

Water & Sewer Service to Detached Structures

In most cases, when a customer wants water and sewer service to a detached structure, separate, independent water and sewers are required.

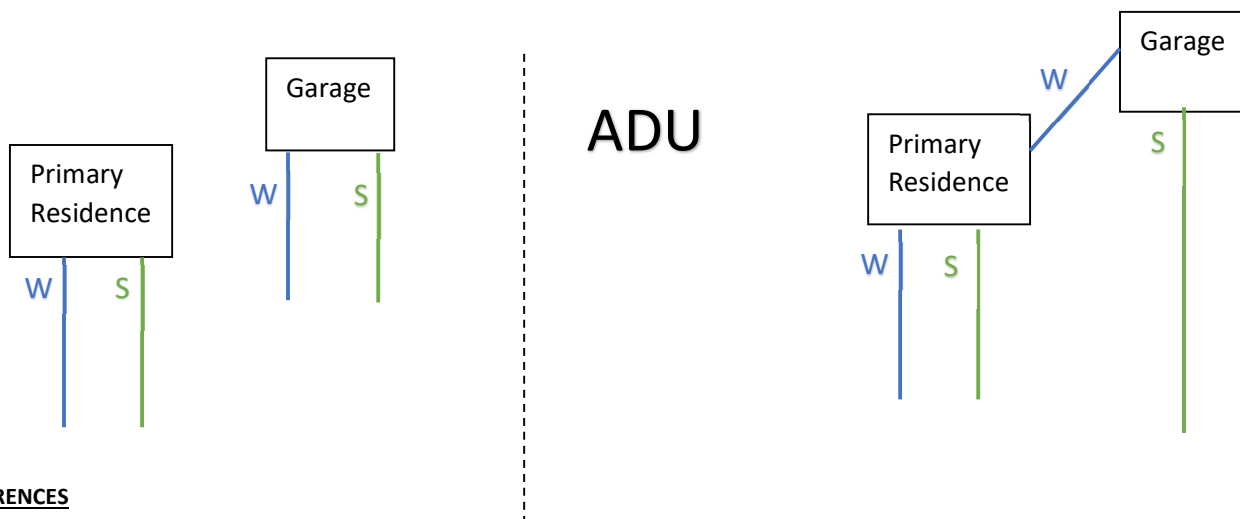
The exception is when the building is classed as an accessory / auxiliary dwelling unit or ADU **and a Unified Service Agreement has been entered into with the District.**

A building is an ADU when:

The dwelling unit is detached from the primary residence and contain facilities for sleeping, cooking, and sanitation and in which one or more persons could reasonably reside on a permanent and non-transient basis. Cooking facilities include any or all, of the following: sink, range, stove, conventional oven, microwave oven. Sanitation facilities include any or all, of the following: toilet, bath, shower. In addition, the property must not be sub-divided.

If the structure is considered an ADU:

- 1- A separate sewer service connection is required. The service line is subject to Metropolitan Wastewater Reclamation District's standard connection fee for 1 single family residential equivalent (SFRE) ***\$4,550.00**
- 2- and BCWSD's fee for 1 SFRE. *** \$2,829.00**
Sewer Inspection Fee: \$60.00
- 3- The additional unit may be connected to the primary residences water service if the property is under single ownership and a Unified Service Agreement has been entered into with the District. The additional connection is subject to Denver Water's connection fee for 1 ADU ***\$2,710.00**
- 4- and BCWSD's connection fee for 1 additional multi-family unit ***\$3,411.00/unit**



REFERENCES

Bancroft Water & Sanitation District Rules & Regulations, Adopted February 9, 2015
Section 800.01
Metro Wastewater Reclamation District Rules & Regulations, Amended August 19, 2014
Section 7.4
Denver Water Operating Rules, Amended July 13, 2016
Section 2.06 c

** Fees as of 2/1/2021. Fees change annually; please see the current District fee schedule.*

Zoning Summary for **Accessory Dwelling Units in Residential Zone Districts**

Accessory dwelling units (ADUs) are subordinate (smaller & ancillary) residential units, located on the same lot as a single-family dwelling unit; and may be either attached or detached. The following table explains the general requirements and process for building an ADU, as listed in [Section 17.4.3.1.A](#) of the Lakewood Zoning Ordinance. *No variance or waiver may be requested for the property to allow an ADU.*

PLANNING CRITERIA AND INFORMATION:

Site Requirements	ADUs are allowed in most residential zone districts; check the use table in Article 4.1 of the Lakewood Zoning Ordinance for confirmation. Minimum lot size: 9,000 square feet, regardless of zone district.
Dimensional Standards and Location	ADUs must comply with all primary structure dimensional standards for the applicable zone district, and may not be located in front of the primary dwelling unit. Maximum height: 30 feet for a detached Accessory Dwelling Unit.
Owner Occupancy	The owner of the property must live in either the primary or accessory dwelling unit. The owner shall record an <i>Owner Occupancy Certificate</i> with Jefferson County, and the covenant shall run with the property (see attached example). Please submit a recorded copy of the certification just prior to receiving your building permit.
Design Requirements	ADUs cannot exceed 700 square feet of gross floor area or contain more than one bedroom. Only one ADU is permitted per lot. The exterior of ADUs must be similar in appearance to the primary dwelling unit, including but not limited to materials, color, roof pitch, and detailing. ADUs are subject to the minor site plan process outlined in Article 2, and the general design and development standards in Articles 6 and 7. Waivers and variances will not be granted for ADUs.
Parking	Applicants must provide a minimum of one, but not more than two, off-street parking spaces for the ADU in addition to the off-street parking provided for the primary residence. Please label the parking spaces on your site plan with your building permit.
Next Steps	<ol style="list-style-type: none"> 1. Check with your Water and Sewer District for ADU requirements 2. Check with the building department for associated building code regulations 3. Submit the ADU Supplemental Zoning Review Form 4. Prepare construction drawings and submit for a building permit 5. Before building permit approval, submit a recorded Owner Occupancy Certificate

This informational handout is intended to provide a clarification of the Lakewood Zoning Ordinance and may only be used as a guiding document. The complete Zoning Ordinance is available online at www.lakewood.org/zoning.