

Accessory Dwelling Unit Checklist-18.28.240 Addendum

Topic	Information	Explain Compliance
Zoning	ADUs are only allowed in R-E, R-1, R-1A, R-2, R-3 or PUD.	
Allocation	Every new dwelling in the City of Golden requires an allocation.	
Use	How many units in Principal Building? Only one ADU is allowed regardless per principal unit.	
Parking	How many parking spaces on site? One on-site space for the ADU is required in addition to required parking.	
Unit Size	Square footage of principal unit. ADU cannot be larger than 800 square feet or 50% of the principal unit, whichever is smaller. An ADU cannot be less than 200 square feet and that exclude garages, porches and similar areas.	
Occupancy	Owner must occupy the property. Evidence needed per vehicle registration, voter registration or title records.	
Design	Must be architecturally similar to principal structure. No mobile homes allowed.	
Entrance	If visible from adjacent street, the entrance must be clearly subordinate to the entrance of the principal dwelling.	
Windows	Windows which face an adjoining residential property shall be designed to protect the privacy of neighbors unless fencing or landscaping is provided for screening.	
Site Design	Outdoor area required. The site plan shall provide accessible outdoor space for both the ADU and the Principal Dwelling Unit.	
Utility Service	No separate services allowed. The ADU's utilities must be connected to the principal structure.	
Deed Restriction	A Recorded Deed Restriction is required. The deed restriction must state that the ADU cannot be sold separately, it is restricted to the approved size, and by owner occupied.	