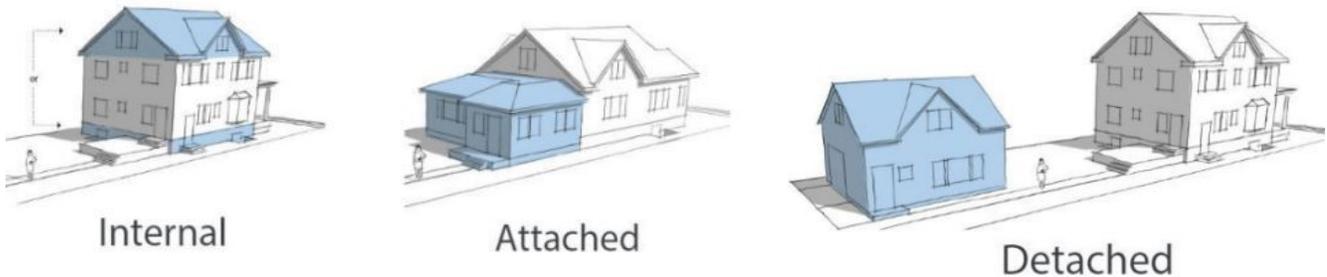




ACCESSORY DWELLING UNITS

Accessory dwelling units (ADUs) are small independent residential dwelling units located on the same lot as a principal single-unit 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. ADU requirements are addressed in Chapter 17-32-160 of the Broomfield Municipal Code.



FREQUENTLY ASKED QUESTIONS

What is an accessory dwelling unit?

An accessory dwelling unit (ADU) is a small independent residential dwelling unit located on the same lot as a principal dwelling unit. An accessory dwelling unit may be located within the principal dwelling unit, attached to the principal dwelling unit, or detached from the principal dwelling unit. Detached ADUs may be permitted in a new or existing structure, including Tiny Homes and Manufactured Homes as defined in [BMC Chapter 17-04](#).

How many ADUs can I have, and how big can an ADU be?

On properties with zoning that include single-unit residential uses, property owners may have a maximum of one (1) accessory dwelling unit.

Any ADU can be up to 500 square feet in size. ADUs that are larger than 500 square feet are restricted to 50% of the principal dwelling unit's footprint (excluding garage, porch, or similar areas) or 800 square feet, whichever is less.

Are there owner residency requirements if I add an ADU on my property?

No, any property owner may add up to one (1) ADU to any eligible property.

Are there design requirements for my ADU?

Accessory dwelling units shall be designed to be consistent with the design of the principal dwelling unit.

Depending on the zoning of the property, the ADU may be required to meet applicable design requirements. ADUs planned on a property with no specific design standards are required to be clad in a material similar to the principal structure.

How many parking spaces are required for an accessory dwelling unit?

No new parking is required for an accessory dwelling unit except when both of the following conditions are met:

- The adjacent streets do not allow on-street parking
- The ADU is not located in a [Parking Reduction Area](#) (PRA). Please contact planning for more information about PRAs.

If these two conditions apply, the applicant will need to demonstrate that the property will provide at least three (3) off-street parking spaces (two [2] for the primary unit and one [1] for the ADU in a garage and/or driveway).

Does an accessory dwelling unit need to meet setbacks?

Accessory dwelling units must meet applicable setback requirements for the zone district of the property, except that the side setback for an ADU is never greater than the side setback for a principal dwelling unit on the same lot.

How will utilities be provided?

Accessory dwelling units must tie into the principal dwelling unit's water and sewer connections, and will not require separate water or sewer taps, or water or sewer licenses.

You will need to contact other utility providers for applicable telephone, television, electrical, gas and internet service to determine how those utilities can be provided.

What cannot be used as an ADU?

Travel trailers, recreational vehicles, shipping containers, storage containers, and other such temporary structures shall be prohibited for use as an accessory dwelling unit.

What if my home relies on an on-site wastewater treatment system (septic tank)?

If your home uses an on-site septic system, you will need to coordinate with the Health Protection Division of Health and Human Services to determine if your on-site wastewater treatment system has adequate capacity or needs to be modified in order to accommodate the proposed accessory dwelling unit. They can be reached at publichealth@broomfield.org or at (720) 887-2220.

REVIEWS AND PERMITS REQUIRED

A building permit for an accessory dwelling unit is required. Please use the [General Permit Application form](#) (available at the link provided). Contact the Building Division to determine what supporting documents will be required as part of your building permit submittal. Property owners will be required to record a [Declaration of Use](#) which will state the size and location of the accessory dwelling unit and shall reference that the accessory dwelling unit must remain in compliance with the regulations contained within the Broomfield Municipal Code. Homeowner Associations (HOA's) may have different rules and regulations; you should check with your HOA prior to submitting a permit.

DISCLAIMER

This document is intended to provide a brief explanation of accessory dwelling unit regulations in the City and County of Broomfield. Due to space limitations, only select portions of the Broomfield regulations have been included here. This handout should not be relied upon as a final source of information. Always refer to the Broomfield Municipal Code to get complete and up-to-date information concerning Broomfield's regulations. The full regulations can be found in Section 17-04-089 of the Broomfield Municipal Code.