

Accessory Dwelling Units (ADU)

An Accessory Dwelling Unit (ADU) is an additional dwelling that can either be added to an existing single family detached dwelling, or built as a separate accessory structure on the same lot as the primary dwelling.

Size

- The square footage (sf) of all accessory structures may not exceed the sf of the primary structure on the property. The primary structure sf is determined by calculating the sf of the primary living space. The ADU, all detached and attached garages, and any other accessory structures count toward the total accessory sf.
- Size of ADU

	Attached Unit	Detached Unit		
Minimum Lot Size	Minimum lot size of underlying zone district	1 acre +	12,500 sf to 1 acre	7,500 sf to 2,500 sf
Maximum Unit Size	1200 sf or 40% of primary unit*	1200 sf or 40% of primary unit*	800 sf or 40% of primary unit*	600 sf or 40% of primary unit*

*Whichever is less

Water

- If Public:** Letter from Water District stating that they approve of two (2) dwelling units on the property.
- If Well:** Well Permit, 4-hour well test, and Letter from Colorado Division of Water Resources stating that they approve of two (2) dwelling units on the property.

This is not a comprehensive list of ADU requirements. Additional restrictions may exist in the Zone District or Subdivision Plat for each unique property. Please reference Section 5 of the Jefferson County Zoning Resolution for more information on ADUs.

Sanitation

- If Public:** Letter from Sanitation District stating that they approve of two (2) dwelling units on the property.
- If Septic:** Active Septic Permit approved for the total number of bedrooms on the property (both primary and accessory dwelling units).

Additional Regulations to Note

- Detached ADUs should be within 50 ft of the Primary Structure (on all lots greater than 1 ac)
- Detached units must meet the Accessory Structure setbacks of the zone district
- The owner of the property must occupy one of the dwelling units as their primary residence.
- No more than 3 people shall occupy the ADU with no more than 6 unrelated individuals on the property.
- The architectural style of the ADU must be compatible with the primary residence.
- One additional parking space must be provided for units with 0-2 bedrooms, two additional parking spaces must be provided for units with 3 bedrooms.
- Notice will be sent to adjoining lots upon complete application submittal for an ADU.

