



Adding an ADU to Your Lot

What is an ADU?

An ADU is a separate living unit that is built on the same lot as a principal structure. ADU's have their own kitchen, bathroom, and living areas separate from the main house.

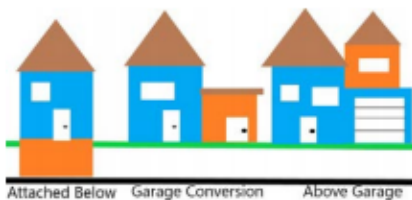
Image 1



Who are they for?

- Families with special needs, such as caring for a senior parent
- Homeowners who want to offset the cost of their mortgage
- Homeowners who wish to have space for guests
- Single individuals or couples that want to live in a single-family neighborhood more affordably
- Help older homeowners remain in their community and "age in place"

Image 2



What Does an ADU Look Like?

An ADU can come in many different forms, as seen in *Image 1* and *Image 2*.

All **single household lots** are eligible, including RE, R1, R1A, R2, R3, and PUD – as long as the **legal homeowner lives on the lot**.

Refer to **Chapter 18.28.240** of the Municipal Code for all of the requirements for building an ADU on your lot.

Zoning Information

- R1, R2, and R3 minimum lot size is **7,000 sqft**
- Refer to the residential setback regulations for other minimums, setbacks, and height limits

Use our Parcel Information Map to find out your zoning

Allocation Process

All additional units require a residential allocation application.

An application must be submitted, and an allocation granted before building plans will be accepted

NEED MORE INFO?

Contact the Planning & Development Department at:

303-384-8097

1445 10th St. Golden, CO 80401
planning@cityofgolden.net

18.28.240 - Accessory dwelling unit, residential.



Accessory dwelling units are allowed in conjunction with all single-household detached dwellings in residential zone districts, including R-E, R-1, R-1A, R-2, R-3 and PUD, subject to the following conditions:

- (1) *Conformance to development standards.* Any accessory dwelling unit must meet the same development standards required for the principal dwelling unit structure.
- (2) *Existing or new development on lot.* An accessory dwelling unit is allowed only on lots with a single-household dwelling, regardless of the number of units allowed by zoning. A certificate of occupancy will only be granted to an accessory dwelling unit after it has been granted to the principal dwelling unit.
- (3) *Parking.* One on-site parking space shall be required for an accessory dwelling unit. Parking for the accessory dwelling unit is in addition to the required parking for the principal dwelling unit, as set forth in [chapter 18.36](#). The required parking space may be in tandem with other required spaces, but must be identified on a site plan.
- (4) *Unit size and configuration.* Except as modified in subsection (5) herein, for a principal dwelling unit of 1,000 square feet or more of living space, the accessory dwelling unit shall be no larger than 50 percent of the living space of such principal dwelling unit, or 800 square feet, whichever is smaller. For a principal dwelling unit of less than 1,000 square feet of living space, the accessory dwelling unit shall be no larger than 500 square feet. No accessory dwelling unit shall be less than 200 square feet. For the purposes of this subsection, square footage calculations shall exclude any garage, porch or similar area.

Legal Description



Subdivision 063600 BARBERS 3RD ADD
Parcel Map Map

Interactive Map Aspin
Interactive Map JMap

Block	Lot	Tract/Key	Section	Township	Range	QSection	Land SQFT	Land Acres
00F	0001	00A	28	03	70	SE	4,225	0.097
00F	0002	00A	28	03	70	SE	2,788	0.064
Total							7,013	0.161

CAUTION: The above legal description is incomplete and for internal purposes only. DO NOT USE THE ABOVE LEGAL DESCRIPTION FOR DEEDS and other legal conveyances.

The image shows an aerial view of a residential area with a blue rectangular overlay on a property. A measurement tool window is open on the right side of the image, displaying the following information:

- Measurement tool title: Measurement
- Units: Sq Feet
- Measurement Result: 563.6 Sq Feet
- Clear button

Street names visible on the map include 4TH ST, 1015 4TH ST, 1017 4TH ST, 401 ILLINOIS ST, and ILLINOIS ST.

1 BED 1 BATH 534 SQ. FEET

HO3 - SHIPPING CONTAINER HOME

3 Shipping containers knit together to create a private full bedroom, kitchen with an island, and a stunning 21' wide front window to maximize light and indoor/outdoor connection. At 534 square feet the HO3 efficiently packs immense program into an extremely comfortable and efficient space.

Included as standard is a highly efficient air source heat pump for heating and cooling.

DIMENSIONS: 24FT WIDE X 24FT DEEP FOOTPRINT

All Honomobo Homes are Solar Photovoltaic ready. Ready to take the plunge to full net positive?



