Thinking About Building an ADU?

What is an ADU?
An “Accessory Dwelling Unit” can take many forms and may be referred to by many names: carriage house, backyard bungalow, alley flat, garage apartment, garden-level apartment, cottage house, in-law suite, etc. An ADU can be either attached or detached from your primary dwelling. It can be located in the basement, as an addition, over or attached to a garage or other workspace, or standing on its own.

How do I know if I can build an ADU on my property?
To be able to build an ADU on your property within City limits, you must first be able to meet density requirements. Below is a table showing the minimum lot area per dwelling unit allowed for each zone district (see zoning map on reverse to determine your zone district):

<table>
<thead>
<tr>
<th>Zone</th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>R-4</th>
<th>RMU</th>
<th>C-1</th>
<th>C-2</th>
<th>I</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot area/Unit</td>
<td>3,750 sf</td>
<td>3,125 sf</td>
<td>2,400 sf</td>
<td>2,400 sf</td>
<td>3,125 sf</td>
<td>2,800 sf</td>
<td>N/A</td>
<td>2,800 sf</td>
</tr>
</tbody>
</table>

So, I’ve got the required density for an ADU. What other zoning standards will I have to meet?
- ADU’s are limited to 700 square feet of habitable, conditioned area
- ADU’s must meet minimum setbacks for the applicable zone district
- Only (1) ADU is allowed per lot and must be associated with a primary dwelling
- ADU’s must be subordinate to the principal building and no taller than 25 feet.
- The coverage of all buildings on the lot may not exceed the maximum allowed for the applicable zone district
- One (1) on-site parking space must be provided for the ADU
- ADU’s may not be condominiumized or sold, and may not be short-term rented (< 30 days)
- Water/wastewater expanded system development fees must be paid prior to certificate of occupancy

For More Information, Contact:
City of Salida Community Development Dept.
448 E. 1st Street, Suite 112
Salida, CO 81201
(719) 530-2634
Check with the Community Development Department to confirm your zoning.