

Town of Lake City, CO

Planning and Zoning Commission

ADU Thoughts/Considerations

2/26/2026

Questions/Considerations/Concerns:

- ADUs are intended to be long-term housing for workforce personnel and aging in place individuals and are not allowed to be STR, office space, or guest quarters.
- Fee Waivers
 - Water-fee will be waived if applicable. Some ADU's may be able to utilize a common tap from the primary residence.
 - Sewer-fee will be waived if applicable. Some ADU's may be able to utilize a common tap from the primary residence.
 - Building Permit
 - Fee Waivers for tax-subject to Hinsdale County input
- Zoning Areas Permitted are: Rural, R-1, Rural Estate, LM,T, T-1, and MHR.
- Deed Restriction Requirement and Term-A recorded deed restriction will be required for a term of 10 years along with a Declaration Form stating the ADU is for workforce member(s) or aging in place individuals.
- Must be the primary residence for a year round workforce member(s) of 30 hours/week or for an individual aging in place.
- ADUs shall be rented a minimum of 6 months/year.
- A family member is an approved tenant.
- Parking Requirements shall be for 1 off-street parking space per ADU.
- Accessibility Requirements are encouraged but optional.
- Square Footage Requirements
 - Minimum 400 square feet
 - Maximum 1,000 square feet
- ADU may be a detached unit from the primary dwelling, in a basement of the primary dwelling, over a garage, or an integral space attached to the primary dwelling.
- All ADUs MUST have a separate, dedicated entrance to the ADU that is not part of the primary dwelling.
- Owners of the primary dwelling and ADU may occupy the ADU and rent the primary residence under the listed requirements of the ADU.
- ADUs will be managed by a joint town/county employee or housing coordinator.
- A homeowner report will be required to be submitted annually.
- Pre-Approved Plans-A goal of the ADU Program is to provide approved plans for ADU construction that will streamline the application process and limit out of pocket costs of participating individuals.

- 3-4 plans
 - Studio, 1 BR, and 2BR floor plans and elevations
 - Historically approved models
- Prohibited ADUs shall be RVs including campers, trailers of any kind, motor homes, and temporary structures.
- Modular pre-fabricated units shall be allowed subject to review.