

NOTICE OF PUBLIC HEARING
BEFORE THE
CITY AND COUNTY OF BROOMFIELD

DATE: September 9, 2025
TIME: 6:00 p.m.
PLACE: Council Chambers, George Di Ciero City & County Building
One DesCombes Drive
Broomfield, Colorado 80020

Notice is hereby given that a public hearing will be held before the City and County of Broomfield on

ORDINANCE NO. 2265

An Ordinance to amend the Broomfield Municipal Code, Title 17, to revise the regulations for Accessory Dwelling Units.

Be it ordained by the City Council of the City and County of Broomfield, Colorado:

Section 1.

Chapter 17-04 - Definitions, of the Broomfield Municipal Code is amended as follows:

17-04-282 - Manufactured Home.

Manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to required utilities. ~~This term also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.~~ A manufactured home (formerly known as a mobile home) is built to the Manufactured Home Construction and Safety Standards as adopted by the US Department of Housing and Urban Development. Manufactured homes are built in the controlled environment of a manufacturing plant and are transported in one or more sections on a permanent chassis. A manufactured home is not a licensed recreational vehicle and is not self-propelled.

~~17-04-285~~ 17-04-283 - Marquee.

Marquee means a permanently roofed structure attached to and supported by a building, and projecting from the building.

17-04-284 - Mobile Home.

Mobile Home means a structure, manufactured prior to June 15, 1976, that was built prior to the effective date of the National Manufactured Housing Construction and Safety Standards Act of 1974.

17-04-285 - Modular Home.

Modular Home means a factory-built residential structure, in accordance with C.R.S. 24-32-3302, as amended.

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17-04-502 - Tiny Home

Tiny Home means a structure that is permanently constructed on a vehicle chassis, is 400 square feet or less in floor area, is designed for long term residency, and has received a Tiny Homes insignia following certification by the State of Colorado Department of Local Affairs, Division of Housing. A tiny home does not include: i) a manufactured home; ii) a recreational park trailer as defined in C.R.S. 24-32-902(8); iii) a recreational vehicle as defined in C.R.S. 24-32-902(9); iv) a semitrailer as defined in C.R.S. 42-1-102(89); or v) an intermodal shipping container.

17-04-503 - Tiny House

Tiny House means a dwelling, defined by the International Residential Code, that is 400 square feet or less in floor area excluding lofts. A tiny house is built to be placed on a permanent foundation and has no chassis.

Section 2.

Chapter 17-32 - Accessory Buildings and Uses, of the Broomfield Municipal Code is amended as follows:

17-32-160 - Accessory dwelling units.

Accessory dwelling units are permitted accessory uses in all zoning districts which establish single-family-unit residential uses as a permitted use, subject to the following conditions:

- (A) A single-family-unit dwelling must exist as a principal dwelling unit on the lot or be constructed in conjunction with the accessory dwelling unit.
- (B) Only one accessory dwelling unit shall be allowed for each parcel.
- (C) Accessory dwelling units may be located within the principal dwelling unit, attached to the principal dwelling unit, or detached from the principal dwelling unit.
 - i. Attached accessory dwelling units, and detached accessory dwelling units that do not meet the minimum separation distance from the principal structure as established by the applicable zone district or **section 17-34-020(H) of the Broomfield Municipal Code, as applicable**, shall be required to meet all principal structure setbacks of the applicable zone district.
 - ii. ~~Detached accessory dwelling units may be located in the required side and rear yard of a principal structure, provided that such accessory dwelling unit meets established accessory building setback requirements for the applicable zone district, but in no case less than five feet from any property line. No accessory~~

~~dwelling unit shall be permitted in front of the principal structure or its elevation plane.~~

- ii. **Detached accessory dwelling units shall meet the standards for accessory buildings established by section 17-34-020(H) of the Broomfield Municipal Code, and shall meet the established accessory building setback requirements for the applicable zone district, with the following exceptions:**

1. **The required side setback for a detached accessory dwelling unit shall not be larger than the required setback for the principal building on the same lot.**
2. **No accessory dwelling unit shall be permitted between the front of the principal structure and the street.**

(D) **The square footage of the accessory dwelling unit shall be no larger than 50% of the principal dwelling unit footprint or 800 square feet, whichever is less; provided, that, in all cases, an accessory dwelling unit may be up to 500 square feet in size regardless of the size of the principal dwelling unit.** Square footage calculations, as contained herein, exclude any related garage, porch or similar area for the principal dwelling unit and accessory dwelling unit.

~~E. Intentionally deleted.~~

~~F. The maximum occupancy for any accessory dwelling unit shall be two people.~~

~~i. The property owner shall be required to occupy as their primary residence either the principal structure or the accessory dwelling unit on the lot.~~

~~ii. Accessory dwelling units shall not be eligible for use as a short term rental, as defined in chapter 5-39 of the Broomfield Municipal Code.~~

(E) Accessory dwelling units shall not be eligible for use as a short term rental, as defined in chapter 5-39 of the Broomfield Municipal Code.

(F) (G) To preserve the appearance of the single-family unit dwelling and the greater residential community, accessory dwelling units shall be designed in the following manner:

- i. **The design of the accessory dwelling unit shall be consistent with the design of the principal dwelling unit by use of similar architectural style(s), exterior wall material(s) and color(s), window type(s), door and window trim(s), roofing material(s) and roof pitch and color(s).**
 1. **Proposed ADUs located within a development that is subject to an applicable site development plan and/or planned unit development plan, or overlay district which includes design requirements for a single family-unit residence residential units shall be required to meet those design requirements.**
 2. **Proposed ADUs located in developments with no specific design standards shall be required to provide be clad no less than 50% of the exterior wall surfaces in a material similar to the principal structure. Walls facing the street must consist of at least 50% of the material used in materials or colors to match the principal structure.**

- ii. If the entrance to the accessory dwelling unit is visible from an adjacent street, it shall be designed in a manner ~~as to be~~ clearly subordinate to the entrance of the principal dwelling.
- (G) With the exception of telephone, television, electrical and internet service, accessory dwelling units must be served through the utility services of the principal dwelling unit and shall not have separate services.
- i. As part of the application review process, any ~~proposal for proposing~~ proposal to add an ADU which uses an on-site septic system shall be required to have their proposal reviewed by ~~the Health and Human Services~~ **Broomfield's Department of Public Health and Environment** to verify that there is adequate capacity in the septic system to accommodate the proposed ADU. All septic system modifications to modify capacity shall require ~~Health and Human Service~~ **Broomfield Department of Public Health and Environment** review.
- (H) Home occupations may take place within any accessory dwelling unit approved or lawful pursuant to this section. However, home occupations taking place in any accessory dwelling unit shall comply with section 17-32-020.
- (I) All property owners shall 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 municipal code pertaining to accessory dwelling units. For detached accessory dwelling units this declaration shall be recorded prior to the issuance of certificate of occupancy.
- (J) ~~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.~~
- (K) Manufactured homes and tiny homes shall be permitted for use as an accessory dwelling unit when installed with a foundation that is in compliance with the International Residential Code, which may include tie downs, and clad in materials or colors to match the principal structure, in compliance with section 17-42-320.**
- (L) Tiny houses and modular homes shall be permitted for use as an accessory dwelling unit when it is clad in materials or colors to match the principal structure.**

Section 3.

Chapter 17-42 - Mobile Home Communities, of the Broomfield Municipal Code is amended as follows:

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~~17-42-120 - Footings, foundations, and tiedowns. Intentionally deleted.~~

~~All mobile homes shall have footings, foundations, and tiedowns in accordance with the applicable provisions of the International Building Code and the International Residential Code, as adopted by the city, to provide soil bearing, loading, and wind pressures. Each mobile home development shall submit engineered footings, foundations, and tiedown design~~

~~for approval by the city engineer. Wheels shall not be used for bearing pressures, and shall be removed prior to occupancy.~~

~~...~~

~~17-42-280 - Footing, foundations, and tiedowns. Intentionally deleted.~~

~~All mobile homes shall have footings, foundations, and tiedowns in accordance with applicable provisions of the International Building Code, or the International Residential Code, as applicable, as adopted by the city, to provide soil bearing, loading, and wind pressures. Each mobile home development shall submit engineered footings, foundations, and tiedown designs for approval by the city engineer. Wheels shall not be used for bearing pressures, and shall be removed prior to occupancy.~~

~~...~~

~~17-42-320 - Parking Installation not in approved mobile home community; prohibited; exception.~~

~~The parking construction or erection of a mobile home-manufactured home or tiny home on a lot not located within an approved mobile home community is prohibited unless the unit totally meets the provisions of the International Building Code or International Residential Code, as applicable, sits on a permanent foundation, and has a wood or masonry siding covering 70% of the exterior walls and is clad in materials or colors to match the principal structure.~~

~~...~~

~~17-42-350 - Definitions.~~

~~A. *Mobile home* means any vehicle or similar portable structure having no foundation other than wheels, jacks, or skirtings, and so designed or constructed as to permit occupancy for dwelling or sleeping purposes.~~

~~B.A. *Mobile home court* means any plot or ground upon which two or more mobile homes, manufactured homes or tiny homes occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.~~

~~C.B. *Mobile home space* means a plot of ground within a mobile home court designed for the accommodation of one mobile home, manufactured home or tiny home.~~

Section 4.

This ordinance is effective seven days after publication following final passage.

Introduced and approved after first reading on July 8, 2025, and ordered published in full.

APPROVED AS TO FORM:

/s/ Nancy Rodgers

City and County Attorney

*Bold type indicates new material to be added to the Broomfield Municipal Code.
Dashes through words indicate deletions from the Broomfield Municipal Code.*

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