

Accessory Dwelling Units (ADU)

An Accessory Dwelling Unit (ADU) is a separate, complete housekeeping unit limited to two (2) bedrooms, kitchen, sleeping area, and full bathroom facilities. ADUs may be either detached (standalone or above an accessory building) or attached (in a basement or in an attached addition) to an existing dwelling. ADUs are only allowed on single-family detached lots.

SIZE

- The total of all of the accessory square footage on a property cannot exceed the primary square footage. The primary structure square footage is determined by calculating the square footage of the primary living space. The ADU, all detached and attached garages, and any other accessory structures count toward the total accessory square footage.
- The footprint of an accessory structure may not exceed 75% of the footprint of the primary structure. The footprint shall include attached garages and fully enclosed porches, but shall not include decks or porches, even if covered.

The table below shows the maximum size of an ADU allowed on a property, which depends on the lot size and whether the ADU is attached or detached.

	Attached Unit	Detached Unit		
Minimum Lot Size	Minimum lot size of underlying zone district	1 acre +	12,500 sq. ft. to 1 acre	7,500 sq. ft.**
Maximum ADU Size	1,200 sq. ft. or 40% of primary unit*	1,200 sq. ft. or 40% of primary unit*	800 sq. ft. or 40% of primary unit*	600 sq. ft. or 40% of primary unit*

* Whichever is less

** Detached accessory dwelling units are not permitted on lots less than 7,500 sq. ft.

WATER

- If Public:** Letter from Water District stating that they approve of two (2) dwelling units on the property.
- If Well:** Well Permit that explicitly states that it can be used for two or more dwellings, and a letter from the Colorado Division of Water Resources that states the existing well is not already in use for multiple dwellings and can accommodate a second dwelling unit.

SANITATION

- If Public:** Letter from Sanitation District stating that they approve of two (2) dwelling units on the property.
- If Septic:** Active On-Site Wastewater 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 100 feet of the Primary Structure (on all lots greater than 1 acre in the mountains).
- 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.
- A document will be recorded in the Jefferson County real property records that indicates a second dwelling on the property was permitted through the Accessory Dwelling Unit Regulations in the [Jefferson County Zoning Resolution](#).
- No more than three people shall occupy the ADU with no more than six unrelated individuals on the property.
- The architectural style of the ADU must be compatible with the primary residence.
- One (1) additional off-street parking space shall be provided for each bedroom in the ADU.
- Detached ADUs must use the same driveway as the primary dwelling.

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 the [Accessory Uses Section of the Jefferson County Zoning Resolution](#) for more information on ADUs.