

Accessory Dwelling Units (ADUs) FAQ

1. Is a recreational vehicle (RV) or mobile home considered an ADU?

- No. Manufactured homes, RVs, trailers, and “tiny homes” on wheels do not qualify as ADUs.

2. What's the difference between an ADU and a home addition?

- An ADU includes **independent living facilities**: bedroom, bathroom, kitchen, and a separate entrance.
- A room addition (e.g., bedroom or living room) lacks independent facilities.

3. Where are ADUs allowed?

- Permitted on lots with **single-family homes** and in zones that allow **mixed-use** development (horizontal or vertical combinations).

4. How large can an ADU be?

- Must be **smaller** in size, height, bulk, and scale than the primary structure.

5. What are the setback requirements?

- **Side and rear:** Minimum 5 feet
- **Front and street side:** Must follow underlying zoning requirements

6. How close can a detached ADU be to the main home?

- Minimum separation: **5 feet**

7. What is the maximum height for an ADU?

- Must comply with **height limits of the zoning district**. Refer to the [Douglas Zoning Code](#) for specifics.

8. Is additional parking required for an ADU?

- No. Additional parking is **not required**.

9. Is a building permit required for an ADU?

- Yes. Plans must include:
 - Site plan
 - Code data sheet
 - Architectural, structural, mechanical, electrical, and plumbing plans (as applicable)

10. Can I build an ADU if I live in an HOA?

- Check your HOA's **Covenants, Conditions & Restrictions (CC&Rs)**. These can supersede city zoning permissions.

11. Can I sell an ADU separately from the main home?

- No. An ADU **cannot be sold separately**.

12. Does an ADU require utility hookups?

- Yes. ADUs must have **water, sewer, and electric** services.

