

# EXISTING REGS VS. PROPOSED CHANGES

WHERE ARE THEY ALLOWED?	EXISTING REGULATIONS	PROPOSED CHANGES
Detached Accessory Dwelling Units	A, R-2, R-4, R-5, SU, TND, C-5	Would include all current zone districts in addition to R, R-1 9000, R-1 6000, OR and OC zone districts
Integral Accessory Dwelling Units	Currently prohibited within single-family zone districts. (Note: Traditional duplexes are permitted in R-2 and higher zone districts)	Would be allowed within all residential zone districts including A, R, R-1 6000, R-1 9000 (single-family residential zone districts) and OR, OC and C-5 zone districts
<b>MINIMUM LOT SIZE</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	7,000 s.f. in R-2 6,000 s.f. in R-4, R-5, SU and all commercial districts	Would utilize minimum lot size within each zone district
Integral Accessory Dwelling Units	Currently Not Permitted	Would utilize minimum lot size within each zone district
<b>MINIMUM ADU SIZE</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	No minimum except as noted in City Code Section 6.12.303	Minimum 200 s.f.
Integral Accessory Dwelling Units	Currently Not Permitted	Minimum 200 s.f.
<b>MAXIMUM ADU SIZE</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	750 s.f., deck (patio space not included)	No greater than 50% of the finished floor area of the principal home or 1,500 s.f., whichever is less (Note: Maximum lot coverage to also dictate ADU size)
Integral Accessory Dwelling Units	Currently Not Permitted	If existing finished floor area of principal structure is less than 1,000 sqft the minimum base size of the ADU may be 500 sqft
<b>MAXIMUM HEIGHT</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	25-foot	No greater than 40% of finished floor area of home (excluding garage and any uninhabitable space, e.g. attic)
Integral Accessory Dwelling Units	Currently Not Permitted	A, R, R-2, R-4, R-5, SU, TND, OR, OC and C-5: 6:12 or greater roof pitch - 28 feet Less than 6:12 (including flat roof): 25 feet
<b>OFF-STREET PARKING</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	One (1) additional parking stall in addition to one (1) stall for principal home	R-1 9000 and R-1 6000: Property abuts an alley above standards apply; Property does NOT abut an alley 20 feet maximum height (pitched or flat roof)
Integral Accessory Dwelling Units	Currently Not Permitted	Integral units would be part of principal home, maximum building height standards of base zone would apply
<b>SETBACKS</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	Required in rear of property, follows accessory structure setbacks	No Change
Integral Accessory Dwelling Units	Currently Not Permitted	One (1) additional parking stall in addition to one (1) stall for principal home
<b>SEPARATION</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	Twenty (20) feet separation between principal home and ADU	Generally the same; but would now allow an ADU next to the principal home but must still meet front and side setbacks for principal home (plus building code separation)
Integral Accessory Dwelling Units	Currently Not Permitted	Meet setbacks of zone district required for principal home
<b>SEPARATION</b>	<b>EXISTING REGULATIONS</b>	<b>PROPOSED CHANGES</b>
Detached Accessory Dwelling Units	Twenty (20) feet separation between principal home and ADU	Would need to meet Pikes Peak Regional Building Dept code, generally ten (10) feet but could be less if meeting Building Code
Integral Accessory Dwelling Units	Currently Not Permitted	Pikes Peak Regional Building Dept code standards would apply

FOR MORE INFORMATION VISIT: [WWW.COLORADOSPRINGS.GOV/ADU](http://WWW.COLORADOSPRINGS.GOV/ADU)

FIGURE 6