PLANNING COMMISSION
STAFF REPORT

TO: **Planning Commission**

FROM: **Katie Kent, Community Development Director**

RE: **Planning File No. UDC-26-0005: A public hearing to consider proposed amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, concerning the Unified Development Code, by amending Section 180-3.5, concerning the Residential Low Density District, 180-3.17 concerning Accessory Dwelling Unit Exceptions, Section 180-4.3 concerning Planned Unit Developments, 180-5.1 concerning the Table of Allowed Uses, 180-5.5.1, concerning Accessory Dwelling Unit Incentives, and 180-9.3. concerning general definitions, in order to provide incentives for the development of Accessory Dwelling Units.**

DATE: **November 5, 2026**

Summary & Background:

Before the Planning Commission on November 5, 2026 is a recommendation to Town Council for proposed modifications to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, regarding Accessory Dwelling Units ("ADUs"). Staff has drafted proposed code amendments, and included in the draft Ordinance as Attachment 1, based on feedback from the Planning Commission and Town Council during their work session on May 12, 2026.

The proposed code amendments provide further flexibility in the Town Code with regards to dimensional standards and development standards to encourage increased development of ADUs within the Town.

The Frisco Strategic Housing Plan (the "Plan") was developed to provide a local response to the growing housing crisis driven by elevated housing costs and an insufficient supply of workforce housing. In 2024, the Town contracted with Dynamic Planning + Science to design a plan utilizing a collaborative process involving extensive data collection, community engagement and expert analysis. Town Council adopted the Plan on October 22, 2024, thereby providing Town staff direction for future initiatives. The Plan was also

developed in coordination with other local and regional governmental mechanisms and is intended to create an efficient, coordinated approach to addressing housing challenges.

One of the action items identified in the plan was to "*Encourage the construction of additional ADUs in all residential neighborhoods through the creation and implementation of an extensive incentive program aimed at providing long-term housing for local workers…*". An ADU is a smaller, independent residential dwelling unit located on the same lot as a stand-alone (i.e., detached) single-family structure.

Analysis:

Modifications to various sections of the Town Code are provided from feedback received by Town Council, Planning Commission, Staff, and the community acknowledging that there is a desire to encourage ADUs to be constructed within the Town to provide housing for the local workforce.

The proposed changes include:

- §180-3.5.2.A.c. Residential Low (RL) District. Remove the sentence limiting ADUs to only being allowed within the same building.
- §180-3.17.1.A.1. Remove Accessory Dwelling Unit Exceptions. These are being relocated to Section 180-5.5.1.A.
- §180-4.3.1 Planned Unit Development ("PUD"). Insert a sentence stating that PUDs shall not alter Town Code provisions that concern the allowance of accessory dwelling units nor the nature or construction thereof.
- §180-5.1.5 Table of Uses: Updating the table to reflect "Accessory dwelling unit" as Permitted in the RS zoning district, from the current status of Conditional Use.
- §180-5.5.1.A Affordable housing incentives.
    - Remove the requirement that persons earn a maximum of 100 percent Area Median Income ("AMI") and insert a requirement to work a minimum of 30 hours per week for a business located in Summit County.
    - Add a 10% increase in lot coverage allowed when a deed restricted ADU is being provided.
    - Reduce the side yard setbacks when a deed restricted ADU is being provided.
    - Reduce the rear yard setbacks when a deed restricted ADU is being provided.
    - Reduce the building elements required through Residential Development Standards for a deed restricted detached ADU.
    - Remove bulk plane encroachment limitations for a deed restricted detached ADU.

- §180-9.3 Definitions. Clarify under the definitions of “Building, Accessory” and “Use, Accessory” that deed restricted ADUs are not limited to the size limitation in the definitions.

Attachment 1, Draft Ordinance, outlines each item being considered through proposed modified code language.

Public Comment

As of October 20, 2026, the Community Development Department has received no formal public comments concerning this project.

Alignment with Strategic Plan:
The Plan touches on the following Strategic Objectives in the 2024-2028 Strategic Plan:

- Enhance Community Inclusivity
- Support a Thriving Economy

The Plan also notates the importance of providing “A Diversity of Housing” through ADUs and encourages the development of incentives and an improved development strategy.

Sustainability:
All new construction/additions to existing buildings would be required to meet code requirements including the recently adopted International Energy Conservation Code and associated amendments.

Staff Recommendation:
The Community Development Department recommends the following findings pertaining to the proposed code text amendments:

Based upon the review of the Staff Report dated November 5, 2026, and the evidence and testimony presented, the Planning Commission finds:

1. *The proposed code text amendments are consistent with the Comprehensive Plan, the Frisco Strategic Housing Plan, and other Town policies because the proposed amendments update the standards of the code that are used to implement the goals of the Frisco Comprehensive Plan, including An Inclusive and Accessible Community and A Diverse and Thriving Economy.*
2. *The proposed code text amendments do not conflict with other provisions of the Unified Development Code or other provisions in the Frisco Town Code and have been reviewed and supported by the Town Attorney.*
3. *The proposed code text amendments are necessary to address a demonstrated community need to preserve the character of the community, expand affordable housing options, and improve economic resiliency.*

4. *The proposed code text amendments are necessary to respond to substantial changes in conditions and/or policy, due to the continuous increase in housing costs within the community as outlined in the Town's Strategic Housing Plan and Comprehensive Plan.*
5. *The proposed code text amendments are consistent with the general purpose and intent of this Chapter, because the proposed text amendments protect the public health, safety, and general welfare and implement the policies of the Comprehensive Plan, including the goals for An Inclusive and Accessible Community and A Diverse and Thriving Economy. The proposed code text amendments create an incentive for property owners to create affordable housing; and encourage the most appropriate use of land throughout the Town based upon the Comprehensive Plan, by increasing density opportunities in residential zoning districts.*

Recommended Motion

Should the Planning Commission choose to RECOMMEND APPROVAL of the proposed text amendments, the Community Development Department recommends the following motion:

> ***With respect to Planning File No. UDC-26-0005, I move that the recommended findings set forth in the November 5, 2026 Staff Report be made and that the Planning Commission RECOMMENDS APPROVAL to Town Council of code text amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, concerning the Unified Development Code, by amending Section 180-3.5, concerning the Residential Low Density District, 180-3.17 concerning accessory dwelling unit exceptions, Section 180-4.3 concerning Planned Unit Developments, 180-5.1 concerning the Table of Allowed Uses, 180-5.5.1, concerning Accessory Dwelling Unit incentives, and 180-9.3, concerning general definitions, in order to provide incentives for the development of Accessory Dwelling Units.***

Attachments:

- Attachment 1 – DRAFT Ordinance with Proposed Modifications to Chapter 180 of the Code of Ordinances