



## ADU ORDINANCES LIST

On May 13, 2024, Governor Polis signed [HB24-1152](#). This bill makes it unlawful for associations in ADU Supportive Jurisdictions and/or within ADU subject jurisdictions to prohibit owners of single family detached homes to construct ADUs (between 500 and 700 square feet) on their lots. Counties such as Jefferson, Denver, Boulder, Douglas, Arapahoe, and Broomfield all fall under Subject Jurisdictions, so if your community lies in one of these counties, you are subject to this restriction. It is also important to note that this bill prohibits associations from requiring ADUs to be owner occupied or requiring construction of new off-street parking.

Because of this new legislation, we have created a list of the major cities' ADU Ordinances below. This is not an exhaustive list. If your city is not listed, the law may still apply to your city. You may find this information on your city's website or by contacting your city officials.

### **Arvada**

An Accessory Dwelling Unit (ADU), sometimes called an "in-law apartment" or "carriage house," is typically an additional housing unit within, or on the same lot as, a single-family home with entries and amenities that are separate from the primary residence. Please review the information below to see what's required for different types of ADUs before submitting your application.

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### **Aurora**

The city of Aurora completed a project to overhaul the zoning code. As of Sept. 21, 2019, the [Unified Development Ordinance \(UDO\)](#) is effective and includes both zoning code and the subdivision code. The 2024 state legislative session had a variety of pieces that affect zoning.

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### **Boulder**

An ADU is an additional dwelling unit that has separate kitchen, sleeping, and bathroom facilities. It can be attached or detached from the principal dwelling unit on a single-family lot. An ADU is permitted only if it meets the requirements of Section 9.6.3(n) of the land use code.

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### **Broomfield**

Accessory dwelling units (ADUs) are small independent residential dwelling units located on the same lot as a principal one-family dwelling unit. Accessory dwelling units may be located

within the principal dwelling unit, attached to the principal dwelling unit, or detached from the principal dwelling unit. Mobile homes, travel trailers, recreational vehicles, shipping containers, storage containers, and other such temporary structures shall be prohibited for use as an accessory dwelling unit.

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### **Castle Rock**

The intent of permitting accessory dwelling units is to provide alternative housing options that make efficient use of existing housing stock and infrastructure, flexible use of space for property owners, and a mix of housing types that respond to changing family dynamics. The Deed Restriction form is available upon request by emailing the Zoning Division.

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### **Centennial**

The ADU regulations implement the City's comprehensive plan, [Centennial NEXT](#), which identifies the community's desire to:

- Provide opportunities for new housing options that meet market trends and the evolving needs of current residents.
- Explore the allowance for Accessory Dwelling Units (ADUs) within residential areas, subject to operation and design guidelines that respect the character and context of the City's various neighborhoods and zone districts.

Offering ADUs can address a portion of the City's housing demand with minimal impact on neighboring properties. ADUs can house family members or provide a rental home for a small household.

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### **Crested Butte**

On March 6th Town Council adopted an ordinance that allows for the construction of heated only (no plumbing) accessory buildings up to a maximum size of 250 square feet. If land owners want to build an accessory building larger than 250sf and/or have plumbing run to their accessory building they must also provide a deed restricted accessory dwelling unit within the accessory building.

As part of the update Council also approved waiving of development permit fees and design review fees for all projects that consist of an ADU. In addition, the Town will waive the sewer and water tap fees for any new ADU.

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### **Colorado Springs**

The City of Colorado Springs' Accessory Dwelling Unit (ADU) Ordinance is part of the city's effort to ensure smart, equitable, and diversified housing solutions that allow our

neighborhoods to grow in a way that is appropriate. Recent state legislation requires the City to allow ADUs in any location where a single-family detached home is permitted, and prevents the City from enacting or enforcing certain local laws that would restrict ADUs. As such, the City's ADU Ordinance proposes updates to the Unified Development Code (UDC) based on state-mandated legislation as well as to support the citywide strategic priorities of housing availability and choice for city residents.

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### **Denver**

The Citywide ADUs project is part of the city's ongoing effort to expand housing availability and choice. Following recommendations from [Blueprint Denver](#), the city's land use and transportation plan, this project proposes to update the Denver Zoning Code, zoning map, and

Former Chapter 59 zoning to allow accessory dwelling units (ADUs) in all residential areas of the city.

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### **Fort Collins**

The City of Fort Collins is here to support you as you explore the idea of adding an Accessory Dwelling Unit to your property. An Accessory Dwelling Unit (ADU) is a small house or unit that is on the same property as a larger building.

An ADU:

- Contains everything someone needs to live in a home: a kitchen, bathroom and living area.
- Is on the same property or lot as another primary dwelling unit.
- Is smaller than the primary dwelling unit and is located to the rear of the primary unit.
- Can be attached to a house or detached.

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### **Golden**

An Accessory Dwelling Unit, or ADU, is the industry term for what's often called a "carriage house", a "granny flat" or a "mother-in-law apartment". An ADU is a small living unit that can be added to a single-family home or a duplex, either detached or attached, provided that the homeowner resides in one of the units and all other zoning, size and design regulations are met.

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### **Grand Junction**

Encouraging the development of Accessory Dwelling Units (ADUs) is one of the City's 13 Housing Strategies (Strategy 4). ADUs are a form of Naturally Occurring Affordable Housing (NOAH), given their smaller square footage and their ability to use existing infrastructure such

as streets, water, and sewer. These smaller units help to quickly expand housing stock - especially if they're utilized as long-term rentals - and they can also give homeowners the opportunity to generate income from their property.

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### **Lakewood**

Accessory dwelling units (ADUs) are subordinate (smaller & ancillary) residential units, located on the same lot as a single-family dwelling unit; and may be either attached or detached. The following table explains the general requirements and process for building an ADU, as listed in [Section 17.4.3.1.A](#) of the Lakewood Zoning Ordinance. Waivers are allowed only if approved in conformance with Section 17.2.6.4(A).

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### **Longmont**

Accessory Dwelling Units are also known as a mother-in-law suites, carriage houses, or garage apartments. These are defined as “a second dwelling either within or added to an existing single-family home, or in a separate accessory structure on the same property as the main home, for use as a complete, independent living facility...”

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### **Loveland**

The general purposes of the UDC are to combine the City's zoning, subdivision, and annexation regulations into a unified code and to implement the City's Comprehensive Plan and other adopted plans.

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### **Thornton**

An ADU is a second dwelling unit that is on the same property as a single-family detached dwelling (primary residence). The property owner must live in either the primary residence or the ADU. An ADU comes in three forms:

Detached – a detached unit from the existing house located on the same lot.

Attached – an attached unit (addition) to the existing house located on the same lot.

Within the primary residence – a unit that is integrated into the existing house.

To be considered an ADU, the space must contain: a living area, sleeping facilities, a bathroom, and a kitchen with a stove. A kitchen will be assumed if 220V wiring is proposed. ADUs are allowed for single-family detached dwellings in most residential zone districts. Contact the Planning Department to see if your property qualifies.

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### **Wheat Ridge**

On July 11, 2022, Wheat Ridge City Council approved Ordinance 1744 allowing Accessory Dwelling Units (ADUs) in Wheat Ridge. The ordinance became effective on August 15, 2022. This page explains the "what" and "why" of ADUs, summarizes ADU regulations, and provides resources for property owners seeking to legalize existing ADUs or to build new ADUs.

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### **Windsor**

An Accessory Dwelling Unit (ADU) is a second dwelling unit that is in addition to the principal dwelling (main home) on the property. Accessory units are commonly referred to as granny flats, carriage houses and in-law suites.

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