



# 2025 GREATER DENVER ADU GUIDELINES

Everything You Need to Know  
Before You Build

Free Guide by G2 Construction



## Why Build an ADU?

Accessory Dwelling Units (ADUs) are a smart investment for Denver homeowners looking to increase property value and add long-term flexibility. Whether you're accommodating a family member, generating rental income, or building a home office or studio, ADUs offer a scalable and sustainable solution to modern living needs.

Denver has embraced ADUs as a strategic way to address housing shortages while allowing homeowners to maximize their property. In fact, over 400 ADUs were approved in 2024 alone, and that number is expected to grow in 2025.

In addition to enhancing lifestyle, ADUs bring financial advantages. With Denver's strong rental market, a properly built ADU can become a steady income stream while increasing your home's overall resale value.

### Top Benefits:

- Increase resale value
- Generate rental income
- Create multigenerational living space
- Build a home office or creative studio
- Adapt your property for future needs



## Denver Zoning & Code Explained

Denver County has specific zoning rules for ADUs that aim to preserve neighborhood character while creating new housing opportunities.

ADUs must be located within the rear 35% of the zone lot depth. This ensures that the structure remains secondary to the main home in appearance and function. Setbacks vary depending on lot width and whether an alley is present, so each property may have slightly different dimensional requirements.

Additionally, the design must complement the main house. This means similar rooflines, materials, and scale. These compatibility requirements are intended to maintain architectural cohesion across neighborhoods.

### Key Considerations:

- Rear Placement: Must fall within the back 35% of the lot.
- Side/Rear Setbacks: Dependent on alley access and lot width.
- Visual Compatibility: Match roof pitch, siding, window style, etc.
- Maximum Height: Often restricted to 1.5 stories or 24 feet.
- Parking: May be waived if within walking distance to transit.



## Construction & Design Requirements

Beyond zoning, Denver also enforces a set of construction standards to ensure ADUs are safe, livable, and up to code.

ADUs must be built by a licensed contractor and meet all applicable building codes for residential structures. The total square footage is typically capped under 700 sq ft, depending on zoning. Utility connections (electric, water, sewer) should tie into the main house where feasible, though separate metering may be allowed in some cases.

Structures such as mobile homes, RVs, or tiny homes on wheels are not permitted. All ADUs must be built on a permanent foundation, with full permitting and inspections.

### Construction Requirements Include:

- Licensed contractor required.
- Must comply with residential building codes.
- Square footage caps based on zone district.
- Shared or separate utilities depending on feasibility.
- Must have a unique address.



## Colorado's 2025 Deadline & What It Means

By June 30, 2025, Colorado law mandates that all municipalities must allow ADUs in areas zoned for single-unit detached dwellings. This is a game-changer for homeowners in Greater Denver.

With increased flexibility and broader eligibility, more properties than ever will qualify for ADU construction. However, this also means a potential rush in applications, longer city response times, and rising material/labor costs.

### Why You Should Act Now:

- Beat the rush before policy changes flood the system.
- Lock in current construction pricing.
- Get ahead of zoning amendments that may affect your lot.
- Ensure your project is completed before demand surges.



## Let's Build Your ADU the Right Way

G2 Construction is a trusted local builder with deep expertise in Denver's ADU process. From feasibility studies and zoning research to construction and final inspection, we provide a white-glove, full-service experience.

Our team has successfully guided dozens of homeowners through the ADU journey. We know where delays happen, how to fast-track permitting, and what it takes to deliver a beautiful, high-performance structure that enhances your property.

### Here's What You Get with G2:

- Site analysis & zoning consultation.
- Hands on approach with Architect or Designer.
- Complete permit handling.
- Construction management from start to finish.
- Transparent timelines and budgeting.

Let's get started. Contact us today to schedule a free consultation and turn your ADU vision into reality.

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