OVERVIEW

• Clarify Terms
• ADUs: Benefits & Concerns
• History of the ADU Program
• Recent Program Expansion
• Potential Program Amendments
• Questions
What is an Accessory Dwelling Unit (ADU)?
(AKA “in-law apartment”, “alley house” or “garage flat”)

A separate and complete housekeeping unit (e.g., entrance, kitchen, sleeping area and bathrooms), either attached or detached
What is an Accessory Dwelling Unit (ADU)?

- Subordinate to principal unit, or is part of house
- Building looks like single-family residence
- Unified ownership
- A “single-family” use – occupancy of lot limited to one “family,” or 5 unrelated people
DETACHED ADU
INTEGRATED ADU
ADUs

Benefits & Concerns
BENEFITS

• Provides affordable housing option & additional housing choice
• Housing for niche markets — empty nesters, young people, disabled, adult children, caregivers
• Efficient use of existing infrastructure
• More even distribution of housing types
BENEFITS

• Increase housing without substantial changes in character
• Improve mobility by providing additional housing opportunities near places of employment
• Potential income for homeowners
CONCERNS

- Architectural compatibility?
- Loss of green space
- Neighborhood change
- Loss of privacy
- Parking
- Impacts related to over-occupancy…noise & other disruptions
- Emergency access
Program History
(Over 2 Years of Public Meetings & Study Sessions!)
Program History

Picketed our Office!
Program History

• Program standards adopted and initiated in 2014.
• Along with new units, created an innovative program to legalize existing units.
• Voluntary registration period took two years.
ADUs: How’s it going so far?

- Registered 300 pre-existing units
- Permitted 25+ new ADUs since 2014
Recognition of the ADU Program

How One Colorado City Instantly Created Affordable Housing

Relaxing rules on "Accessory Dwelling Units" drastically increased affordable housing stock in the small city of Durango.
Recent Expansion of the ADU Program

- Council gave direction to expand program into more neighborhoods.
- Multiple public meetings held.
- Standards written to address different style of neighborhoods.
- Public hearings held before PC and City Council.
WHAT IS EN-4/5/6?
Potential Amendments

1. Remove Minimum Lot Size in the EN-1/2/3 Zones
2. Existing Floor Area Ratio (FAR) Bonus – Applied to ADUs
3. Others?
Potential Amendments

1. Removing Minimum Lot Size in the EN-1/2/3 Zones
   - EN-1 = 146 Lots Become Eligible
   - EN-2 = 289 Lots Become Eligible
   - EN-3 = 81 Lots Become Eligible
   = 516 Lots Total
Potential Amendments

2. Existing Floor Area Ratio (FAR) Bonus – Applied to ADUs

Sec. 3-1-5-3 Detached Garage Bonus

A. In the EN-1 and EN-2 zones, the gross floor area of a detached garage (up to a maximum of 450 square feet) will be exempted from the calculation of floor area ratio ("FAR") ... The bonus provided by application of this Section does not apply to the calculation of building coverage.
Potential Amendments

Others?

Provide comments on handout & at input stations.
Thank you.

Questions?
CRESTVIEW ADDITION
ADUs IN CRESTVIEW

- CRESTVIEW IS IN THE EN-4 DISTRICT
- COVENANT FROM 1950 ALLOWS ONLY ONE HOUSING UNIT PER LOT
- CITY WILL NOT ISSUE PERMITS FOR ADUS IN CRESTVIEW, HILLCREST, OR OTHER AREAS WHERE COVENANTS EXIST