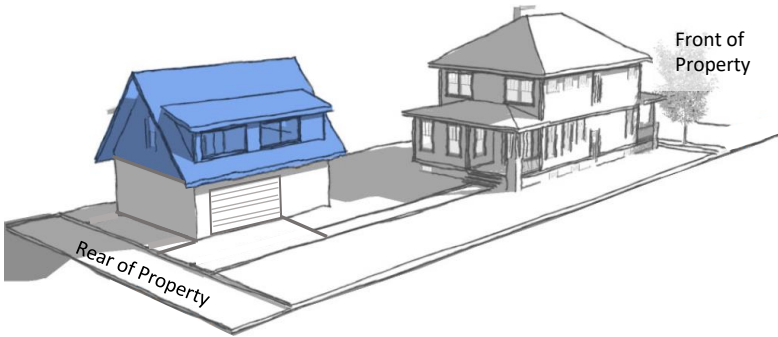


Accessory Dwelling Unit (ADU) Detached

Detached ADUs are secondary living areas on a residential lot which may be located to the front, side, or rear of the principal home.

Potential Configurations:

1. Above a detached garage



2. A standalone structure



Other configurations may be considered

- **Zone Districts Allowed:** A, R-2, R-4, R-5, SU, TND, OR, OC, C-5
- 1 family (or up to 5 unrelated people) may occupy each unit (the principal unit and the ADU) for a total of **2 families** living on the property
- **Utilities:** May be connected to the same system
- **Owner Occupancy:** Not required
- **Minimum Lot Size (sqft):**

A 5 ac	R-2 5,000	R-4 5,000	R-5 4,000
SU 5,000	OR 4,000	OC 4,000	C-5 4,000

TND zone: per development plan

- **Parking:** 2 off street spaces (1 per unit). May be located in a garage or driveway
- **Maximum Height:**
 - 25-feet: With a roof pitch less than 6:12
 - 28-feet: With a roof pitch 6:12 or greater
- **Unit Size (sqft):** The ADU may be 50% of the gross floor area of the principal structure, but cannot exceed 1,250 square feet.
 - Lots with a principal structure less than 1,500 square feet maintain a right to build a 750 square foot ADU, but may choose to construct a smaller unit.
 - An accessory structure containing an ADU shall not exceed the square footage of the principal structure.
- **Setbacks:**
 - Side & Rear: Same as accessory structure in the zone district
 - Front: Same as principal structure in the zone district.
- **Architecture:** No requirements
- **Subdivision:** Subdividing the ADU from the principal structure may be permitted as long as all applicable codes are met.

Have questions? Please contact:

Planning & Community Development
www.coloradosprings.gov/planning
719-385-5982 / 719-385-5905

For additional info, please visit:

www.coloradosprings.gov/adu