



City of Arvada

City Council Agenda

SEPTEMBER 9, 2025

Councilmembers:

Lauren Simpson, Mayor
Randy Moorman, Mayor Pro-Tem
Shawna Ambrose, District 2
Sharon Davis, At large
Bob Fifer, District 4
John Marriott, District 3
Brad Rupert, At large

Staff Members Usually Present:

Don Wick, City Manager
Linda Haley, Deputy City Manager
Rachel Morris, City Attorney
Jacqueline Rhoades, Director of Infrastructure
Jessica Garner, Director of Community & Econ. Dev.
Bryan Archer, Chief Financial Officer
Gabriella Bommer, Director of Human Resources
Ryan Stevenson, Director of Vibrant Community & Neighborhoods
Rachael Kuroiwa, Director of Communications & Engagement
Ed Brady, Chief of Police
Kristen Rush, City Clerk

Info: 720-898-7550

THIRD FLOOR CONFERENCE ROOM

The study session can only be watched via Zoom

<https://arvadaco-gov.zoom.us/j/89475850775?pwd=84m1LiQXxLFnKPPpF9bJ4fWRKglTxN.1>

4:00 PM

STUDY SESSION

1. Call to Order/Roll Call of Councilmembers
2. Study Session Topics
 - A. Legislative Update: Accessory Dwelling Unit (ADU)
3. Adjournment



REPORT TO CITY COUNCIL STUDY SESSION

AGENDA ITEM
2.A.

TO: THE HONORABLE CITY COUNCIL

DATE: September 9, 2025

SUBJECT: Legislative Update: Accessory Dwelling Unit (ADU)

Report in Brief

The City team will discuss potential changes to the Accessory Dwelling Unit regulations found in the Land Development Code.

Background

The City team would like to discuss implementation of state legislation (HB24-1152) related to Accessory Dwelling Units (ADUs). The team will present information about the City's current ADU regulations and how they differ from the state legislation requirements.

Strategic Alignment

Quality of Life: Strategic Goal 4 - Prioritize policies, practices, and projects for development that protect and sustain a high quality of life for residents and businesses.

Next Steps

Following Council input, the City team will prepare an ordinance for review by the Planning Commission and City Council.

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Jessica Garner, Director of Community and Economic Development	08/26/2025
Rozalynne Thompson, Principal Planner	08/26/2025
Rob Smetana, Planning Manager	08/26/2025
Gail Walker, Legal Specialist-Contracts	08/26/2025
Kelsy Sargent, Assistant City Attorney	08/26/2025
Rachel Morris, City Attorney	08/27/2025
Linda Haley, Deputy City Manager	08/27/2025
Don Wick, City Manager	08/29/2025

Enclosure, exhibits & attachments required to support the report



ACCESSORY DWELLING UNITS
CITY COUNCIL STUDY SESSION
SEPTEMBER 9, 2025



OVERVIEW

Potential updates to the Land Development Code (LDC) to align regulations with State land use legislation related to HB24-1152 – Accessory Dwelling Units

HB24-1152

ACCESSORY DWELLING UNITS (ADUs)



HB24-1152 ACCESSORY DWELLING UNITS

Jurisdictions must allow:

- The construction of one detached or conversion ADU 500 to 750 square feet in size
- Applications to be reviewed through an administrative review process
- Approval or denial based on objective development standards
- The construction of ADUs in Planned Unit Developments, regardless of whether the HOAs or covenants prevent or restrict ADUs

HB24-1152 ACCESSORY DWELLING UNITS

Jurisdictions may allow:

- The designation of an existing parking space on the lot for the use of an ADU
- Require compliance with a development standard that is not a Restrictive Design or Dimensional Standard
- Allow ADUs smaller than 500 square feet and larger than 750 square feet
- Allow the conversion to or construction of more than one ADU
- Define ADUs to include or exclude specific types of housing, such as recreational vehicles or motor homes

HB24-1152 ACCESSORY DWELLING UNITS

Jurisdictions may not require:

- That either the ADU or primary dwelling be owner-occupied
- Construction of additional parking for the ADU, with limited exceptions
- Compliance with architectural style, building materials, or landscaping standards that are more restrictive
- Larger side or rear yard setbacks than those stated in the law
- More restrictive design or dimensional standards to modular ADUs

HB24-1152 ACCESSORY DWELLING UNITS

An ADU Supportive Jurisdiction:

- Requires compliance with HB24-1152, implementing one of 10 listed strategies to promote construction, conversion, or use of ADUs, and documenting implementation by June 30, 2025
- Certification is issued by DOLA and makes the City eligible for Accessory Dwelling Unit Fee Reduction and Encouragement Grant Program and residents eligible for financing programs for ADUs through CHFA

AMENDMENTS TO COMPLY

Amendments to Section 5-1-5-2 of the LDC include:

- Eliminate language that could be construed as a subjective design standard
- Modify parking regulations to comply with statute
- Remove owner occupancy requirement
- Require a minimum rear yard setback of five feet
- Add the ability to be an ADU certified community – describe generally (standard ADU pre-approved plans)

AMENDMENTS TO COMPLY

HB24-1152 Requires	LDC Modifications Necessary
Objective Standards	5-1-5-2.H related to design will need to be modified to replace the word “should” with “shall”
Parking Regulations	5-1-5-2.D will need to be modified to eliminate the requirement for one parking space associated with the ADU, unless otherwise specified in the legislation
Owner Occupancy Prohibited	5-1-5-2.L will need to be modified to eliminate the requirement (deed restriction) that the property owner live in the primary unit or the ADU

AMENDMENTS TO COMPLY

HB24-1152 Requires	LDC Modifications Necessary
Minimum Rear Setbacks	Add text in 5-1-5-2.F to allow for a five-foot rear setback on all lots where an ADU is allowed

QUESTIONS
