

## Definition

An Accessory Dwelling Unit (ADU) refers to a habitable living unit added to or created within a primary one-unit single-family dwelling, which together constitute a single interest in real estate. It is a separate additional living unit, including kitchen, sleeping, and bathroom facilities. An ADU does not constitute a two-family dwelling. Only one ADU is permissible in addition to the main dwelling on one platted lot of record. ADUs shall not be used for nightly, or weekly rentals, and shall not be leased for periods of less than six consecutive months. A restrictive Use Covenant shall be signed prior to the issuance of a building permit.

- ADUs shall be a permanent structure that qualifies for an occupancy permit with Garfield County. No travel trailer, boat, or RV shall be used.
- ADUs shall meet the setback, height and building requirements relating to the principal structure in the underlying zoning district.
- Maximum square footage of the ADU shall not exceed 750 square feet.

This ordinance includes a sunset clause and annual cap on permits. Refer to date of enactment.

## Requirements

Each living unit must contain:

- A continuing and sufficient supply of safe and potable hot and cold water under adequate pressure and of appropriate quality for all household uses
- A safe method of sewage disposal approved by Southwest Public Health Department.
- At least one bathroom, which must include at a minimum, a lavatory, and a bathtub or shower
- A sufficient method of heating the living unit.
- Electricity adequate for lighting, cooking and for mechanical equipment used in the living unit
- Access provided without passing through any other living unit.
- Parking space for the ADU occupant(s).

## Sunset Clause:

This ordinance shall be revisited in a period of two years of its enactment.

There shall be a cap on the ADU permits issued of 10 per year.

Zones permitted in: MDR, LDR, GMU, Commercial