
 - November – Rental Licensing & Short-Term Rentals
- Public Outreach
 - Dot-voting activity at National Night Out (August 2019)
 - Dot-voting activity at Sheridan Celebrates (September 2019)
 - Presentation to Sheridan Rising Together for Equity (late November 2019)

Review: Standards for Consideration

Lot size

Setbacks (space
between property
line and ADU)

Parking

Architecture/design

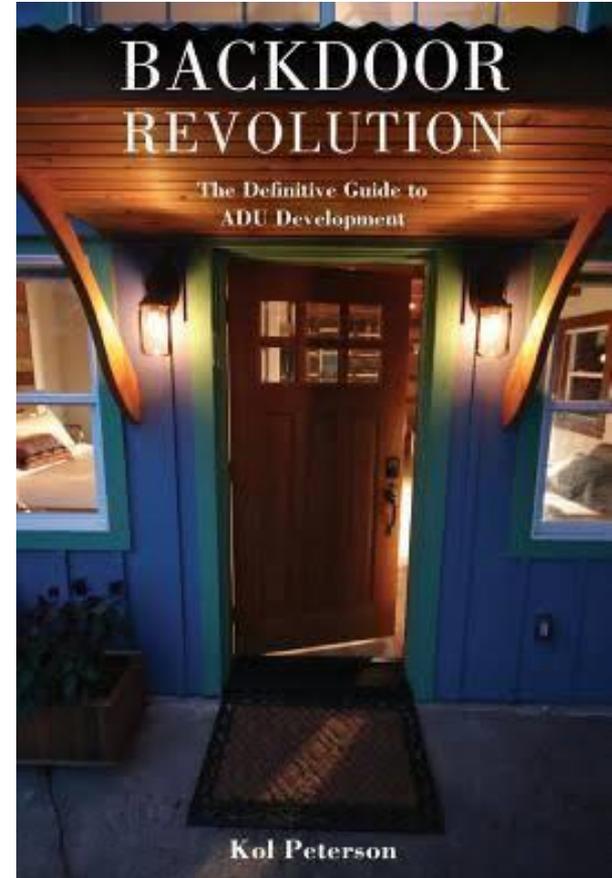
Front door location

Height

Coordination with
utilities and fire
districts

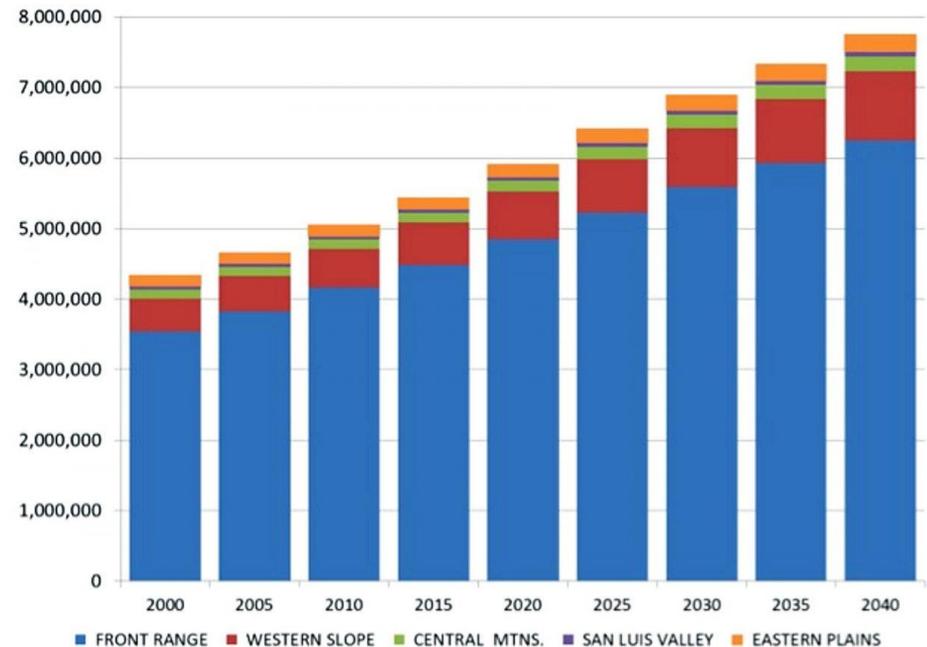
Metro Mayors Caucus Workshop

- Hosted by the City of Englewood
- CD Directors and planners from around metro Denver
- Panelists in academia, construction, finance, policy (and an owner!)
- Keynote speaker – Kol Peterson (Portland, OR.)
- **Lots** of influence on ADU development besides zoning regulation



State Demographer – Elizabeth Garner

- Single family detached average: 983sf in 1950, 2,500sf in 2008
- Average family size: 3.8 persons in 1950, 2.6 persons in 2008
- “Doubling up”: 20% of households 10 years ago, 25% today
- 41% of Denver households are 1-person households
- Denver’s residential density peaked in 1880 and 1960
 - Currently at 1980 levels

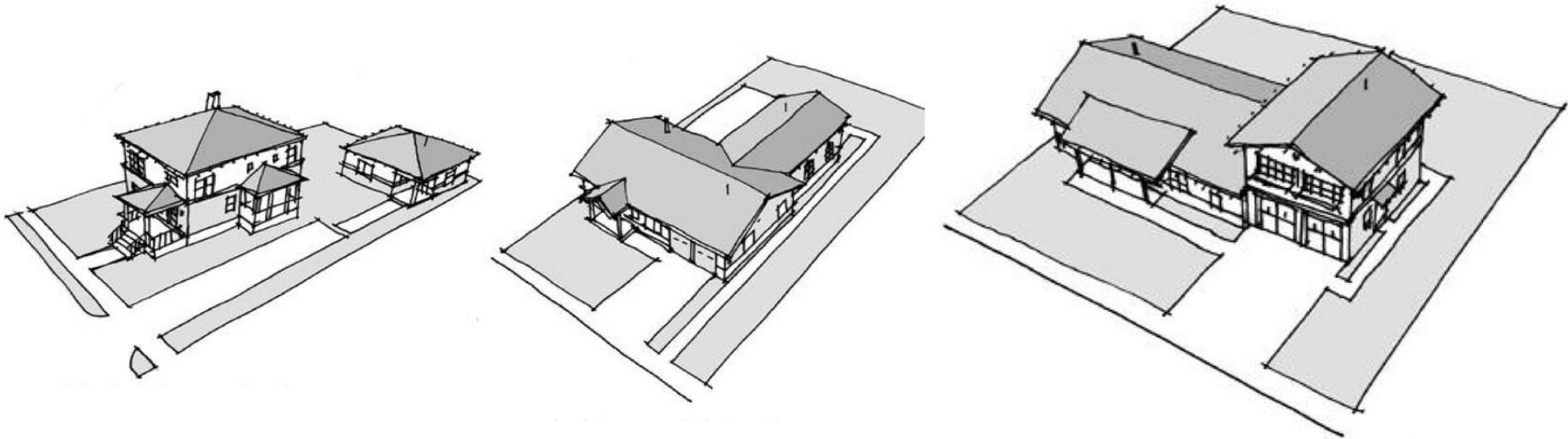


Kol Peterson – “Poison Pill” Regulations

- Pre-requisites for an ADU movement
- The “Big Three”
 - Owner occupancy requirements
 - Off-street parking requirements
 - Conditional land use (CUP) reviews
- Large (10'+) rear and side yard setbacks
- Structural ADU form limited to ‘attached ADUs only’ (detached ADUs not permitted)
- Over-restrictive size and height limits on ADUs
- Large (6,000 sf+) minimum lot sizes to develop an ADU
- Exorbitant sewer, water connection fees or impact fees
- Englewood’s experience w/ ADUs

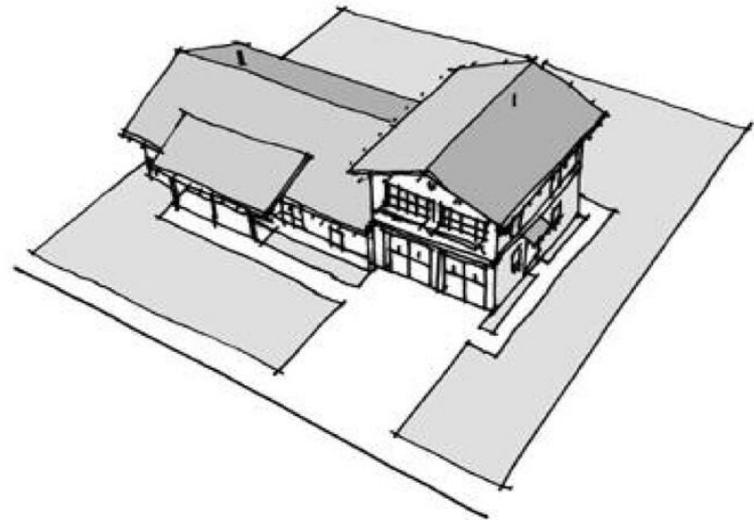
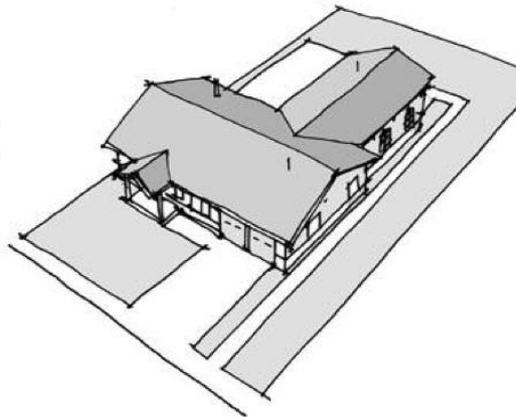
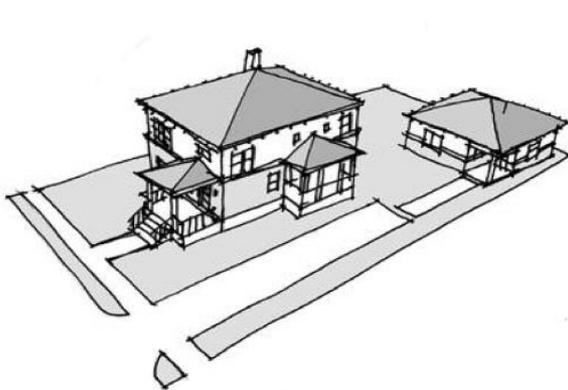
Review: Questions for Consideration

- Where should ADUs be allowed in Sheridan? **All RES districts (w/ SF land use)**
- How large could an ADU be? **1,000 sf limit**
- What ADU forms would be permitted (e.g. basement, attached, detached)? **All forms, but maintain lot coverage maximum (35% SF, 40% MF)**
- Do we want to allow short-term rentals in ADUs? **Yes. But continue limit of 1 STR license per property.**



Review: Questions for Consideration

- What kind of parking would be required? **1 spot? No additional parking?**
- Should additional design standards be required? **Unclear. Likely not.**
- Should two-story ADUs be permitted? **Current limit for accessory structures is 15'**
- Would attached ADUs be allowed in-line with the primary structure? Or, only in rear yards with side yard access? **Maybe.**
- Should alleyway access be required when adjacent to an alleyway? **Maybe.**



Next Steps:

- Any information Planning Dept. can still provide?
- Upcoming Planning Commission Study Sessions
 - March 4th, draft outline
 - April 1st, May 6th begin reviewing draft ordinance
- Joint session (PC/CC) sometime in May or June 2020
- Depending on revisions and discussion, possible hearing/approval at City Council by end of summer 2020

