

ADU FACTSHEET

What is an ADU? An ADU is a secondary living space that occupies the same lot as the main house, usually on the rear 35% of the property. They can be used as a rental (short or long term) or to allow a family member to live on the same property. ADU's can be constructed in the form of...

- an apartment over the garage
- a small house (on a foundation) in the backyard
- a basement apartment attached to the primary residence

Examples:

Small house in the backyard.



Apartment over garage.



Is my property zoned to allow ADUs? The map in the link below shows the locations in Denver that permit ADU construction. <https://www.denvergov.org/Maps/map/accessorydwellings>

What's the permitting process for detached ADUs?

<https://www.denvergov.org/content/denvergov/en/denver-development-services/home-projects/building-expanding-a-home/detached-dwelling-carriage-house.html>

What's my zoning? <https://denvergov.org/maps/map/zoning>

See map of proposed zoning changes: Note: not all proposed rezoning changes are for ADUs

<https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/proposed-rezonings.html>

How does the rezoning process work? <https://www.denvergov.org/content/denvergov/en/community-planning-and-development/zoning/proposed-rezonings.html>

For General information about ADU's please see the following website:

<https://accessorydwellings.org/>