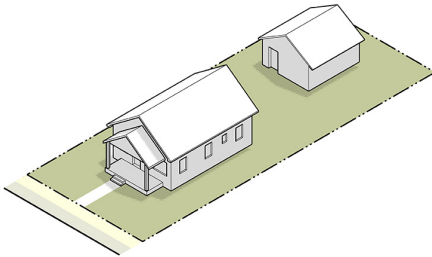


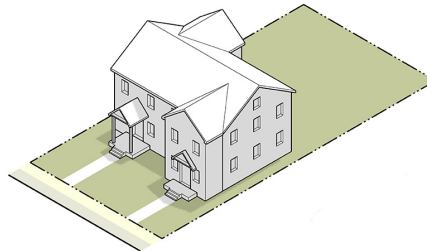
Accessory Dwelling Units

What are Accessory Dwelling Units and where are they allowed?

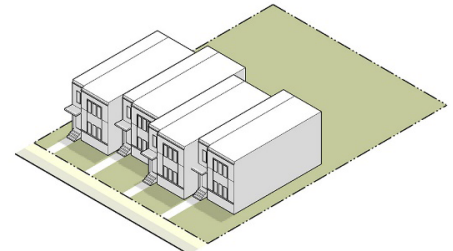
Accessory Dwelling Units, or ADUs, are small, fully independent residential dwelling units that are located on the same lot, and in some instances the same structure, as a primary dwelling unit. In Englewood, ADUs are allowed when associated with detached houses, multi-unit houses, and attached houses as defined in Table 5-2 Residential Building and Lot Standards.



Detached House, Standard Lot



Multi-unit House



Attached House

Excerpt from Table 4-2: Permitted Uses

Uses / Use Categories	Residential Zone Districts						Non-residential Zone Districts				Specific Use Standards			
	R-1-A	R-1-B	R-1-C	R-2-A	R-2-B	MU-R-3-A	MU-R-3-B	MU-R-3-C	M-1	M-2		MU-B-1	MU-B-2	I-1
P = Permitted, subject to general district standards C = Permitted, only by conditional use permit discretionary review PD = Permitted only through a planned unit development = Blank means the use is not permitted														
Accessory Uses														
Accessory Dwelling Unit	A	A	A	A	A	A	A	A	A	A				

Is my property eligible for an ADU?

If it is a residentially zone property with a primary dwelling, then the answer is most likely, yes. At least from a zoning perspective. The first thing to do is check your zoning by using the QR code located in the bottom right hand corner of this page. Once you know the zoning district that your home is located in, locate Table 4-2 Permitted Uses and Table 5-2: Residential Building and Lot Standards

Building Type	# of Units	
	Principal	ADU [2]
R-1-A		
Detached House	1	1
Detached House – Front Corner Lot [1]	1	-
Detached House – Rear Corner [1]	1	-
Detached House – Courtyard Lot [1]	1	-
R-1-B		

in Title 16. For this example, we will be using the R-1-A district. Table 4-2 shows the general allowance of ADUs in all zoning districts. As you can see, ADUs are a permitted accessory use in the R-1-A district (blue circle). Now we proceed to Table 5-2, which shows two key items that are related to ADUs. First are the permitted primary building types, or primary dwelling types, that are allowed in each residential district (red oval). As you can see in this district, Detached Houses are all that is permitted as a primary dwelling type. There are also multiple lot configuration types when it comes to detached houses, but only one that allows for an ADU (purple circle). What this means is that in this district, one ADU is allowed with a detached house on a standard lot. Always be sure and check this table as the allowances can be different depending on the zoning district that you are located in. Attached houses and multi-unit houses are allowed in some of the more intense districts, such as R-2-A, and are eligible for one ADU. Meanwhile, detached houses in the R-2-B district are eligible for

up to three ADUs, as long as the lot meets certain size based criteria. For any questions related to these criteria, please contact the Community Development front desk at 303-762-2342 or email CommDev@englewoodco.gov.



Want to find out what zoning district you live in? Click on our [Online Zoning Map](#), or use your phone and scan here.

Accessory Dwelling Units

What other zoning requirements are there for ADUs?

Well, for starters, our zoning code, typically referred to as Title 16, does not get specific on what type of ADU you can have. The one exception to that is if you are in a district that allows for multiple ADUs, then only one can be detached from the primary dwelling unit. With no required ADU types, this allows you flexibility to decide what you like and what works best with your situation and your property.




ADUs must meet general accessory use standards listed in EMC § 16-4-4.A in Title 16. These regulations provide performance-based standards for accessory uses for items like:


- requiring an accessory use/structure be subordinate, or secondary, to a primary use or structure;
- ensuring that the primary use/structure is located on the same lot as the accessory use/structure;
- necessitating that the primary and accessory uses/structures are operated and maintained under the same ownership; and
- other structure design, construction, use, screening, traffic, and development standards.

In addition to the general accessory use standards, ADUs are required to meet other criteria located in EMC § 16-4-4.B. A summary of these standards is provided below.


Location

- 
- Attached ADUs need to be to the side or rear of the primary dwelling unit or incorporated into the primary structure.

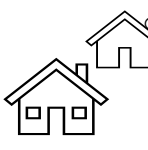
Size

- 
- 800 square foot maximum for detached and attached ADUs.
 - Equal to the building footprint for internal ADUs.


Design

- 
- ADU stairs and entrances need to be oriented to the interior of the lot.
 - The ADU must meet residential design standards.

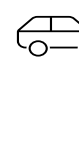
Compatibility

- 
- ADU access, building entrances, parking, and other design features need to be subordinate to the primary dwelling unit.


Property Maintenance

- 
- A property maintenance inspection will be conducted for the property, the primary structure, and the potential ADU (if it is a conversion).


Parking

- 
- No new parking space is required.
 - If parking is provided, it must meet design and lot coverage standards.

Impact Fees

- 
- ADU construction is required to pay municipal impact fees.

Utilities

- 
- ADUs are required to connect to the water and sewer lines of the primary dwelling unit.

What else should I know about ADUs?

ADU addresses are based on the ADU type. An ADU that is attached or internal to the primary structure, such as a basement or attic ADU, will generally acquire a "B" unit address. For example, if your primary address were 3255 S Bannock Street, the addresses that would be assigned are 3255 S Bannock Street, Unit A (primary dwelling unit) and 3255 S Bannock Street, Unit B (ADU). A detached ADU is generally assigned an address two digits higher than the primary dwelling. For example, a new detached ADU at the same address above, 3255 S Bannock Street, would likely receive an address of 3257 S Bannock Street.

ADUs must meet all the requirements of the most recently adopted International Residential Code including separate heating/cooling, electrical service, energy efficiency, fire separation and emergency egress.

Want to find out what zoning district you live in? Click on our [Online Zoning Map](#), or use your phone and scan here.

