

ADU's in PD's

CASTLEWOOD RANCH, CRYSTAL VALLEY RANCH, HAZEN MOORE, METZLER RANCH AND WOODLANDS, BELLA MESA:

Mother-in-law or nanny unit: Defined as a dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or the detached garage. Separate addressing or utility taps are not permitted. One additional parking space must be provided on the lot for the nanny unit. The design of the structure must accommodate a fire wall between the main home and nanny unit, if a separate entry is proposed. Occupants of these units must be related to the family residing in the main residence by blood or marriage, or be full-time employees of the family residing in the main residence.

CASTLE RIDGE (UBSR Required):

A Mother-in-law or nanny unit is defined as a dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or the detached garage. Separate addressing or utility taps are not permitted. The nanny unit must be indicated on the application for a septic system to Tri-County Health Department. Two additional parking space must be provided on the lot for the nanny unit. The design of the structure must accommodate a fire wall between the main home and nanny unit, if a separate entry is proposed. Occupants of these units must be related by blood or by marriage, or be full-time employees of the family residing in the main residence.

LANTERNS:

Mother-in-law or nanny unit: A dwelling associated with the main dwelling that is integrated in the overall design of the structure but may have a separate entry and kitchen facility. The unit must be attached to the main home or attached via a porte cochere, breezeway or similar, or the detached garage, except for those units that are in the first tier of lots closest to the ridgeline where the nanny unit must be within the main structure or attached via a porte cochere, breeze-way or similar, or the attached garage. Separate addressing or utility taps are not permitted. One additional parking space shall be provided on the lot for the nanny unit. The design of the structure shall accommodate a fire wall between the main home and nanny unit, if a separate entry is proposed. Occupants of these units shall be related to the family residing in the main residence by blood or marriage, or be part-time or full-time employees of the family residing in the main residence.

LIBERTY VILLAGE:

Accessory dwelling unit: A dwelling unit permitted on the same lot as a single-family dwelling unit. An accessory dwelling unit shall not exceed 800 sq. ft. or 33% of the floor area of the primary dwelling unit and must be located in the same structure as the primary dwelling unit; or, in an accessory structure that contains other uses accessory to the primary dwelling unit. Accessory dwelling units shall not be included in the calculation of total dwelling units for a neighborhood use area or for the Fourth Amended Preliminary PD Site Plan, unless the water tap size needed for the primary dwelling unit and the accessory dwelling unit exceeds the tap size for one Single Family Equivalent. In such case, the accessory dwelling unit shall be included in the calculation for the dwelling units in such neighborhood use area.

MEADOWS FOURTH AMENDMENT:

Accessory dwelling unit: A dwelling unit permitted on the same lot as a single-family dwelling unit. An accessory dwelling unit shall not exceed 800 sq. ft. or 33% of the floor area of the primary dwelling unit and must be located in the same structure as the primary dwelling unit; or, in an accessory structure that contains other uses accessory to the primary dwelling unit. Accessory dwelling units shall not be included in the calculation of total dwelling units for a neighborhood use area or for the Fourth Amended Preliminary PD Site Plan, unless the water tap size needed for the primary dwelling unit and the accessory dwelling unit exceeds the tap size for one Single Family Equivalent. In such case, the accessory dwelling unit shall be included in the calculation for the dwelling units in such neighborhood use area.