ACCESSORY DWELLINGS UNITS
A Housing Option for Today’s Changing Society

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Golden Planning & Development
WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

- A self contained housing unit secondary to the main residence.

- ADU’s have many forms:
  - Attached as addition to house or second story over garage.
  - An ADU within the main residence, either in the basement or as a separate section of residence.
  - A stand alone detached unit like a small house or cottage.
  - A garage converted to an ADU.
**How is an ADU different than a duplex?**

- Duplex units are relatively equal in size, both units can be rented or sold without restriction.
- ADU’s are limited in size to be subordinate to the main residence, and owner must reside on property.
Source: U.S. Census Bureau
Growth of US Average New House Size: 1948 to 2008 Almost Tripled

Square Feet

Year

1948
1978
2008

U.S. Census Data
AGE DISTRIBUTION 1990-2000

Golden’s population is aging

Source: U.S. Census Bureau
WHY CONSIDER ADU’S?

- Provide a housing option that is more affordable, especially for single people
- Offer an option that supports special family needs (such as care for a family member who also desires independence)
- Supply additional income for senior homeowners, allowing them to “age in place”
- Allow extra income for young families, by helping to offset the cost of a home in their desired neighborhood
SENIORS AND ADULT CHILDREN

- Senior care costs rose 20% annually since 2004. $37,000 avg. for assisted living in CO*
- More children living with parents even after high school and college

*I don’t care what he says, child labor laws were never intended to protect the rights of children in their mid-30s.*

*2008 Cost of Care Survey*
ADU’s Consistent with Comp Plan

- Foster Diverse Mix of Housing Types
- Increase Affordable Housing Options
- Address Special Needs of Growing Senior Population
- Encourage Compatible Infill
COMMON FEATURES OF ADU ORDINANCES

- **Key Feature: Owner Occupancy**
- Most allow ADU’s as detached or attached
- Setbacks- as normally required by zoning
- Only 1 ADU per lot
- Parking Requirement
- Maximum Size Limit
- Orientation of ADU Entrance
- Design Standards - Relate to main house
ATTACHED ADU’S

ADU over existing attached garage with parking in drive or on-street

ADU as addition to existing attached garage with parking in drive or on-street
ATTACHED ADU’S

ADU as backyard addition with parking in drive or on-street

ADU and garage addition in rear
ADU Inside Dwelling

Lower level of existing dwelling converted to an ADU. Separate entrance with parking in driveway or on-street.
DETACHED ADU’S

One story cottage with parking in driveway or on-street.

ADU over detached garage

One story cottage with parking in driveway or on-street
DETACHED ADU EXAMPLE

ADU located over detached garage. Parking in driveway or on-street.
ADU’S ON ALLEY LOTS

ADU over garage with parking in alley garage or front drive.

One story cottage with parking in driveway off alley.
ADU’S ON CORNER LOTS

ADU in new detached structure or over existing garage with parking in drive or on-street.
WHAT OTHER CITIES HAVE ADU ORDINANCES?

- Arvada, CO
- Grand Junction, CO
- Mesa County, CO
- Boulder, CO
- Fort Collins, CO
- Boise, ID
- Hillsboro, OR
- Clark County, WA
- Redwood City, CA
- Santa Cruz, CA
- And many more…
**IS THERE SUPPORT FOR ADU’S IN GOLDEN?**

“Would you support the ability for you and your neighbors to add a small independent living unit (with kitchen and bath) within a home, provided that the owner must also remain living on the property and the size and occupancy of the added unit is strictly limited?”

Community survey, 160 responses
HIGHLIGHTS OF ARVADA ADU ORDINANCE (EFFECTIVE 2007)

- Owner occupancy on property mandatory
- ADU no larger than 800 square feet or 40% of the principal dwelling unit
- ADU limited to studio or 1 bedroom units
- No more than two persons in a unit less than 600 sf, and three persons in a unit ranging from 600-800 sf.
- One on-site parking space for each ADU required
- Design must relate to principal unit and entrance cannot be directly visible
Will ADU’s Overwhelm Our Neighborhoods?

- Survey says… ADU ordinances generate about 1 ADU per 1,000 homes each year (based on survey of 47 cities)
- If Golden has roughly 3,500 single family homes, then we could expect about 3 to 4 ADU permits per year
WHAT ABOUT ENFORCEMENT?

- Arvada and other communities have required a deed restriction that is recorded with the County and runs with the ownership of the property.
- No study on number of code enforcement issues, but anecdotal evidence suggests it is fairly minimal (likely due to owner occupancy requirement).
NEXT STEPS

- Outreach to local community groups
- Hold public meetings
- Keep Planning Commission apprised
- Planning Commission hearing
- City Council hearing
COMMENTS AND QUESTIONS?