

Accessory Dwelling Units (ADUs) are accessory structures to an existing residence that is the principal dwelling(s). ADUs can be either detached or attached and have separate rules to that of a principal dwelling. The following information details standards, supplemental provisions, and any other requirements to create an ADU.

DO YOUR RESEARCH

In order to start your project, you must do the following research to define your project:

- Review zoning district to determine ADU eligibility
- Familiarize self with form intensity standards and zone requirements (i.e. lot size, setbacks, parking)
- If necessary, schedule a Planner on Call appointment with Planning Division for general questions and guidance
- Contact the Water and Sewer Department to determine if any services require upgrading

CODE REFERENCE
[UDC 38.360.040](#)
Accessory Dwelling Units (ADU)

STANDARDS FOR ALL ADUS

Regardless of zoning district, there are standards for all ADUs are as follows:

1. Maximum size: 600 square feet and one bedroom
2. Quantity: only one ADU per lot
3. Parking: one paved off-street parking space required in addition to the parking required for principal residence
4. Occupancy: may not exceed 2 persons
5. Garage conversions: Garages may only be converted to ADUs if all required parking is provided
6. Accessory Buildings standards apply for detached ADUs
7. No deviations may be granted allowing the establishment of an ADU
8. If attached, entrance must be separate from principal structure entrance

CODE REFERENCE
[UDC 38.360.030](#)
Accessory Buildings

STANDARDS FOR ADUS IN R-2, R-3, R-4, R-5, R-O, OR REMU DISTRICTS

1. May be located in a detached structure on a lot with alley access
2. May be located above a detached garage or at ground level

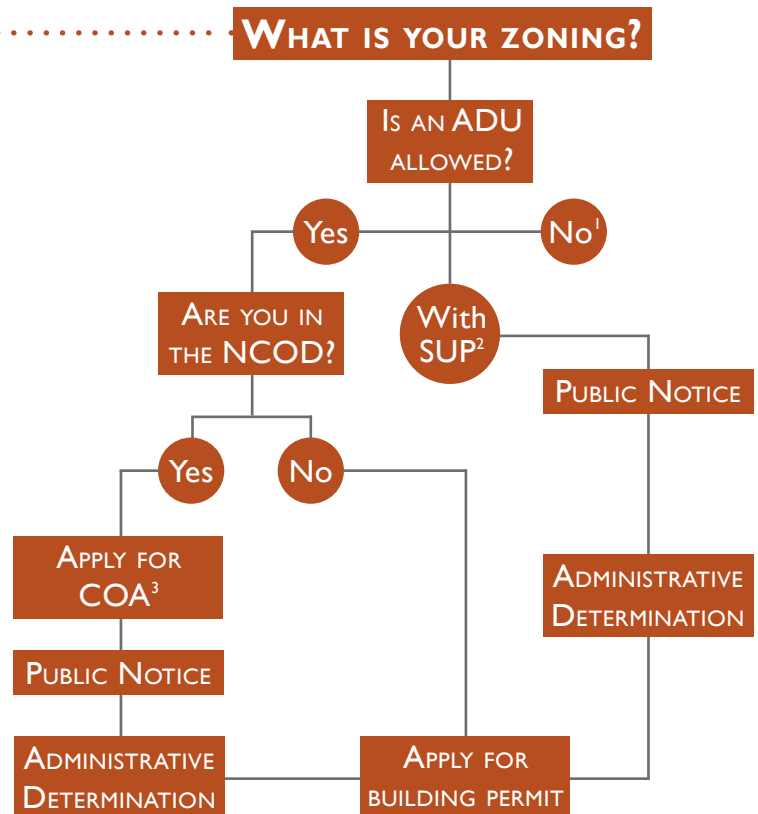
ADU FLOWCHART

Depending on the zoning district and allowances for the ADU, you may go through a different process. The flow chart depicted describes the process for applying for an ADU.

1. If an ADU is not allowed on the property because of lot size or width, another option could be a guest room/house which is an attached or detached accessory building used to house guests of the occupants of the principal building, and which is never rented or offered for rent. Any guest house providing cooking facilities (e.g., full-size dishwasher, more than a bar sink, or a stove) is considered a dwelling unit (UDC Section 38.700.080).

2. SPECIAL USE PERMIT (SUP): SUP only pertain to detached ADUs in R-S and R-1 zone districts.

3. CERTIFICATE OF APPROPRIATENESS (COA): Any property within the Neighborhood Conservation Overlay District (NCOD) requires a COA for approval of an ADU. Properties within the NCOD have to meet UDC standards, and design standards from the *Bozeman Guidelines for Historic Preservation and the NCOD, Chapter 3.D: Secondary Structures in Residential Areas*.



ESTABLISHING YOUR ADU

If you are looking to put an ADU on your property, use the form below to help answer the questions that will help you determine ADU eligibility, design characteristics, and other standards. Refer to UDC [Section 38.320.020](#) Form and Intensity Standards, [Section 38.360.030](#) Accessory buildings, uses and equipment and [Section 38.360.040](#) Accessory dwelling units.

Property Address: _____

Legal Description: _____

Zoning District Standards

Zoning District: _____

Lot Size: _____ Lot Width: _____

Setbacks Required: Front _____ Side _____ Rear _____

Proposed ADU

Square footage: _____

Attached or detached: _____ Above garage or on ground level: _____

Height of principal structure: _____ Height of ADU: _____

Vertical setback plane considered?: _____

Parking

Existing parking spaces off street: _____ Existing parking spaces on street: _____

Room for additional off-street space for ADU?: _____

Located off alley?: _____ Alley width: _____

Backing distance required off alley: _____

Process

In Neighborhood Conservation Overlay District?: _____

Require Special Use Permit?: _____

Additional Notes:

HELPFUL TIPS

Example of minimum lot size: A minimum of a 5,000 square foot lot is required for a single-household dwelling **plus** an additional 1,000 square feet for an ADU. Thus, a property owner must have a minimum 6,000 square foot lot to have a single-household dwelling with an ADU.

To find out a zoning district: Go to www.Bozeman.net/GIS and select "Community Development." You may search for a property in the search bar on the top right of the screen, or use the zoom tool towards the property on the map. Once you have located the property, open the "Layers" menu on the bottom left of the screen, then check the "Zoning (color)" box from the menu on the left-hand side of the page.