

## Section 10-1-1.7 Accessory Dwelling Units (ADUs)

**A. Purpose.** The purpose of these standards for [Accessory Dwelling Units \(ADUs\)](#) is to implement the goals of the Littleton Comprehensive Plan; to promote the efficient use of property within city limits; to ensure adequate infrastructure to support the construction or conversion of ADUs; and to minimize or mitigate any adverse effects of an ADU on adjoining and nearby lots.

### B. Approval of ADUs.

1. *Where Permitted.* ADUs are permitted in certain districts and locations as set out under [Residential Accessory Uses](#) in Table [10-1-1.3, Land Use Matrix](#).

#### 2. Administrative Approval.

a. ADUs that are denoted as "AS", Approved with Standards, in the Land Use Matrix may be approved by the [Director](#), subject to the limitations, standards, and requirements of this Section and issuance of a building permit.

b. ADUs constructed or converted within a historic district, or where the primary dwelling has been designated as a historic landmark, shall be subject to all standards and procedures, including any required approvals by the Historic Preservation Commission, as outlined within Title 10, Chapter 8 of the Littleton Code.

#### 3. ~~Deed~~ Restrictions.

a. ~~Deed Restrictions.~~ Prior to the issuance of a [building permit](#) for an ADU, the property owner shall file in the [office](#) of the County Clerk and Recorder a declaration of restrictions to the deed for the property where the ADU will be located. It shall be unlawful for the property owner to fail to comply with the deed restrictions. At a minimum, the restrictions shall state:

1. The ADU shall not be sold separately from the [principal](#) dwelling;

2. All restrictions run with the land and are binding upon any successor in ownership of the property.

b. A maximum of one (1) ADU of any type is allowed per lot. It shall be unlawful for any property owner to fail to comply with the deed restrictions.

c. All ADUs must be a permanent, habitable structure. Temporary structures, such as manufactured homes, recreational vehicles, or multipurpose trailer, shall not be used as an ADU.

d. Lots containing both a principal dwelling and an ADU may not be subdivided so that the ADU occupies a different platted lot than the primary dwelling.

4 Accessory buildings existing on the effective date of this Code are exempt from the requirements herein.

### C. Standards Applicable to all ADUs.

1. *General Standards.* The standards that apply to all ADU types are as provided in Table [10-1-1.7.1, General ADU Standards](#).

**Table 10-1-1.7.1**  
**General ADU Standards**

Standard	Attached	Contained	Detached
Placement			
Located on same lot as the principal dwelling	Y	Y	Y
Located in the rear yard	--	--	Y
Setbacks <sup>5</sup>			
Minimum required <del>same</del> side yard setbacks <del>same</del> as the principal dwelling unit	Y <del>Y</del>		
Minimum required <del>F</del> front and side setbacks are the same for corner lots	Y <del>Y</del>		
Minimum required setback for a corner lot when adjoining a residential lot to the rear	equal to the front yard setback of the rear adjoining lot		
Minimum distance from the principal dwelling unit <sup>6</sup>	0'	0'	<del>5'</del> See Table 10-1-1.7.2
Minimum rear setback <sup>4</sup>	5' if ADU located in a new addition; minimum required of principal dwelling unit if located within original footprint of primary dwelling unit		5'
Primary Entrance			
Separate entrance from principal dwelling unit	Y	--	Y
Shared entrance with principal dwelling unit	<del>Y</del>	Y	--
Number			
Number of ADUs permitted per individual lot <sup>1</sup>	1	1	1
Height and Area (maximum)			
One-story floor-to-ceiling height <sup>2</sup>	18' <del>18'</del> See Table 10-1-1.7.2		
Height of two-story ADU <sup>3,2</sup>	30' maximum allowed for primary dwelling unit <sup>3,4</sup>		
Gross floor area <sup>4</sup>	up to gross floor area of principal dwelling unit maximum building coverage		up to gross floor area of principal dwelling unit or 1,000 sf, whichever is less
Percentage of the rear yard equal to allowable building coverage	Y	Y	
Parking - Refer to Subsection 10-1-3.7.A, Parking and Loading			
Table Notes: 1. <del>A maximum of one ADU of any type is allowed per lot.</del> Reserved. 2. ADUs permitted in a <del>DNR, DMU, DTADT</del> or <del>CMU zone</del> district may be constructed to a height that is the maximum permitted for a single-family detached housing type in the associated zone district. 3. <del>A two-story ADU is permitted if the principal dwelling has a height of two stories or more.</del> 4. <del>Not to exceed maximum building coverage for applicable zone district. for the SLR and MLR districts is provided in Section 10-4-2.2, NB Lot and Building Standards.</del> 5. If a setback of an existing structure to be converted or to be used as an ADU is less than shown in this table, a record of survey shall be provided at time of building permit for proof of location, setbacks, footprint, and lot lines, and nonconforming setbacks shall be considered. 6. Distance is measured from the edge of the eaves of the principal and accessory dwelling.			

2. **Code Compliance.** All ADUs shall comply with all applicable building, health, fire, and life safety codes.
3. **Land Development Impact and Sewer Tap Fees.** Each dwelling unit requires payment of the city's land development impact and sewer tap fees, per Ordinance 10-2021 and Ordinance 8-2009, respectively, as amended from time to time.
4. **Land Uses.** An ADU may be used in the same manner as a single-family dwelling. See Title 3, Business Regulations; Chapter 23, Short-Term Rentals for applicable short-term rental regulations.

**5. Architectural Standards.** All ADUs shall comply with the following architectural standards:

- a. The ADU shall be architecturally consistent with the principal dwelling such that it complements the principal dwelling in the use of complementary color palettes and exterior finishes. ~~The roof slope shall match that of the dominant roof slope of the principal dwelling, which is the slope shared by the largest portion of the roof.~~
- b. ~~The ADU shall provide for privacy mitigation measures to the extent practicable, as long as privacy mitigation does not include an architectural style, building material, or landscaping that is more restrictive than a single-family home in the same zone district. Reserved.~~
- c. ~~The ADU shall provide privacy mitigation measures including:~~
  1. ~~The entrance and windows of the ADU shall face the interior of the lot and/or a public street to the extent practicable;~~
  2. ~~An ADU located on or within six inches of the minimum required side setback shall provide year-round screening in the form of a wall, fence or a hedge with a minimum mature height of no less than six feet; and~~
  3. ~~No rooftop decks or decks that are greater than two feet above the ground floor elevation of the existing dwelling shall be permitted.~~

**6. Parking.**

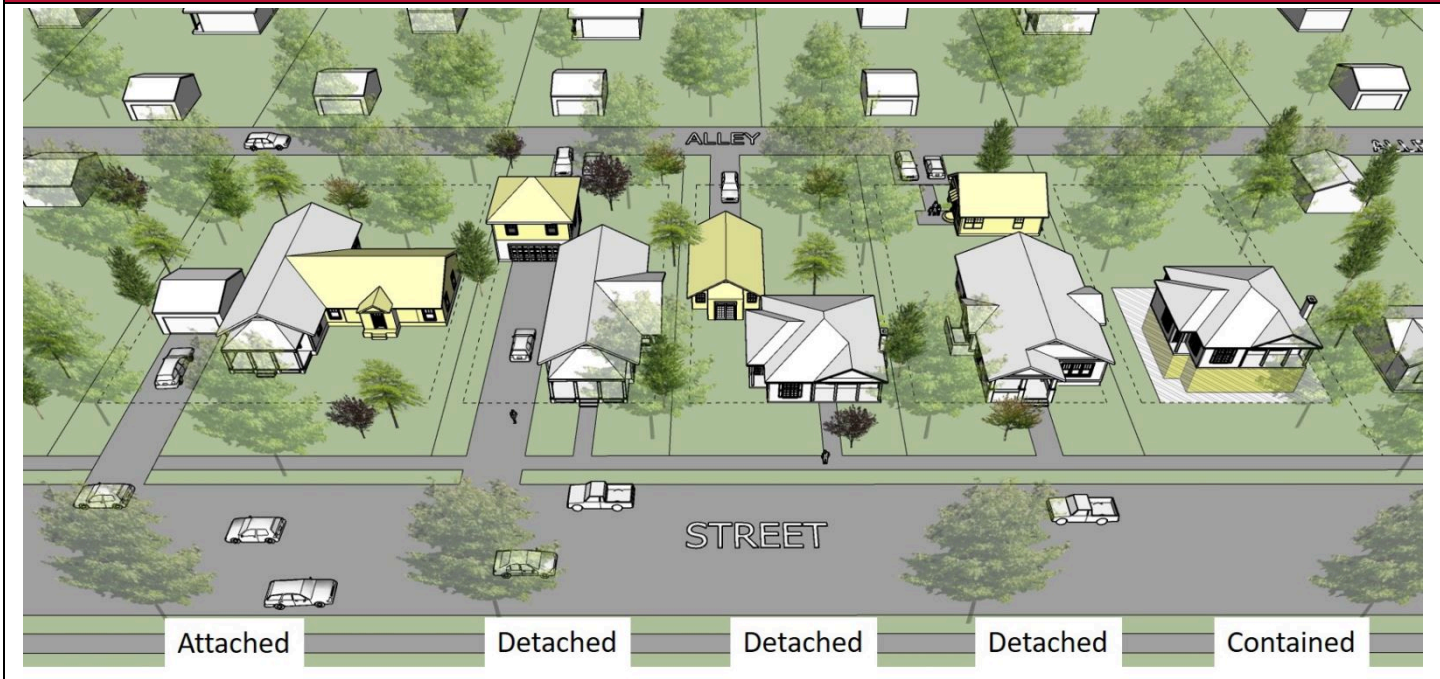
- a. Refer to Subsection [10-1-3.7.A, Parking and Loading](#).
- b. Covered or uncovered parking for an ADU may be in tandem with other required on-site parking.
- c. No parking space is required for an ADU that is located within:
  1. One-quarter mile of a [public transit](#) station;
  2. A [historic district](#); or
  3. A mixed-use [development](#).
- d. If required parking for the existing single-family dwelling is removed in conjunction with the construction of an ADU, the removed parking spaces shall be replaced with an equal number of on-lot parking spaces.

**7. Onsite Wastewater Treatment Systems (OWTS).** The owner of a property for which the wastewater is handled by an OWTS shall provide a written letter from a qualified professional indicating proof of the capacity and performance of the OWTS to accommodate an ADU.

**8. ~~Planned Overlay Districts.~~** ~~Any planned development resolution or ordinance that was adopted or approved before the effective date of this section that allows the construction of single-family detached dwellings and that restricts the construction of an accessory dwelling unit as an accessory use to any single-family detached dwelling shall not be interpreted or enforced to restrict the creation of an accessory dwelling unit as an accessory use to any single-family detached dwelling unit in any way that is prohibited.~~

**D. Standards Applicable to Certain ADUs.** (See Figure [10-1-1.7.1, ADU Types](#))

**Figure 10-1-1.7.1**  
**ADU Types (to be updated)**



**a. Attached ~~and Contained~~ ADUs.**

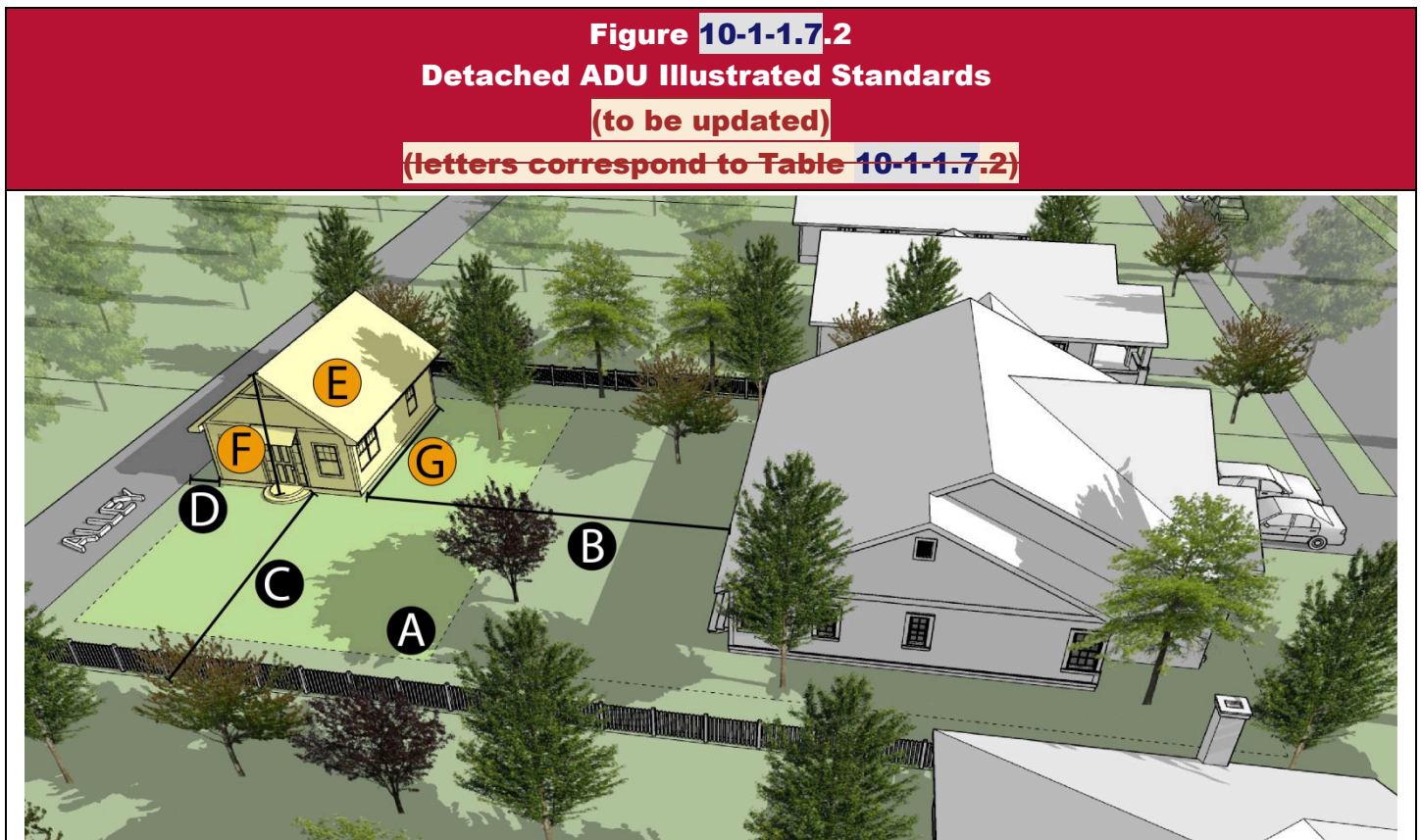
1. ~~Reserved. The principal dwelling unit shall not be altered in any way so as to appear from a public or private street to be multi-family housing.~~
2. ~~Reserved. Access to the ADU shall be by means of an existing side or rear door, except where a new entrance is required by the Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street.~~
3. Water, sanitary sewer, and electrical utilities may be separately provided to an attached ~~or contained~~ ADU.

**b. Detached ADUs.**

1. The ADU and principal dwelling shall have separate addresses. ~~The address of the principal dwelling will remain the same and the ADU will be assigned a unit designation.~~
2. The ADU shall meet the building requirements established within Title 4 of the City Code, including adopted building codes, and may combine a dwelling with a garage, workshop, studio, or similar use.
3. ~~A vehicular access shall not serve the ADU separate from that serving the principal dwelling unless the accessory dwelling is accessed from an alley and the principal dwelling is accessed from a street. Reserved.~~
4. Detached ADUs shall adhere to the standards set out in Table 10-1-1.7.12, General ADU Standards Site and Building Standards for Detached ADUs, and as illustrated in Figure 10-1-1.7.2, Detached ADU Illustrated Standards.
5. Detached ADUs must be located in line with or behind the front façade of the primary dwelling unit.



Table 10-1-1.7.2				
Site and Building Standards for Detached ADUs				
Symbol	Standard	DNR, DMU and DTA	Medium Lot Residential (MLR)	Small Lot Residential (SLR)
Setbacks <sup>1</sup>				
A	Location	Direct access from an alley or local street	Direct access from an alley	
B <sup>2</sup>	Distance from principal dwelling (min.)	5'	15'	12'
C	Interior / corner side setbacks	Same as district	Same as district	
D <sup>3</sup>	Rear (min.)	5'	5'	5'
ADU Structure Standards (Maximum)				
E	Gross floor area	—	800-sf.	700-sf.
F <sup>4</sup>	Stories	1-5	1-0	1-0
	Height	18'	18'	18'
		30' provided the principal dwelling is two stories		
Table Notes:				
1. If a setback of an existing structure to be converted to or used as an ADU is less than shown in this table, a record of survey shall be provided to the Director for proof of location, setbacks, footprint, and lot lines.				
2. Distance is measured from the building walls of the principal and accessory dwelling.				
3. Accessory buildings existing on the effective date of this Code are exempt from this requirement.				
4. Height is measured to the peak of the roof. In no case may an ADU exceed the height of the principal dwelling. A two-story ADU is permitted if the principal dwelling has a height of two stories or more.				



(Ord. 18, Series of 2022; Ord. 20, Series of 2023)