



# Accessory Dwelling Units

Quick Facts for Zoning  
Sheridan, Colorado

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## ADUs in Sheridan

Sheridan's City Council approved ordinance 10-2021 on November 8<sup>th</sup>, 2021, which amended the Sheridan zoning code (Chapter 56) to permit *accessory dwelling units* (or ADUs) after a two-year public engagement process with Sheridan residents and Planning Commission.

This ordinance permits **one (1) additional, smaller dwelling unit in all residential zone districts** with an existing single-family land use. ADUs must follow all zoning, building, and fire codes and utility district requirements in Sheridan.

## Frequently Asked Questions

- *What is the approval process to build an ADU in Sheridan?*
  - The Sheridan ADU approval process is a simple, 2-step administrative process. First, a property owner or developer reviews the ADU development regulations and submits a Pre-Planning Application with preliminary plans. This application is reviewed by City staff and a meeting is scheduled to review the proposal with the applicant. The second part of the process is the formal submittal and review of a building permit application. Once this application is reviewed for compliance, and approved by the Building Official, a building permit is issued and construction on the ADU may begin.
- *What is the timeline to obtain approval to build an ADU in Sheridan?*
  - The initial Pre-Planning Application process takes staff approximately 2 weeks to complete, including the review of the preliminary plans and scheduling a meeting to review comments. This review process helps to determine the anticipated length of the second part of the process—the building permit review. This process may take anywhere from 2-3 weeks to receive initial comments, 2-3 weeks for subsequent reviews, and ultimate approval is based on the time it takes the applicant to resolve any comments on their plans. Overall permitting timelines are based on project scale, utility status on the property, and the time it takes the applicant, architect, engineer, or contractor to respond to City comments.
- *What types of ADUs does Sheridan permit?*
  - Sheridan permits three types of ADUs. These include **interior** conversions of an existing structure (e.g., garage or attic), **attached** ADUs built on to an existing dwelling, and **detached** ADUs which are separate from the main dwelling in a backyard.
- *Does my ADU have to be connected to municipal utilities? Can I use an existing water well, septic system, or propane tank?*
  - No. All ADUs must connect to Sheridan's utility systems including Denver Water, various sanitation districts, and Xcel Energy.

- *How large of an ADU can I build?*
  - Interior and attached ADUs are limited in floor area to 800 square feet. Detached ADUs are limited to 800 square feet, or 1,000 square feet on large lots exceeding 10,000 square feet in lot area. There is no limit on the square footage of the single-family dwelling.
- *Can I rent my ADU or single-family residence?*
  - Yes! Once constructed, a property owner may rent their single-family dwelling, their ADU, or both—even to separate parties—on a long-term basis. Residential rental licenses are required for each rental and rental terms must exceed 30 days or they will be considered a short-term rental and additional restrictions will apply.
- *Can I conduct a short-term rental in my ADU or single-family residence?*
  - Yes! A property owner is allowed to conduct a single short-term rental on their property under Sheridan’s home-based business regulations if they live on the property. A short-term rental license is required for these rentals and sales tax must be collected and remitted for rentals under 30 days. Either the single-family dwelling or the ADU may be rented—but not both.
- *My property has three or more units already; can I construct an ADU?*
  - No. Sheridan’s ADU ordinance is intended to allow single-family homeowners and owners of non-conforming duplexes to either construct an additional unit on their property or bring a non-conforming duplex-style unit into compliance for zoning.
- *I have an existing, non-conforming duplex in a single-family district; can I convert one of these units into an ADU?*
  - Possibly. Every non-conforming situation is unique, but Sheridan’s ADU ordinance does allow existing, non-conforming units to go through the same process as new construction (Pre-Planning & Building Permit) to become legally recognized dwelling units under the zoning code. There are many benefits to zoning compliance, including increased property values, easier access to lending, and life safety for building occupants. City staff is available to review options for your property.

## **Find Out More**

Visit <https://www.ci.sheridan.co.us/453/Accessory-Dwelling-Units> to review the full ordinance, verify your zoning with an interactive map, contact a planner, and find the correct forms to apply to build an ADU on your property.

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