

COLORADO SPRINGS --- Proposed Accessory Dwelling Unit Ordinance

ADU ZONING

Currently, Accessory Dwelling Units (ADUs) are permitted in the A, R2, R4, R5, SU, TND and C5 zone districts; the proposed ordinance would codify single-family residential zone districts to additionally permit ADUs to include detached and integrated options. Other requirements addressing minimum lot size, minimum size, maximum height, maximum height, off-street parking, setbacks, and separation are proposed to reflect the single-family districts provisions.

CURRENT ADU ELIGIBLE PARCELS

- R2 - Residential permitting two units
- R4 and R5 - Multi-family residential permitting three or more units
- SU - Special Use parcels - often college and universities
- TND - Traditional Neighborhood Design - Gold Hill Mesa
- C5 - Commercial with residential permitted*
- A - Agriculturally zoned parcels*

Current eligible ADU parcels - - - - - 9,400 parcels (approximate)

PROPOSED NEW ADU ELIGIBLE PARCELS

- R1-6 or Single-family residential (6000 sq. ft. lot)
- R1-9 or Single-family residential (9000 sq. ft. lot)
- R - Residential Estate (20,000 sq. ft. lot)
- OC and OR - Commercial with residential permitted*

Proposed new eligible ADU parcels - - - 68,000 parcels (approximate)

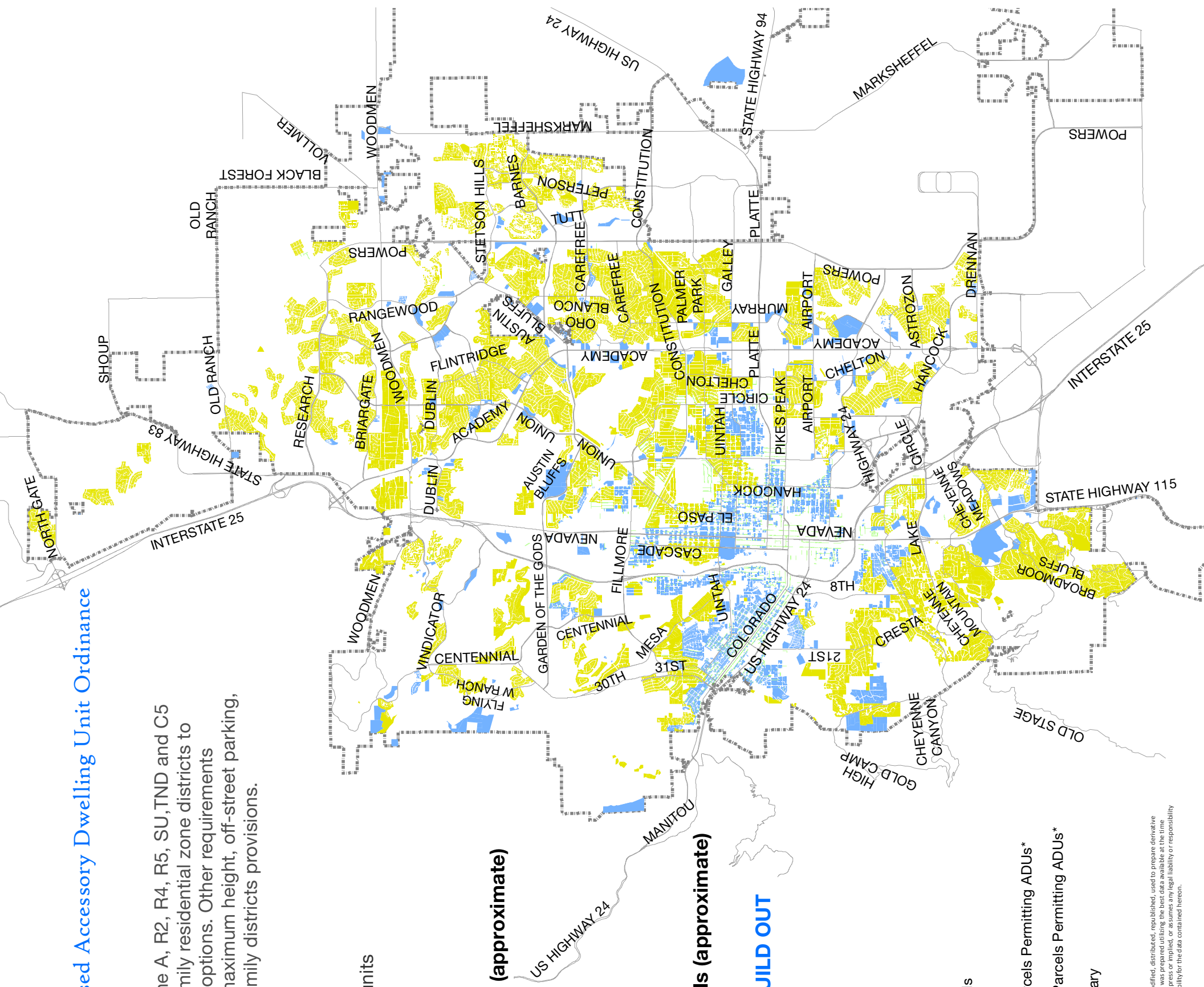
POTENTIAL NEW HOUSING UNITS AT 2%, 5%, 10% BUILD OUT

Scenario I at 2% - 1,360 units

Scenario II at 5% - 3,400 units

Scenario III at 10% - 6,800 units

* Zoning districts with primary commercial uses including C5, OC, and OR parcels are purposely not represent by this map, where those parcels tend to over estimate the potential of added residential units. Currently, ADUs are permitted in C5 and SU zoning districts with a small percentage of those parcels actually having a residential use. The proposed addition of OC and OR zoning districts to permit ADUs would allow for additional residential units; the map excludes those parcels to relieve the potential of nuance. Agriculture (A) zoned parcels in the city are often used as holding zones and are regularly rezoned; in the map these parcels are adjusted to indicate a greater reality.



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FIGURE 2