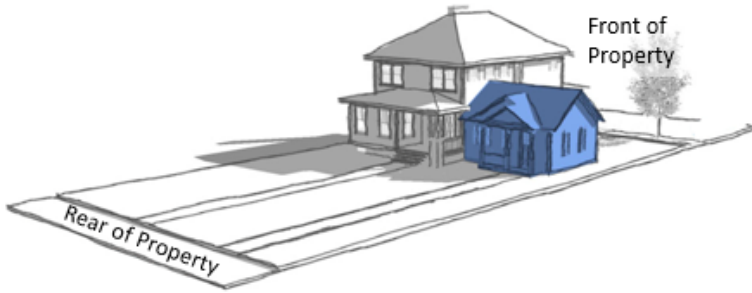


Accessory Family Suite (AFS)

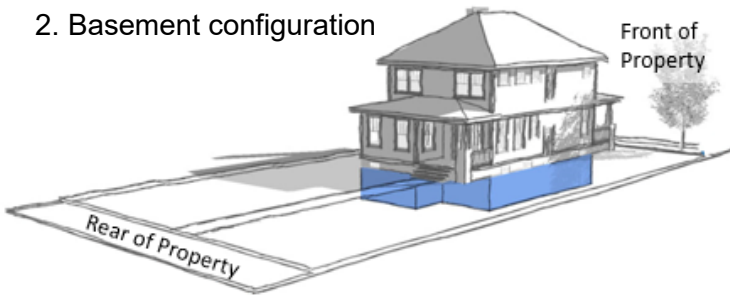
*Attached to the principal unit by a shared wall or a basement or upper floor.
AFS are comprised of one or more rooms forming a single habitable area with a full kitchen and bathroom.*

Potential Configurations:

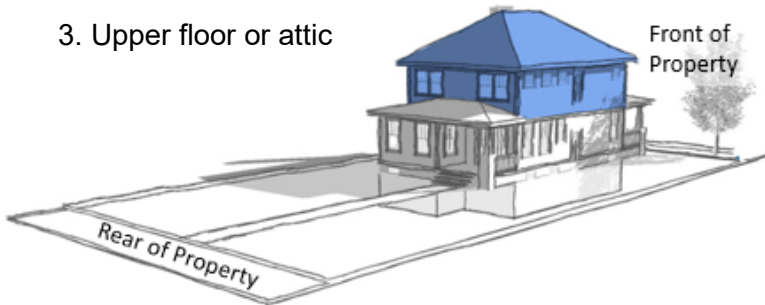
1. Attached to the principal structure



2. Basement configuration



3. Upper floor or attic



Other configurations may be considered, but cannot be detached from the principal structure

- **Zone Districts Allowed:** (as part of legally permitted single-family detached home) A, R, R-1 9000, R-1 6000, R-2, R-4, R-5, SU, TND, OR, OC, C-5, PUD
- Occupancy must comply with municipal code, including any limitations imposed by the fire and building codes
- **Utilities:** Shall be connected to the same system
- **Owner Occupancy:** Not Required
- **Minimum Lot Size (sqft):**

A	R	R-1 9000	R-1 6000
5 ac	20,000	9,000	6,000
R-2	R-4	R-5	SU
5,000	5,000	4,000	5,000

TND and PUD zones: per development plan
OR, OC, and C-5 zones: refer to R-5 minimum

- **Parking:** 2 off street spaces (1 per unit). May be located in a garage or driveway
- **Maximum Height (ft):**

A, R, R-1 9000, R-1 6000, R-2	R-4	R-5	SU
30'	40'	45'	60'

TND and PUD zones: per development plan
OR, OC, and C-5 zones: refer to R-5 maximum

- **Unit Size (sqft):** Up to 50% of the of the gross floor area of the principle structure
- **Setbacks:** Same as principal structure in zone district
- **Connection:** An interior connection is required and may be a hallway or doorway
- **Architecture:** Compatible with the existing structure
- **Access:** Exterior access is not required, but must be located to the side or rear if provided. If provided, a 36-inch wide clear access path is necessary from the front property line. Exterior access to an upper floor unit must be from a deck.
- **Documents Required:**
 - Affidavit: Acknowledging occupancy limitation of no more than 1 family
 - Covenant: Prohibiting subdivision and separate sale of ADU

Have questions? Please contact:

Planning & Community Development
www.coloradosprings.gov/planning
719-385-5982 / 719-385-5905

For additional info, please visit:

www.coloradosprings.gov/adu