

Analysis of Detached ADU Regulations in Denver

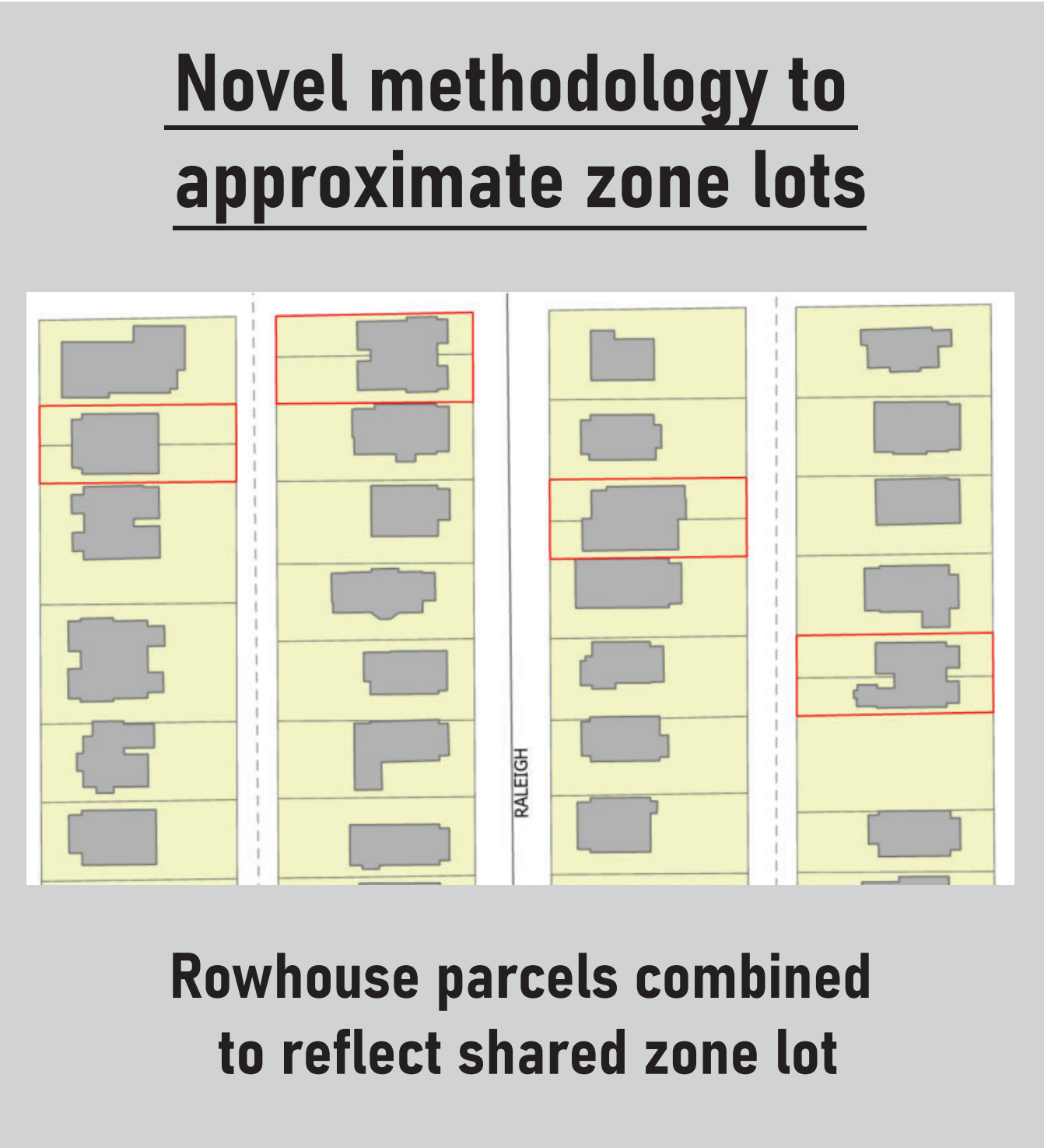
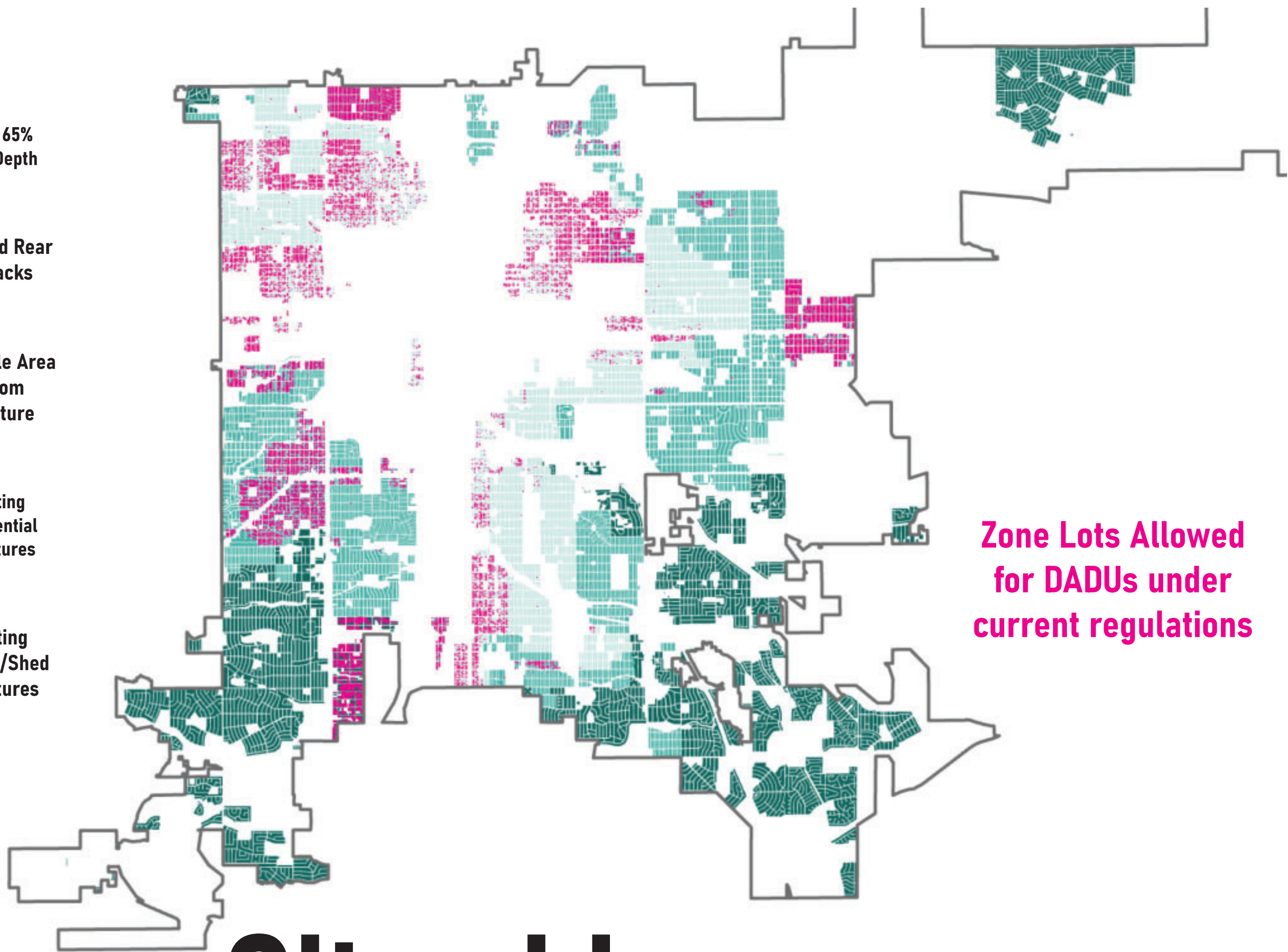
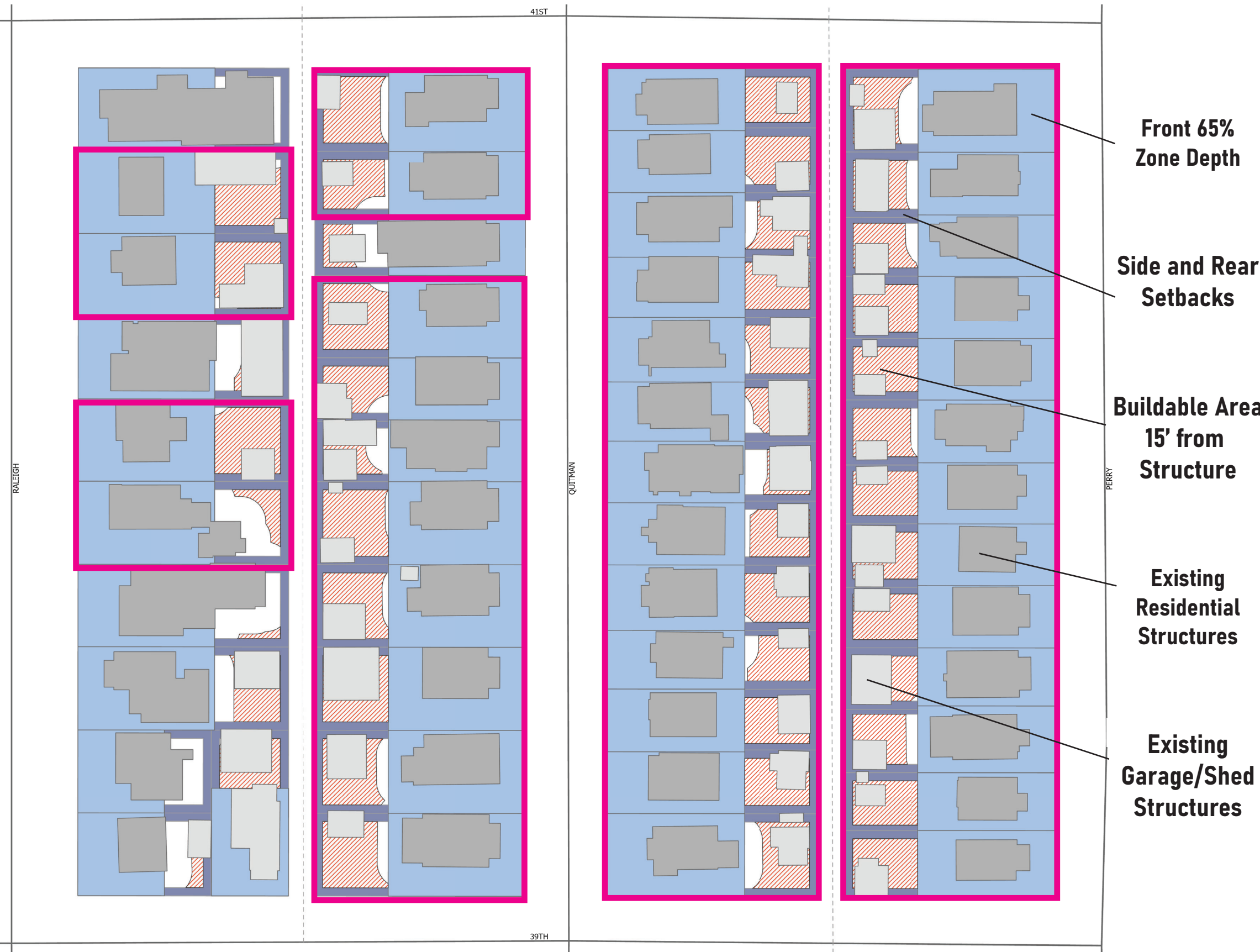
Prepared for the Office of Councilwoman Amanda P. Sandoval, Denver City Council, District 1

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COUNCILWOMAN DISTRICT 1
Amanda P. Sandoval
DENVER CITY COUNCIL

Two Blocks within statistical neighborhood Berkeley, District 1



Two Blocks - Berkeley

Zone District	Zone Lots*	Residential Coverage < Max		Lot size > Minimum	
		Single-Unit Land Use	Single-Unit Land Use	Single-Unit Land Use	Single-Unit Land Use
U-SU-B1	37	37	36	37	36
U-TU-C	11	7	7	4	4
Total	48	44	43	41	40 Lots Allowed - current regulations

Citywide

Neighborhood Context	Zone Lots*	Zone District Allows ADU	Single-Unit Land Use	Residential Coverage < Max	Lot Size > Min	Residential Coverage < Max
				Single-Unit Land Use	Single-Unit Land Use	Single-Unit Land Use
Suburban (S)	32,867	1,088	987	983	568	568
Urban (U)	39,252	19,091	14,562	12,809	9,615	8,798
Urban Edge (E)	38,400	10,860	8,882	8,627	7,925	7,747
Total	110,519	31,039	24,431	22,419	18,108	17,113
If DADUs allowed citywide	110,519	110,519	101,169	93,571	87,688	82,473



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*Single Unit & Two Unit Zoning Categories