



# **Accessory Dwelling Community Meeting**

**May 25, 2022**

**DC-22-0003**

## Agenda:

Introduction – Hannah Hippely, Long Range Planning Division Manager

- Stay on topic and be respectful, keep yourself muted, raise your hand to speak and then unmute when called upon, no advertising (verbal and in chat)

Accessory Dwellings Review (1 Hour)

- Presentation
- Poll Questions
- Pauses for questions, ideas/suggestions, thoughts
- Use that chat to comment or ask questions

Breakout Rooms - (½ Hour)

- Geographic Areas Deeper Dive
- Activity

Intent

- For this to be an exchange
- Explore the Accessory Dwelling idea together

Poll - Who is in attendance tonight?

Poll – If you are a resident of the fire impacted area where do or did you live?

# What are Accessory Dwellings?

Accessory Dwellings, also referred to as Accessory Dwelling Units (ADUs), are also known as “granny flats”, “in-law suites”, “backyard cottages” and many other names

Accessory Dwellings are small second residences on a property with a single family home that are intended to be subordinate to the primary home.

Owned and can used by the property owner or may be rented to other people.



Source: Design Coalition



Source: APA

# Accessory Dwellings in Unincorporated Boulder County

Currently, **three** types of accessory dwellings are permitted in Unincorporated Boulder County:

Type	Description	Permitting & Requirements
<b>Family Care Unit (max 700 sq. ft.)</b>	Occupied by a family member who either requires some level of care or supervision from—or provides some level of care or supervision to—another family member inhabiting the principal residence.	<ul style="list-style-type: none"><li>• Limited Impact Special Review required;</li><li>• One off-street parking space must be provided;</li><li>• Limited in size, but varies depending on type;</li><li>• Generally, the property owner must live on the property;</li><li>• Temporary—if use changes, approval can be rescinded;</li><li>• Owner must submit annual reports stating that the use has not changed</li></ul>
<b>Agricultural Worker Unit (max 1,800 sq. ft.)</b>	Occupied by an agricultural worker or family whose help is required to support or conduct an agricultural principal use on the property.	
<b>Historical Unit (dependent on structure)</b>	Exists within a landmarked structure whose purpose is to contribute to the preservation of the landmark.	



# Why now?

Boulder County Comprehensive Plan Housing Element –  
October, 16, 2019

## **BCCP**

**HO 1.04 *Limited Increases in Density.*** In circumscribed situations, the county may enable increased residential density that meets affordability needs, is integrated within or adjacent to existing developed areas, is capable of being served by adequate public facilities, is considerate of long-term cost impacts on public facilities, and has strong multimodal transportation connections or potential for such connections.

**HO 1.06 *Innovation and Evolution of Housing Solutions.*** The county allows for innovation and creativity in policies and regulations as demographic conditions, building typologies, and new housing strategies evolve over time.

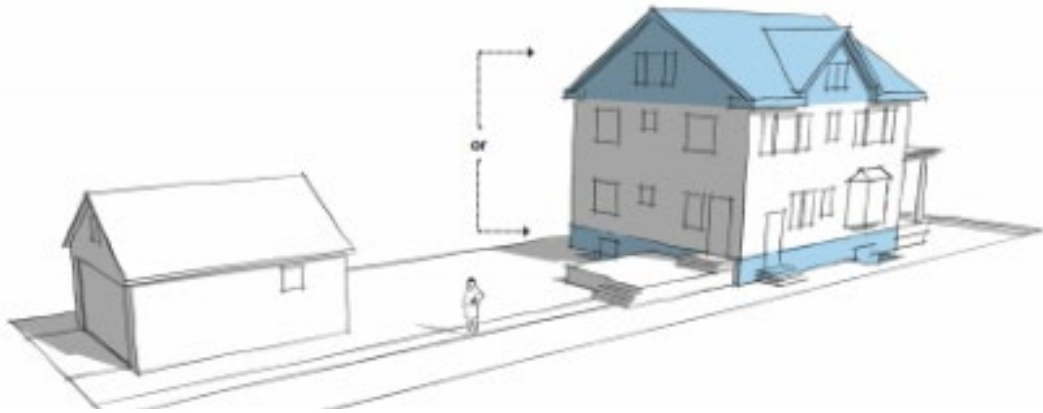
**HO 3.05 *Accessory Dwelling Units.*** The county will consider accommodating more housing in defined areas and circumstances by providing opportunities for well-designed attached and detached accessory dwelling units with limited impacts on the county's natural resources and transportation infrastructure.

**PH 5.01 *Affordable Housing.*** Boulder County recognizes there is a connection between individuals having safe, affordable housing and their physical and mental health, and the county supports efforts to create, conserve and preserve affordable housing.

## Marshall Fire

- Community interest
- Need to planning for rebuilding
- Ability to obtaining financing to build an Accessory Dwelling along with the main house
- Time constraints

# Integrated Accessory Dwellings

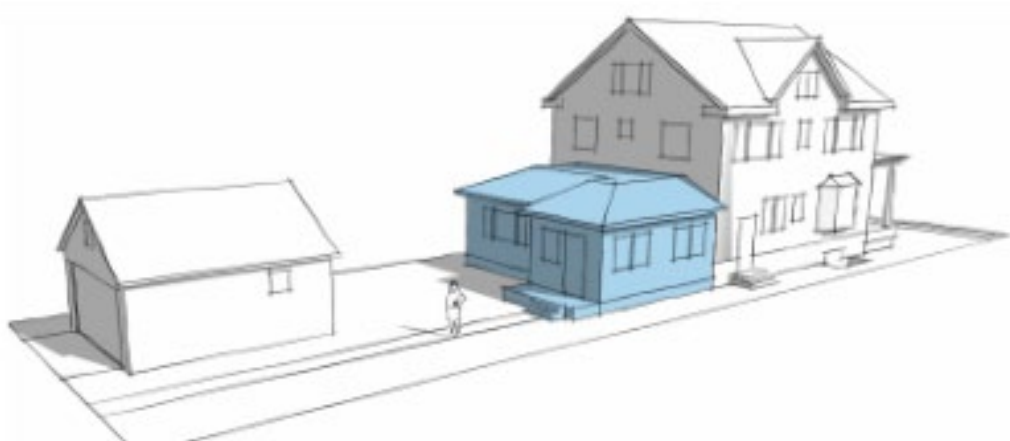


Within the principal dwelling



220 sq. ft.

# Attached Accessory Dwellings



Attached to the principal structure.





# Accessory Dwellings Attached to Accessory Structure

## Garage Apartment ADU

Denver, Colorado

Size: 360 square feet



▲ The apartment above the garage can be reached from inside the garage or from an exterior side entrance accessed from the yard it shares with the primary residence.

Architectural Designs  
Selling quality house plans for generations

By Plan Number GO

SEARCH NEW TRENDING CLIENT BUILDS STYLES COLLECTIONS RECENTLY SOLD

33,371 trees planted with Ecologi

A photograph of a single-story accessory dwelling unit (ADU) with a gabled roof. The building has white vertical siding and a dark grey front door. There are two large dark grey garage doors with X-bracing. The building is surrounded by green grass and trees.

Plan 280118JWD Country Farmhouse ADU Plan with Oversized Garage / Workshop

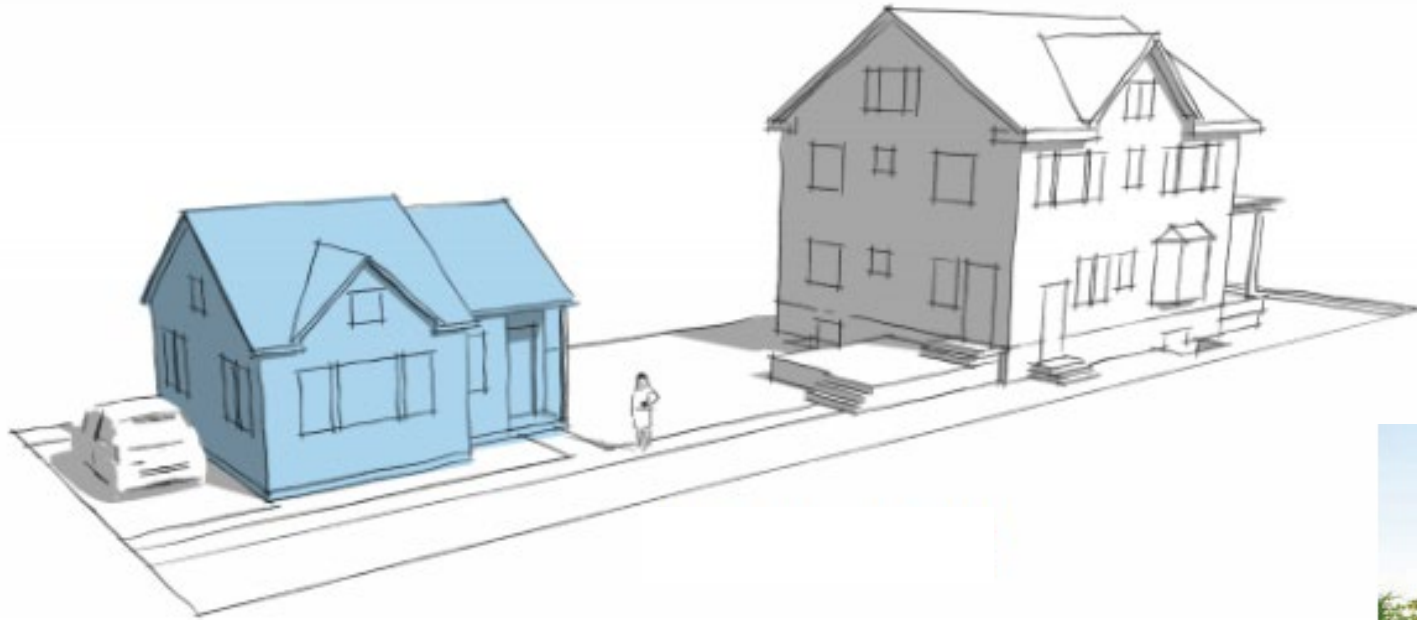
612 Heated S.F. 1 Beds 1 Baths 1 Stories 2 Cars

1 Client Album Print Share Compare

FAVORITE



# Separate Detached Accessory Dwellings



Unrelated to the Principal Dwelling or  
other detached Accessory Structures



Poll – Which of the types discussed do you think would best fit into your neighborhood?

Questions or comments so far?

# Benefits

- A tool for aging in place
- Provide opportunities for multi-generational living
- Provide additional income
- Adds another option to the housing supply
- Small units allow for an affordable/attainable housing
- Can blend in with the neighborhood

Poll – Based on what we have discussed so far are you in favor of allowing Accessory Dwellings?



# Concerns

- Increased traffic in my neighborhood
- Reduced access to parking in my neighborhood
- Additional development could impact features I appreciate such as my views or environmental resources
- Increased noise and activity levels
- Diminishment of privacy

Poll – For those of you who answered “No” or “Unsure” to the previous question does this list capture your concerns?

Questions or comments so far?

If we recognize the benefits and we want to allow Accessory Dwellings to realize these benefits, how do we address the concerns so these new dwellings do blend in with the neighborhood?

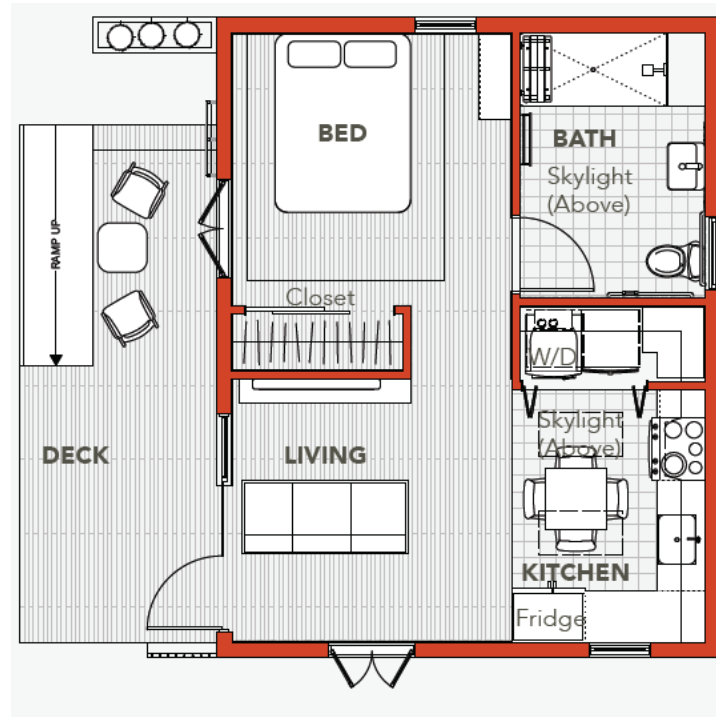
Common Standards and Restrictions (Parameters)

- Size limitations
- Off-street parking requirements
- Owner must occupy the primary or accessory dwelling
- Restricted to certain zones
- Architectural restrictions (height, building design/materials, etc.)
- Primary and accessory dwelling must be sold together
- May not be short-term rentals

Poll - Which of these parameters do you think should be addressed in any new regulations?



350 sq. ft.



525 sq. ft.



800 sq. ft.

**Poll -** What do you think is an acceptable size for an Accessory Dwelling in your neighborhood?



# Planning & Zoning Review Processes

Some Planning & Zoning Reviews examine if the 'Use', in this case the Accessory Dwelling may be allowed on the property and the Accessory Dwelling could be denied.

Other review processes presume the 'use' is allowed but may examine the impacts of the development.

Poll – Do you think an Accessory Dwelling should be presumed to be allowed?

# Planning & Zoning Review Processes

Poll - Do you think that neighbors should be notified and allowed to comment on an Accessory Dwelling proposal in their neighborhood?

# Planning & Zoning Review Processes

Providing neighborhood notice and comment opportunities means that a planning & zoning review process be required prior to obtaining a building permit.

Poll – What level of planning and zoning review should Boulder County require prior to issuing a building permit?



## RESOURCES

### **AARP Livable Communities**

The ABCs of ADUs

Accessory Dwelling Units A Step By Step Guide to Design and Development

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-adus.html>

### **The City and County of Denver**

<https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Denver-Zoning-Code/Text-Amendments/ADUs-in-Denver>

# Anticipated Timeline and Public Meetings and Hearings

- May 1-21: Docket Set Up, Research & Analysis, Prepare Outreach and Engagement, Preliminary Drafting
- May 3: Authorization by the Board Of County Commissioners
- May 22-28: Outreach and Engagement Activities (May Include Surveys, In-Person or Virtual Community Meetings, Virtual Activities)
- May 29-June 7: Finalize Draft Text Amendment for Referral
- June 8-22: Referral & Public Comment Period and Community Meeting to Review Draft Text Amendment
- June 29: Development Review Staff Meeting (DRSM) For Internal Staff Review of Draft Text Amendment
- June 30-July 1: DRSM Follow Up, Finalize Proposed Text Amendment, Draft Planning Commission Staff Report
- July 12: Planning Commission Hearing Materials Due
- July 20: Planning Commission Public Hearing
- July 21-26: Planning Commission Follow Up and Draft Board of County Commissioners Staff Report
- July 27 – Board of County Commissioners Hearing Materials Due
- August 4 – Board of County Commissioners Hearing

## Online survey open May 25 through June 1

An online survey will be available for community members to complete from May 25 – June 1, 2022. The survey will be posted at [www.boco.org/dc-22-0003](http://www.boco.org/dc-22-0003) by May 25.

For more information, contact Hannah Hippely at [hhippely@bouldercounty.org](mailto:hhippely@bouldercounty.org). View more information on the text amendment docket website at [www.boco.org/dc-22-0003](http://www.boco.org/dc-22-0003).

### Subscribe

Sign-up to receive updates  
on Land Use Code Text  
Amendments, including  
notices of public meetings  
and hearings.

Sign-Up

# Breakout Rooms

East - Spanish Hills, Paragon Estates, Panorama Park, Benchmark, Sterling Heights

Ethan Abner and Garry Sanfacon

Mid - S. 68th St., East Empire Dr., Bari-Don Knolls, Red Ash Lane, East Marshall Drive (East of S. 66th Street), S. 76th Street

Andrea Vaughn and Hannah Hippely

West - Cherryvale, South Vale, Wildflower Ranch, Marshall Townsite, West Marshall Drive (West of S. 66th Street)

Alisa Childress and Denise Grimm