



Accessory Dwelling Unit (ADU) Ordinance Amendment Project

November 20, 2024



Participation and Rules

After a brief introduction, all participants are encouraged to visit the posterboard around the room to gain information and inquire about the ordinance development process.

Participation

- Participants may ask questions to posterboard attendees
- Participants may provide written input on comment forms

Project Survey

- Attendees are encouraged to take a brief survey during and following the meeting

All participants to be respectful, do not interrupt others and allow everyone to participate.

Why?

- Recent State legislation recommends the City to re-evaluate zoning regulation relating to ADUs.
- The City desires to diversify housing solutions that allow our neighborhoods to grow in an appropriate.
- The City's Unified Development Code (UDC) allows for ADUs but will be in conflict with the recent State legislation come June 2025.
- A limited number of ADUs have been constructed since its inception. (<30 annually since 2020)
- Rethink shortcomings within the UDC zoning regulation relating to ADUs.
- The proposed ADU Ordinance supports citywide strategic priorities of housing availability and choice for residents.

Why?

- Excerpts from HB 24-1152
 - ACCESSORY DWELLING UNITS OFFER A WAY TO PROVIDE COMPACT, RELATIVELY AFFORDABLE HOUSING IN ESTABLISHED NEIGHBORHOODS WITH MINIMAL IMPACTS TO INFRASTRUCTURE AND TO SUPPLY NEW HOUSING OPPORTUNITIES WITHOUT ADDED DISPERSED LOW-DENSITY HOUSING;
 - . . . HELP HOMEOWNERS COVER MORTGAGE PAYMENTS . . .
 - . . . OPTIONS FOR INTERGENERATIONAL LIVING ARRANGEMENTS . . .
 - . . . OFFER MORE COMPACT HOUSING . . .

- But we are a “home rule city” some say . . .

Why?

- But we are a “home rule city” some say.
- And we are!
- Who are they to tell us how to run our city!!??
- This was an issue that was ready for update even without the State weighing in.
 - Affordability crisis
 - As with all of crises, all of the above is the answer.
 - UDC is a great tool for Colorado Springs

Legislative Direction

Legislation

House Bill(s)

HB-24-1007

HB-24-1152

Senate Bill

SB-24-174

Guiding Priorities

- Modifies the definition of “family”
- Must allow one (1) accessory dwelling unit as an accessory use to a single-unit detached dwelling where a single-unit detached dwelling is permitted. No cap on
- Cannot require construction of a new off-street parking space in connection with an ADU.
- Cannot require owner occupancy on the property.
- May not apply a restrictive design or dimensional standard to an ADU.
- Unit Owners’ Associations may not prohibit or unreasonably restrict the construction of ADUs

Summary of Changes

	CURRENT CODE	PROPOSED CODE
LAND USE ALLOWABILITY	<ul style="list-style-type: none"> - Detached ADUs are not permitted in R-E, R-1 9, and R-1 6 zone districts. - Attached ADUs are not permitted in R-2, R-4, and R-5 zone districts. - No more than one (1) ADU may be located on any lot. 	<ul style="list-style-type: none"> - Detached and attached (aka, "integrated") ADUs are permitted in all zone districts where single-family homes are allowed. - No more than two (2) ADUs may be located on any lot.
SIZE	<ul style="list-style-type: none"> - Limited to 50% of the primary structure or 1,250 sq. ft. - If the primary structure is less than 1,500 sq. ft., the ADU may be 750 sq. ft. 	<ul style="list-style-type: none"> - Limited to the size of the primary structure. - ADUs are not counted towards the total gross floor area of accessory structures.
SETBACKS	<ul style="list-style-type: none"> - Minimum Setbacks: 5' side 5' rear, 10' if the dwelling is located above the garage and the overhead door faces the alley. - ADU shall comply with front yard setbacks. 	<ul style="list-style-type: none"> - Minimum Setbacks: Minimum front and side setbacks are the same as the principal building 5' rear setback. - Detached ADUs may not be located in front of the principal building.
HEIGHT	<ul style="list-style-type: none"> - Maximum Height: 25' if the roof pitch of less than 6:12. 28' if the roof pitch is 6:12 or greater. 	<ul style="list-style-type: none"> - Maximum Height: Limited to the height requirement for the principal building within that zone district.
PARKING	<ul style="list-style-type: none"> - The addition of an ADU requires one (1) additional off-street parking space. 	<ul style="list-style-type: none"> - An off-street parking space is not required.
ACCESS	<ul style="list-style-type: none"> - Exterior access may not be gained from the front - 36" clear access path from front property line 	<ul style="list-style-type: none"> - Exterior access may not be gained from the front. - 36' wide access path from front property line
OTHER	<ul style="list-style-type: none"> - Code does not prohibit ADUs to be used as a short-term rental. 	<ul style="list-style-type: none"> - ADUs are not permitted to be used as short-term rentals.

Project Timeline

Stakeholder Engagement	On-going
Community Mtg.	Wednesday, November 20 th
City Planning Commission	Wednesday, December 11 th
City Council	Work Session - Monday, January 13 th Public Hearings – Tuesday, January 28 th and Tuesday, February 11 th
Effective (tentative)	Monday, June 2 nd



Questions?

