



CONTACT THE  
CURRENT PLANNING  
OFFICE!

*We'll guide you  
through the process!*

410 E. 5TH ST.

# ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU) is a popular way to invest in your existing property. If you are looking to create an independent living space for your adult children or parents, or bring in potential renters, this may be a great option for you! Each lot is unique, and not all zoning districts allow ADUs, so it's important you meet with a City Planner to discuss your project and walk through the necessary steps before beginning development.

## WHAT IS AN ACCESSORY DWELLING UNIT?

An Accessory Dwelling Unit is a second dwelling unit that is **subordinate in scale** to, a single-family home (the "Principal Dwelling Unit"). An ADU is located either within the same building as your home (excluding basements) or in a detached building on the same lot as your home.

## CAN I USE MY ADU AS A RENTAL PROPERTY?

Yes. While the City of Loveland does not require a rental license, you must pay lodging sales tax. For more information on sales tax, contact the City of Loveland Sales Tax Department 970.962.2708

## ADU OVERVIEW

- ADUs are permitted on the same lot as a **single-family detached** dwelling unit and are not permitted on multifamily properties
- **Maximum building footprint** is 900 square feet or 10% of the total lot area, **whichever is less**
- **Maximum floor area** is 900 square feet
- **Restricted to a height** of 26ft or the height of the principle dwelling unit, **whichever is less**
- ADUs are **permanent structures** on a foundation, so recreational vehicles and tiny homes on trailers are not permitted
- ADUs have their own **independent** heating, bathing and cooking facilities
- ADUs need their own approved **address**
- ADU's require a **separate entrance**
- One dedicated **parking** space is required
- **Utilities** are to be connected to the primary dwelling (electric optional)
- ADUs require a **building permit** and must be compliant with current building and fire code
- **Converting** an existing structure will require a structural observation letter from an engineer
- Check with your **HOA/private covenants** to verify that ADU's are permitted in your neighborhood

## TYPES OF ADUs



Garage Conversion/  
Attached Addition

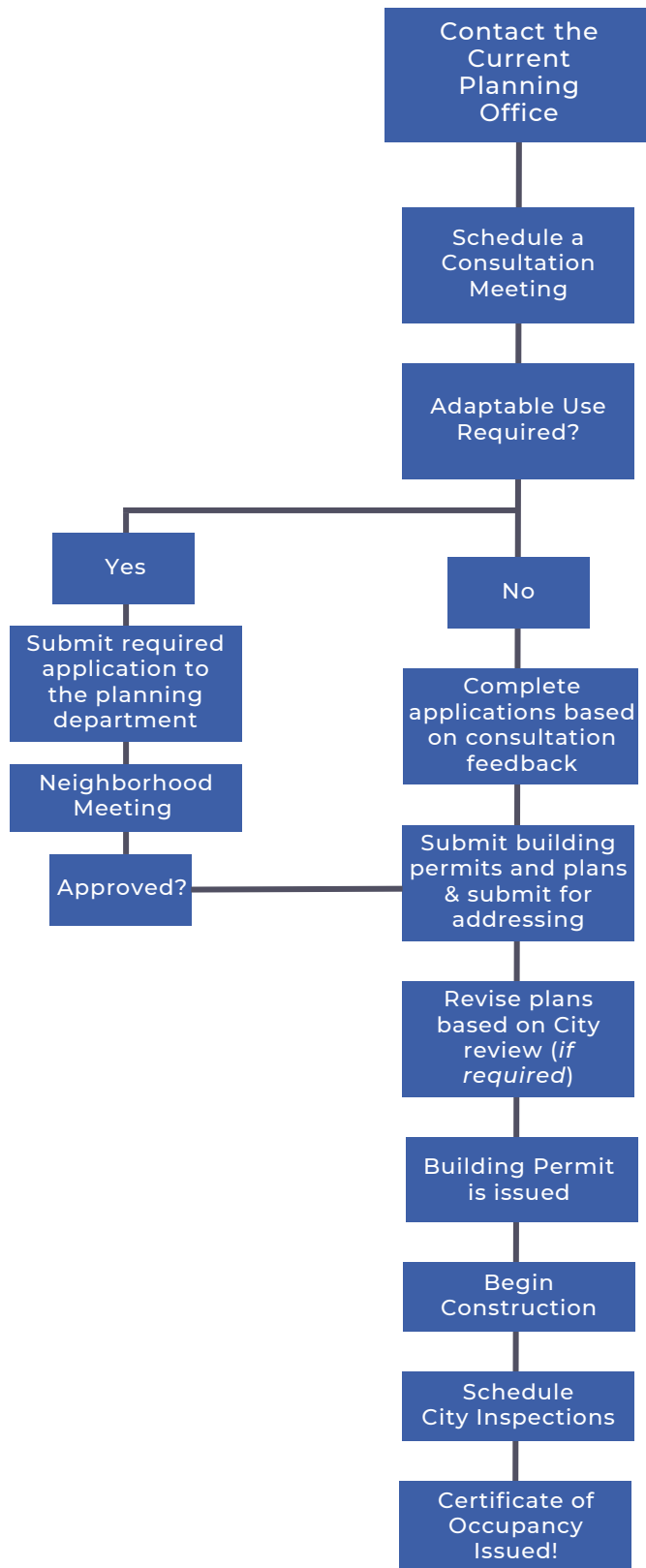


Over the Garage



Standalone Unit

# ACCESSORY DWELLING UNIT REVIEW PROCESS



**CONTACT US:**  
DEVELOPMENT SERVICES  
410 E. 5TH STREET  
LOVELAND, CO 80537

**CURRENT PLANNING:**  
970.962.2523

**BUILDING**  
970.962.2505

**FIRE RESCUE AUTHORITY**  
970.962.2554

This flyer is not intended to cover all of the City of Loveland's Accessory Dwelling Unit requirements. If you have additional questions please contact the Current Planning Office.