City of Louisville
COLORADO • SINCE 1878

Community Development

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Accessory Dwelling Unit (ADU) Handout

Attached Above Garage ADU

Interior Converted Garage ADU

Interior Converted Basement or Attic ADU

Attached ADU

Detached ADU

An accessory dwelling unit, or ADU, is a form of subordinate, independent housing that shares a lot with a single-family residence. ADUs can take many forms and be attached or detached to the main house (see graphic below). In May 2025, Louisville City Council adopted an ADU ordinance that allows one ADU per property in all single-family zoned districts. Below contains important zoning information for constructing new ADUs in Louisville. If you have additional questions about constructing an ADU, please contact Planning at 303-335-4592 or Planning@louisvilleco.gov. Additional information can also be found on our website here: ADUs, Rentals, Guest Houses | City of Louisville, CO

Topic	Requirements	
	Attached ADUs	**Detached ADUs**
Location	Permitted in all zone districts, including PUDs, that allow single family detached or attached (rowhomes, townhomes) units.	
Maximum Number of ADUs	One ADU, either attached or detached is permitted per single family unit.	
Maximum Size*	1,000 square feet.	800 square feet.
	ADUs cannot exceed 75% of the square footage of the primary house, or the maximum allowed square footage, whichever is less. However, ADUs at least 500 square feet in size are allowed in all cases, provided all other requirements are met.	
Maximum Height	Same as primary house.	25 feet.
Setbacks	Same as primary house, except the minimum rear setback is 10 feet.	Accessory structure setbacks apply.
Lot Coverage and FAR	ADUs are subject to minimum lot coverage and floor area ratio (FAR) requirements for the overall lot, as applicable. However, the first 500 square feet of an ADU does not count towards lot coverage and FAR requirements.	
Minimum Parking	One off-street parking space shall be required for an ADU ***only*** if on-street parking is prohibited on the subject block *and* there are no excess parking spaces available on the subject lot.	
Tap Fees	Separate ADU wastewater fees may apply. Please contact Public Works for more information.	
Placement on Lot	Same as primary house.	Not permitted in the front yard, except in Old Town in an existing building.

* Attached ADUs located in basements shall not count towards the maximum size limitations. Certain ADUs may be eligible for a size increase.

New ADU fees:

A new ADU needs a building permit like any new residential unit would. Please review the City's permit fee schedule. New residential units are also subject to the City's Development Impact Fees in Louisville Municipal Code Ch. 3.16. The ADU ordinance exempts the first 500 square feet of an ADU from any Development Impact Fee calculations. If the ADU is greater than 500 square feet, Development Impact Fees are only assessed if the increase in square footage puts the subject property into another square footage "bracket" according to Appendix A: Impact Fee Schedule in Ch. 3.16.

For water and wastewater tap fee information on new ADUs, consult with the City's Public Works Department.

ADU Building Codes:

The City is currently under the building codes summarized here, including the 2018 International Code Council (ICC) codes. The City is planning to adopt the 2024 ICC codes as soon as late 2025 that include an accessory dwelling unit appendix. Until that time, the City will be evaluating new ADUs using the minimum safety requirements for ADUs in the 2024 ICC, Appendix BC in addition to the other applicable requirements in the 2018 ICC codes.

Existing ADU Information:

The City recognizes that some units that may meet the definition of an ADU have been constructed prior to May 20, 2025. The ADU ordinance allows a pathway for those units to be considered legal. A property owner may apply for a **"Certificate of Exception"** by December 31, 2026 to obtain "legal nonconforming status", which means that the unit can legally function as an ADU – specifically a separate, independent living unit (e.g., rented out). More information can be found on our website: ADUs, Rentals, Guest Houses | City of Louisville, CO