

Accessory Dwelling Units

Mancos Development Services: From Concept to Construction



Getting Started

Accessory dwelling units (ADUs) are habitable structures that are secondary to and supportive of a principal structure on the same lot. Mancos LUC Section 16-4-10.E provides the primary regulations for accessory dwelling units. ADUs require a specific ADU permit, which is a different type of permit than other accessory structures.

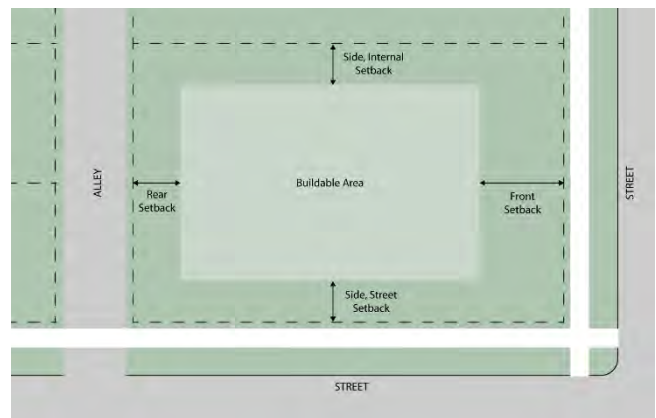
All ADUs require an ADU permit. New ADUs created through construction also require a building permit. Applicants can start a request for ADU approval by submitting a complete ADU application to the Zoning Administrator. Applicants with questions about the application form or process are encouraged to call or stop by Town Hall to talk about their application. The Town does not accept incomplete applications.

The Zoning Administrator will review and make a determination about the application. There is a \$65.00 fee for accessory use permit review. If a building permit is required, the applicant is also required to pay for the building permit fee(s) and the cost of any inspections required by the Building Inspector. Applications must be signed by the property owner and shall include a site plan.

Accessory Dwelling Unit Guidelines

This is an overview of the applicable standards. Please review the Mancos Land Use Code before submitting your application.

- ✓ ADUs are permitted in all single-family zone districts. A special use permit is required for ADUs in multifamily and mixed-use zone districts. Special use permits are reviewed through a separate application and must be approved before an ADU permit can be reviewed. ADUs are permitted in commercial districts but they must be completely internal to the commercial structure.
- ✓ An ADU must be completely on the applicant's property. It is the applicant's responsibility to determine where the property line is. If a reliable reference for establishing the lot lines is not present, the Building Inspector may order that a land survey be made. If there are any questions, please call (970) 533-7725 and discuss any problems with the Building Inspector before starting construction.
- ✓ ADUs must meet the height and setback requirements for the zone district where the property is located. A setback is the distance measured from your property line to a point inside the property. A setback creates a border inside your property lines. Setback requirements are different in each zoning district. For purposes of determining setback, the front is the side that borders a street and is typically where the front door faces and/or the street address. The street side yard is the side that borders a street. Minimum setback outside and adjacent to the Mancos River or Chicken Creek shall be 25 ft.
- ✓ New, detached ADUs may not cover more than 30% of the rear yard and may not be taller than the principal dwelling unit. The gross floor area of the ADU may not be more than 80% of the gross floor area of the principal dwelling or 750 square feet, whichever is less.
- ✓ ADUs must have water and sewer service and the applicant will be charged the Town's water and sewer plant investment fee. Mancos' street impact fee is also applicable to ADUs. All fees must be paid prior to building permit issuance.



- ✓ ADUs may not be erected within utility easements and may not encroach onto any sidewalk, street, alley or other public right-of-way.
- ✓ ADUs located on corner lots may not be located so they obstruct the view of an intersecting street. To comply with corner visibility standards (LUC Sec. 16-8-10), the ADU must be placed so there is no obstruction taller than 4 feet in height within a triangular area formed by the property lines and a line connecting them at points 30 feet from the intersection of the property lines.

When is a Building Permit Required?

A building permit is always required when constructing an Accessory Dwelling Unit. Contact the Town of Mancos for more information. In all cases, an application for Accessory Dwelling Unit review shall be submitted and approved prior to placement of the structure.

Expiration/Renewal

Construction under a building permit must commence within 180 days. Once started, it must be completed within 180 days.

