



ADUS AND YOU LYONS, COLORADO

ADUs or Accessory Dwelling Units are additional dwelling units located on a property that have a separate kitchen, sleeping, and bathroom facilities. These can be attached to the main single family home or a separate detached unit.

ADUs can help create a variety of housing options in towns that need more middle and lower income housing. After the 2013 flood, Lyons lost a lot of housing that serves this population and given the limited space in Lyons, it is often difficult to find lots to build on and sometimes difficult to gain community support.

ADUs come in a variety of shapes and sizes and can be attached or detached to a single family home. They may look like garage apartments, basement units, or can even be separate units. The unit should be no larger than 800 square feet in Lyons and should accommodate a second family or individual on the lot.

1 What are ADUs?

ADUs are additional dwelling units located on a property that have a separate kitchen, sleeping, and bathroom facilities. They can be attached to a single family home or a separate detached unit on the property of a single family home.

ADUs create variety in neighborhoods and housing options and can serve as great places to live. Mobile homes, manufactured homes, and RVs do not qualify as ADUs in Lyons.

2 Can I build one on my property?

It depends. ADUs can be created in converted spaces in an existing principal dwelling or in a new space attached to the principal dwelling as a use by right in all single-family residential zoning districts. Refer to Lyons Municipal Code for specifications regarding size and eligibility. You must secure all relevant permits.

Detached ADUs may be allowed subject to lot size requirements and a review.

3 Who can live in one?

ADUs should provide housing for people or families who wish to reside in Lyons. They may be rented to family members, friends, or other individuals/families. ADUs are meant to be occupied by one family at a time (LMC).

ADUs in Lyons are not meant to provide short term lodging. You cannot lease an ADU in Lyons for a period of time less than 30 days.

4 How can I get approved to build one?

1. Be an eligible property/lot (single family, meet minimum lot size for detached, etc.)
2. Fulfill design standards listed in the LMC
3. Ensure the ADU meets building code and has permits (electric, sewer, water, etc.)
4. Ensure the ADU meets fire code (sprinklers, etc.)

BUILDING AN ADU IN LYONS

Where is the code?

ADU information is located in the Lyons Municipal Code (LMC) Sec. 16-10-70. - Accessory dwelling units. This section includes the purpose information on creation of ADUs. Lyons also has rules as to who can reside in an ADU and rules for the residency of the property owner.

The code can be found and searched online at:
library.municode.com/co/lyons/codes/municipal_code

What about building and fire codes?

Engage early to understand requirements and costs. ADUs must adhere to all relevant building and fire codes including:

- The International Building Code, 2021 edition
 - Overseen by the Town of Lyons
- The International Fire Code, 2021 edition
 - Includes sprinkler systems and tests
 - Overseen by the Lyons Fire Protection District

How do I start the process?

1. Read the code and online information. This helps answer questions about eligibility and requirements.
2. Contact Town of Lyons staff. Staff can answer additional questions, help interpret code, and get you started on some of the basics.
3. Contact the Lyons Fire Protection District to review fire requirements for ADUs.

Frequently Asked Questions

1. Can I build an ADU?

- Yes, if you live in zoning districts R-1, R-2, R-2A, E, EC, and A. See Page 1 for details. Property owners must live on site and may not rent out the ADU and the home. Check with any relevant HOAs for compliance.

2. Can I use an ADU for a short term rental?

- No. ADUs must be rented for no fewer than 30 days at a time.

3. Can I use a parked RV on my lot as an ADU?

- No. Mobile homes, manufactured homes, and RVs cannot be used as ADUs.

4. Can I use a tiny home as an ADU?

- Tiny homes are allowed to be used as ADUs in some districts if they adhere to standards listed in Section 16-10-70. of the LMC.

5. Can I have an ADU on a smaller lot?

- It depends. There is no minimum lot size for an attached ADU, for a detached ADU the lot size must be at least 6,000 square feet.

6. Can I have multiple ADUs?

- No. If you qualify, you may have one ADU on your lot.

7. How big can the ADU be?

- It depends on the size of the principal dwelling unit. Basement ADUs have no size limit but above ground units cannot be larger than 800 square feet.

