



COMMUNITY DEVELOPMENT DEPARTMENT

303-655-2072 | abesch@brightonco.gov

ACCESSORY DWELLING UNIT HOMEOWNER GUIDE

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit, or ADU, is a permanently constructed dwelling unit that is either: (a) detached from the primary residence, or (b) within or attached to the primary residence or an accessory building such as a detached garage. ADUs must be located on the same lot as the primary residence. ADUs include living, sleeping, eating, cooking, and sanitation facilities as well as an entrance independent from those of the primary residence.

Requirements for Building an ADU

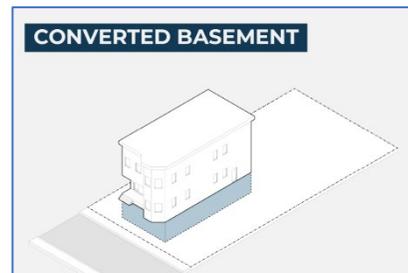
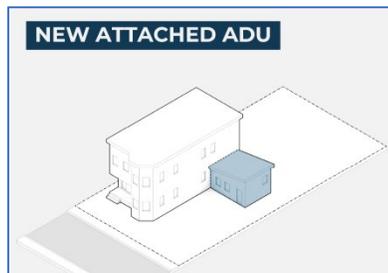
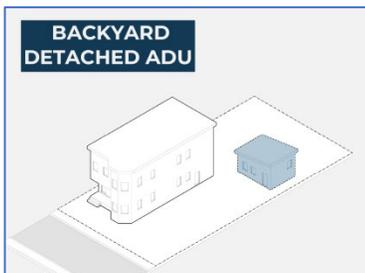
- One ADU is allowed per lot where the primary residence is a compliant detached house or a duplex.
- In general, an ADU shall not exceed the living area of the primary residence or 1200 square feet, whichever is less. Please call or email to request details.
- Non-permanent structures, mobile homes, motor homes, and RVs are not allowed ADUs. Manufactured homes bearing a HUD certification and state-certified factory-built homes are allowed ADUs.
- An ADU must comply with all current applicable building codes.
- Existing utility services must adequately serve the ADU or will have to be increased in size, which will incur construction costs and include associated fees.
- Please call or email for information regarding setbacks, height, and other criteria. If your home is in a standard zone district, reference the [Land Use Development Code Articles 4 and 5](#).
- The Brighton City Council approved waiving impact and permit fees for ADUs provided an increase in utility services is not required. Use tax and school and fire district fees will be due. Please call or email for more information.

Application & Review Process

1. Create or open your [Open Gov](#) account.
2. On the home page headed "How may we help?" scroll down and select the "Residential" tile, then click on "Select" at Accessory Dwelling Unit (ADU).



3. Select "Apply Online" and fill in the requested information. Use the address of the primary residence. Note that the primary residence address may need to change depending on placement of the ADU.
4. If converting an existing residence to an ADU and constructing a new principal residence, follow the sequence above then under "Is this a conversion of an existing building to an ADU?" check Yes. A separate permit application is required for the new principal residence.
5. Submit a building permit application under the ADU building type complete with the following:
 - Plot plan,
 - Engineer-stamped soils report and foundation plan if a new foundation is needed,
 - Architectural drawings,
 - Stamped structural drawings if the ADU is detached, an addition, or if the ADU will alter any existing structure of the building in which it is located,
 - IECC energy compliance documents if applicable, and
 - Manual D & J calculations if applicable.
6. You will be notified of the next steps through Open Gov.



Examples of ADU placements.