



DEVELOPMENT GUIDE: ACCESSORY DWELLING UNITS (ADUs)

What is an ADU?

The new provisions intend to increase the supply of affordable and independent housing for a variety of households, increase home and personal security, provide supplemental earnings for people with limited incomes, and increase residential densities. This should occur by using the existing infrastructure and community resources throughout the Town while protecting the existing character of single-family neighborhoods.

An ADU is defined as a habitable dwelling unit that provides basic requirements for living, sleeping, eating, cooking, and sanitation and is added to, created with, or detached from and on the same lot with a single-family dwelling (the "primary residence").



Requirement	Requirement Summary
<i>Zones allowed</i>	Generally allowed in the R-1, R-2, A-2 and A-3 zone district. One ADU is permitted per primary residence.
<i>Utility Service</i>	Town water and sewer services are required to be provided to the ADU from the lines servicing the primary residence. Wells and septic systems <i>may</i> be allowed if pre-existing and the ADU's use of the existing well and/or septic system is approved by the Weld County Health and Environment Department.
<i>Product Type</i>	The ADU (and primary residence) must be site-built or manufactured housing.
<i>Floor Area</i>	The ADU must be within the floor area range of 400 – 1,000 square feet.
<i>Maximum # of Bedrooms</i>	The ADU may be no larger than 2 bedrooms (3 bedrooms may be requested as part of the USR).
<i>Development Standards</i>	The ADU must meet all the zoning district development standards, including setbacks, lot coverage and building height. Development standards can be found in the <i>Hudson Municipal Code, Chapter 16 Land Development Code, Article 4 Zoning Districts</i> .
<i>Conversion of Existing Structures</i>	Conversions of existing structures into ADUs may be allowed if it can be demonstrated that all building codes and development standards (setbacks, lot coverage and building height) can be met.
<i>Owner Occupancy Required</i>	Owner occupancy of the primary residence or ADU is required.

What is the Process to Build an ADU?

1. A pre-application meeting is required. Contact the Planning Department for more information on how to set up and the materials required for a pre-application meeting.
2. The Uses Permitted by Special Review (USR) application must be approved by the Town Council (with a recommendation from the Planning Commission) through the USR process. After obtaining USR permit approval, building permits may be submitted to construct the ADU as approved in the USR permit. The ADU may not be occupied until all permit inspections have been passed and a certificate of occupancy has been granted for the building.
3. Submittal requirements for ADUs can be found in the USR Application, and in addition the following submittal requirements have been added by the ADU Ordinance, including:
 - ◆ A notarized letter of application from the lot owner(s) stating that the owner(s) will occupy either the primary residence or the ADU on the lot as a permanent residence; and
 - ◆ A floor plan of the proposed ADU drawn to a scale of one-quarter inch to one foot, showing the proposed changes to the building including entrance and connecting doors; and
 - ◆ A site development plan, including approach to entries, general landscaping, setbacks, and parking; and
 - ◆ A utility service plan.



Questions? Call or email the Planning Director:

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