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# Auxiliary Dwelling Units

Impact of new legislation on Westridge Estates

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## Background

- The law defines an Accessory Dwelling Unit as “an internal, attached, or detached dwelling unit that: (a) provides complete independent living facilities for one or more individuals; (b) is located on the same lot as a proposed or existing primary residence; and (c) includes facilities for living, sleeping, eating, cooking, and sanitation.”
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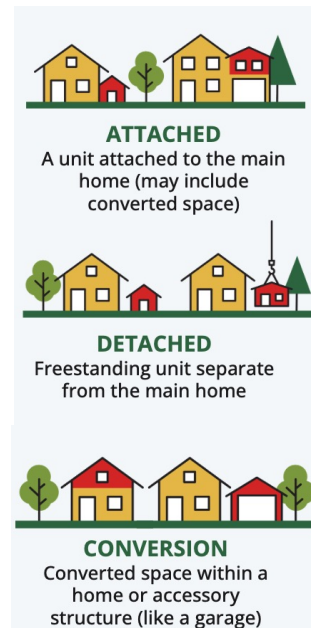
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## What is an ADU in Westridge?

- Examples: Granny flats, backyard cottages, in-law units, converted garage, or basement apartments

*Note: Westridge Covenants and Larimer County Land Use Code prohibit short-term rentals*

- Legally part of the same property
- Smaller than the main home
- Must have a kitchen, bathroom, and place to sleep
- Larimer County Land Use Code defines the limits of the size of the ADU (See slide 5)
- Only one allowed per lot



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## Resources

- Colorado:
    - <https://dlg.colorado.gov/accessory-dwelling-units>
  - Larimer County:
    - [https://www.larimer.org/sites/default/files/uploads/2022/accessory\\_dwelling\\_unit\\_handout.pdf](https://www.larimer.org/sites/default/files/uploads/2022/accessory_dwelling_unit_handout.pdf)
    - [https://www.larimer.org/sites/default/files/uploads/2021/larimer\\_luc\\_adoptiondraft\\_final\\_1.pdf](https://www.larimer.org/sites/default/files/uploads/2021/larimer_luc_adoptiondraft_final_1.pdf)
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## ACC Implications for Westridge

- Cannot restrict ADUs 500 to 750 square feet regardless of the primary structure's size. (Note: Tiny homes are typically 100-400 sq ft)
  - Setbacks for RR-2 lots under 10 acres (Same as primary residence): Front: 25 feet, Rear: 10 feet, Side: 5 feet
  - Maximum height: 40 feet
  - *Larimer County Land Use Code specifies The total square footage of the accessory living area is limited to **40 percent of the square footage in the single-family dwelling, excluding any garage or basement area, whether finished or not, or 800 square feet, whichever is less.***
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