

Accessory Dwelling Units Ord. 2737

Presented by Heather Vidlock, Planning Manager
December 15th, 2025



Background

- On April 14, 2025, City staff presented proposed 2025 Land Development Code (LDC) updates to City Council and the Planning Commission to align with recent state housing laws.
- Ord. 2737 including updates to the 2009 LDC, support this alignment:
 - Ord. 2737 – Allows Accessory Dwelling Units (ADUs) in single-family zones with supplemental standards to promote compatibility.
- Amendments reflect standards in the 2025 LDC, adopted November 3, 2025.
- Alignment with state law helps Commerce City stay competitive for state funding.

Accessory Dwelling Units (HB 24-1152)

State Requirements

Municipalities must **allow one ADU where single family detached units are permitted** with the following requirements:

- ADU approvals must be administrative.
- Cannot require parking or owner occupancy.
- Cannot restrict the design and dimensional standards that are more stringent than those for single-family homes.

Intent

Increase housing options for smaller households, lower-income households, and elderly

Accessory Dwelling Units (HB 24-1152)

What is an ADU?

A dwelling unit on the **same lot** as a **primary dwelling** unit that is **accessory (smaller)** than the primary dwelling unit and is either **attached, enclosed, or detached**.



Accessory Dwelling Units (HB 24-1152)

Proposed Adjustments Consistent with the new LDC

Ord. 2737: Allow attach, contained, and detached ADUs in where single-family detached homes are allowed.

Use

- Max of **one ADU per lot**
- **No** owner-occupancy requirement
- **No** off-street parking required

Size

- **Max of 75%** of the primary dwelling unit or 1,000 sf (whichever is less)
- **Baseline allowance of 750 sf**
- **No max** for **basement converted units**
- **Detached ADU** to be **no taller** than the height of the **primary home or 22 ft., whichever is less**

Location and Design

- **Detached:** Must have shared vehicular access, and be located behind the primary home
- **Attached:** Not to have the appearance of multi-family from the street (e.g., multiple accessways, mailboxes)

Planning Commission Recommendation

November 18, 2025 public hearing

Commission recommended approval 4 – 0

Staff Recommendation

Approval