



TOWN OF FIRESTONE ACCESSORY DWELLING UNITS

The Town of Firestone allows accessory dwelling units (ADUs) in accordance with Section 16.3.3.G.1 of the Firestone Development Code (FDC). A permit must be issued by the Town of Firestone for the allowance of an ADU.

This handout conveys the standards by which the Town allows ADUs, the materials required with an application, and describes the process that will be applied to an application for an ADU.

Please note that private neighborhood covenants may have conflicting standards for the use of and construction of ADUs. Please check with your homeowners association or equivalent entity to determine what is or is not allowed within your neighborhood prior to applying for an ADU permit.

Please note that depending on lot water usage, an ADU may require additional water dedication to the Town. Please contact Town planning staff to determine if an additional water dedication is required for your lot prior to submitting an application for an ADU.

Types of ADUs

An ADU is allowed on a property that is planned for a single-family detached dwelling unit. The following types of ADUs are allowed:

- Conversion of an existing living area, attic, basement or garage (if the garage is not required parking for the lot)
- Addition of floor area to a single-family house
- Construction of a detached accessory dwelling unit on the single-family lot
- Construction of a new single-family detached house with an internal or detached living unit

Mobile homes, recreational vehicles, and travel trailers are not allowed as ADUs and the ADU may not serve as a primary dwelling unit.

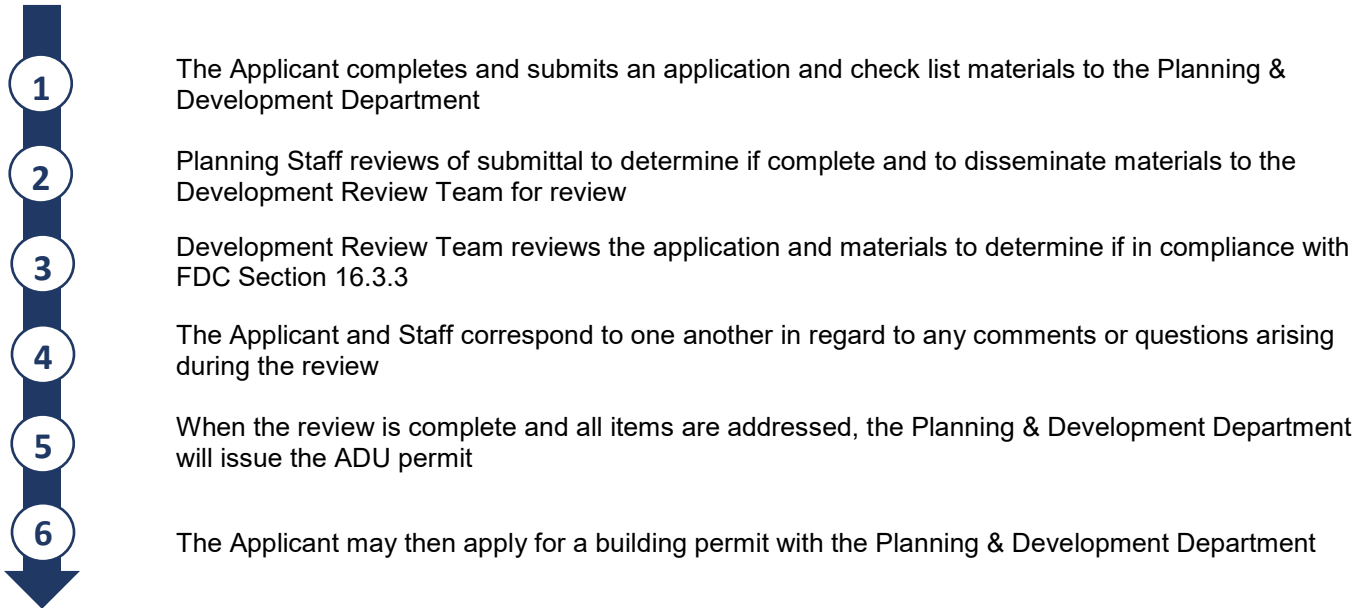
Standards

The following are the standards that ADUs must meet:

- **Zoning** of lot: R-A, R-B, R-C, OTR or PUD with R-A, R-B or R-C land use category (ADUs may be allowed in the RR District through the Special Use Review process)
- **Lot size:** at least 5,000 sf
- **Maximum ADU size:** 33% of primary house or 900 sf – whichever is greater
- **Minimum ADU size:** 500 sf
- **Only one** ADU per single-family residential lot
- Must be accessory to a **single-family detached house**
- **Compliance with all building and site dimensional standards** (setbacks, height, etc.) of the zone district
- **Materials, colors, design of ADU** matches or complements the primary house
- One additional on-site **parking space** may be required if the ADU is built at the same time as the primary dwelling unit of if abutting streets do not allow on-street parking

- The ADU must contain **private sanitary facilities** with hot and cold running water and cooking and food storage facilities separate from the primary dwelling unit.
- All **utility connections must be shared** with primary dwelling unit
- Compliance with the adopted building code including a listed horizontal or vertical 2-hour **fire rated assembly** between units

Process



Submittal Check List

Please ensure the following items are submitted along with **a development review application**:

- | | |
|---|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> Complete development review application <input type="checkbox"/> This Submittal Check List <input type="checkbox"/> The ADU Questionnaire in this packet <input type="checkbox"/> Review fee <input type="checkbox"/> Elevations and or pictures of current and proposed structures on site <input type="checkbox"/> Soils report if ADU is addition or detached structure <input type="checkbox"/> Site grading plan if ADU is addition or detached structure <input type="checkbox"/> Proof of lot ownership or written authorization from property owner (property owner must also sign application) | <p><input type="checkbox"/> Site Plan showing:</p> <ul style="list-style-type: none"> • Lot dimensions • Location & dimensions of primary house & ADU • Location of ADU entrance • Orientation of house to abutting streets • Location of current & proposed utilities & easements • Driveways, parking areas • Land use table with the following information: lot size, lot coverage, square footage of primary house and of ADU |
|---|--|

ADU Questionnaire

Address / Location:

Additional abutting streets (if applicable):

Subdivision & Filing:

Lot:

Block:

Zoning:

Lot Size:

Is the lot designated for a detached single-family house?

Size of Primary House / Dwelling Unit:

Size of ADU:

How many dwelling units (both ADUs and primary houses) are there currently on the property?

Project Description / Narrative:

What type of ADU is being requested:

Conversion of an existing living area

Conversion of a garage

Conversion of attic

Conversion of basement

Addition of floor area to single-family detached house

Construction of detached structure

ADU constructed concurrently with new single-family detached house

If the type is conversion of a garage, how many parking spots are available on the site before and after the construction of the ADU?

Please describe the exterior architectural design, materials and colors proposed if ADU is an addition or accessory structure:

Are you aware that there may be building code standards that may be required?

Are you aware that additional water dedication may be required?