

Town of Lyons ADU Standards and Rules

We are here to help you through your ADU project!

Please contact the Community Development Department at 303-823-6622 ext. 25 or email us at communitydevelopment@townoflyons.com with your questions.

Category	Rules Summary
What is an ADU?	<p>An ADU is a small, independent home on the same lot as your main house. It can be:</p> <ul style="list-style-type: none">• A basement or attic apartment• An addition to your home• A separate building in your yard• A certified Tiny Home on Wheels
Process	<p>ADUs are approved through the building permit process. If your ADU does not meet the standards below, contact the Community Development Dept to discuss the possibility of approval of a variance.</p>
Zone Districts allowed	<p>All zone districts that allow single-unit dwellings: R-1, R-2, R-2A, E, E-C, and any other zone district that permits single-unit homes.</p> <p>See this map to find the zoning of the property.</p>
Minimum size	<p>Subject to applicable requirements in the IRC.</p>
Maximum size	<p>ADUs shall not be larger than the principal dwelling unit unless the principal dwelling unit is 800 sq. ft. or less, in which case the ADU may be a maximum of 800 sq. feet</p> <p>Note: There is no maximum size for an ADU located in a basement.</p>
Maximum height	<p>The ADU is subject to the maximum height of the zone district in which it is located, generally as follows:</p> <ul style="list-style-type: none">• 30 ft: R-1, R-2, R-2A, E, A-1, A-2• 35 ft: EC

Setbacks	<p>ADUs are subject to the principal building front and side setback requirements in the underlying zone district. Check here for setback requirements.</p> <p>ADUs are subject to the rear setback requirement for accessory buildings.</p> <p>Note: If the ADU is attached or internal to the principal building, the portion of the structure containing the principal dwelling unit must maintain the rear setback for principal buildings.</p>
Lot or Location Restrictions	<p>1 ADU is permitted per lot.</p> <p>If the lot size is greater than .5 acres, or 21,780 sf, then 2 ADUs are permitted.</p> <p>Where more than 2 ADUs are requested on lots larger than 1 acre, contact the Community Development Department for additional guidance.</p>
Parking Requirements	Off-street parking spaces are not required.
Owner occupancy	Not required.
Deed restriction	Not required.
Renting the unit	<p>Short-term rentals (less than 30 days) are not allowed.</p> <p>Note: The Town has incentives for providing affordable rental rates, please contact the Community Development Dept for guidance.</p>
Additional considerations	<ul style="list-style-type: none"> If you have any questions about existing improvements meeting requirements for approval as an ADU, contact the Community Development Department.

	<ul style="list-style-type: none"> • Planned Unit Development (PUD): If your property is governed by a PUD, contact the Community Development Department for guidance. • Mobile Homes, Manufactured Homes, and RVs may not be used as ADUs. In some circumstances, Tiny Homes may be used as ADUs. Contact the Community Development Department for guidance. • Fire Safety: <ul style="list-style-type: none"> ○ Fire Sprinklers are not required for detached ADUs less than 800 sf. ○ The town does not require fire separation for internal or attached ADUs if the Smoke Alarms and Carbon Monoxide Alarms are connected between the ADU and principal dwelling unit.
Utilities	ADUs are not required to pay any water tap, sewer tap, or electric community investment fees. ADUs shall be connected to the principal dwelling unit's utilities, unless determined to be unfeasible by the Town Administrator.