City of Lakewood

Planning Department
Civic Center North
480 South Allison Parkway
Lakewood, CO 80226-3127
Voice: 303-987-7505
Fax: 303-987-7979
http://www.lakewood.org

ACCESSORY DWELLING UNITS

Accessory dwelling units are subordinate residential units located on the same lot as a single-family dwelling unit and may be either attached or detached. The following explains the requirements and process for building an ADU.

CRITERIA AND INFORMATION:

▪ **Site Requirements**	ADUs are allowed in most residential zone districts; check the use table in Article 4.1 of the Lakewood Zoning Ordinance for confirmation. Minimum lot size: 9,000 square feet for detached units regardless of zone district.
▪ **Dimensional Standards and Location**	ADUs must comply with all primary structure dimensional standards for the applicable zone district, and may not be located in front of the primary dwelling unit. Maximum height: 30 feet
▪ **Owner Occupancy**	The owner of the property must live on-site in either the primary or accessory dwelling unit. The owner shall record a *certification of owner-occupancy* with Jefferson County, and the covenant shall run with the property (see attached example).
▪ **Design Requirements**	ADUs cannot exceed 700 square feet of gross floor area or contain more than one bedroom. Only one ADU is permitted per lot. The exterior of ADUs must be similar in appearance to the primary dwelling unit, including but not limited to materials, color, roof pitch, and detailing. ADUs are subject to the minor site plan process outlined in Article 2, and the general design and development standards in Articles 6 and 7. Waivers and variances will not be granted for ADUs.
▪ **Parking**	Applicants must provide at least one off-street parking space, with a maximum of two spaces.
▪ **Application**	Applicants must apply for an administrative building permit through the Zoning Review as outlined in Section 2.1.3.A.

CITY OF LAKEWOOD
PLANNING DEPARTMENT
ACCESSORY DWELLING UNIT
OWNER OCCUPANCY CERTIFICATE

Address _____

The undersigned states and affirms that:

1) the undersigned owns the property described herein and commonly referred to as _____ (address) (the "Property"); and
2) hereby certifies that the undersigned resides at the Property as the undersigned's permanent and principal residence.

This Certification that either the primary dwelling unit or the accessory dwelling unit is the permanent and principal residence of the owner of the Property is required by Section 17.4.3.A.5 of the Lakewood Zoning Ordinance as an express condition of the continued use of said accessory dwelling unit. The condition is a covenant running with the Property, and is binding upon all future owners thereof.

Legal Description: See attached

Dated this _____day of _____, 20___

_____
Signature of Property Owner

State of Colorado
ss)
Jefferson County

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this _____day of _____, 20___

_____
Notary Public

My appointment expires_____