

Water & Sewer Service to Detached Accessory Structures

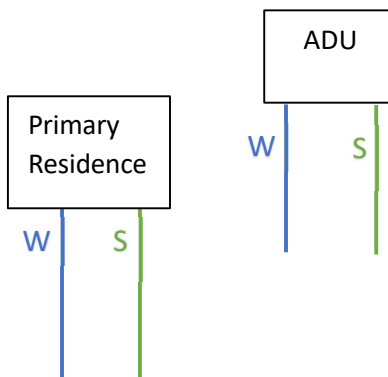
When water and sewer service is requested for a detached structure, separate water and sewer connections are required unless the structure has been permitted as an Accessory Dwelling Unit (ADU) by the City of Lakewood or Jefferson County. When an ADU is permitted, the lot may not be sub-divided.

A building is an ADU when:

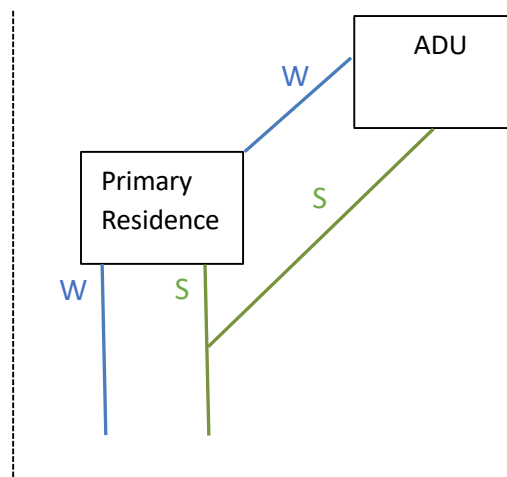
The dwelling unit is detached from the primary residence and contains facilities for sleeping, cooking, and sanitation and in which one or more persons could reasonably reside on a permanent and non-transient basis. Cooking facilities include any or all, of the following: sink, range, stove, conventional oven, microwave oven. Sanitation facilities include any or all, of the following: toilet, bath, shower.

If the structure is considered an ADU:

- 1- The water and sewer service lines may be connected to the primary residence's water and sewer lines if they have sufficient additional capacity.
- 2- If the primary residence's water & sewer lines do not have sufficient additional capacity, separate water & sewer connections will be required to serve the ADU.
- 3- When separate water & sewer connections are required to serve the ADU, Bancroft Clover will assess a connection charge for each tap.
- 4- Metro Water Recovery and Denver Water assess tap connection charges for all ADUs regardless of how they are connected to the collection or distribution system.



When separate service lines are required, connection charges are due from Denver Water, Metro Water Recovery & Bancroft Clover



When services are connected to the primary residence, connection charges are due from Denver Water & Metro Water Recovery

REFERENCES

Bancroft Water & Sanitation District Rules & Regulations, Adopted January 27, 2026

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

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	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.