

Accessory Dwelling Units

Town of Pagosa Springs



Detached ADU to Left of Primary Dwelling



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This brochure is intended for informational purposes only and does not include all ADU regulations, building codes, or site-specific considerations. Please contact the Building and Planning Departments to talk through your specific project prior to submitting your building permit application

Overview

Accessory Dwelling Units are intended to increase the supply of housing options, provide supplemental earnings and increase urban residential densities within residential and mixed-use zoning districts.

What is an Accessory Dwelling Unit?

An Accessory Dwelling Unit (ADU) is a self-contained residential dwelling unit that shares the same lot as a primary residential dwelling (main dwelling) and shares the same utility taps as the main dwelling. ADUs generally include a living space, sleeping area, kitchen and a bathroom and are typically configured as a studio style apartment or 1-bedroom unit.



ADU Regulations

- ADUs can be within, attached to or detached from the main dwelling.
- ADUs shall have their own separate exterior entrance.
- ADUs are allowed in all residential and mixed-use zoning districts.
- ADUs shall not be larger than 75% of the main dwelling square footage (sf), no smaller than 400 sf and no larger than 800 sf.
- ADUs cannot be sold separately from the main dwelling.
- Limited to one ADU per each main dwelling.
- Requires one (1) on-site parking space (unless otherwise determined by Planning Department).



Detached ADU Above Garage to Left of Primary Dwelling

ADUs are Not

Travel trailers, RV's, tiny homes, recreational park trailers, buses, campers, tents, or similar units which are not intended for use as residences or are not built to the requirements of the adopted 2015 Residential Building Code.

Building Permit Application

A Building Permit Application is required; however, permit fees are currently being waived for eligible ADU's and impact fees are no longer being collected.

Your Building Permit Application requires compliance with the current adopted 2015 residential building codes and should contain: A completed permit application, site plan, floor plan, foundation plan, to include two (2) sets of hard copies and one (1) PDF version.

ADU Roof snow load is 65# PSF (per square foot) and frost line depth is 42" minimum.

Please also include Signed Building Permit Pre-Application Checklist and Residential Development Standards and Allowable Uses. Please see Residential Building Permit Application Package at our website <https://www.pagosasprings.co.gov> under the Department of Building and Fire Safety.

Frequently Asked Questions

My home owner's association (HOA) does not allow ADU's but the Town does?

Your HOA rules takes precedence over the Town's allowance.

Will my ADU be assigned an address?

Yes, the ADU will be assigned the same street number followed by "Unit A".

Does an ADU Require a Building Permit Application?

Yes, a completed building permit application is required.

What will the Building permit fee cost?

Permit fees are currently being waived and impact fees are no longer being collected.

What is the Town of Pagosa Springs current building code?

The Town of Pagosa Springs currently uses 2015 International Residential Code (IRC) in regard to ADUs.

What are the Roof Snow Load and Foundation Frost Depth requirements?

The roof snow load is 65 psf at 100% Duration. The frost depth is 42 inches min.

Please see our Building Design Criteria handout located on our website <https://www.pagosasprings.co.gov> under the Department of Building and Fire Safety.



Attached ADU Above Garage to Left of Primary Dwelling



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Questions?

For specific questions and a pre-application discussion about your project, please contact the Town of Pagosa Springs Building and/or Planning Departments at 970-264-4151.

