



COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING – PLANNING – OWTS – CODE COMPLIANCE

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ADU GUIDELINES

Following are the guidelines for **Unincorporated Mesa County** for detached and attached ADU's as well as detached living areas.

ADU's - Accessory Dwelling Unit

- Meets the definition of a dwelling with all provisions for:
 - Independent cooking/food preparation - a kitchen or kitchenette. See definition below
 - Sleeping
 - Sanitation
- Must have planning approval prior to Building permit submission.
- Septic must be verified prior to completion of the Building plan review.
- Floor plans are required for all permit and clearance submissions and must be verified prior to issuance.
- Dwelling size is contingent on property size in Unincorporated Mesa County

Detached living area/non-dwelling approvals - Casita, mother-in-law suite, detached guest quarters

- May have a wet bar but cannot contain a kitchen or kitchenette, i.e. no food preparation area. If it resembles a kitchen, management approval is required.
- No utilities to support permanent cooking appliances (gas line, 220 outlets) will be allowed
- Must function as an accessory of the primary dwelling in all things, including food preparation.
- Cannot be directly attached to a detached accessory dwelling unit.
- If attached to the primary dwelling it must be able to be accessed from within the primary dwelling.
- Floor plans are required for all permit and clearance submissions and must be verified prior to issuance.
- Location must be within immediate proximity of the primary dwelling

Other options

A second kitchen is allowed within a primary dwelling if it is open to use to occupants of the primary dwelling. In order to consider these items they must be open to the primary dwelling itself and cannot be isolated from the living area by door or other means

- Rec room with kitchenette
- Butler kitchen

Canning/Craft kitchen - may also be located within an accessory structure as long as it is not creating a separate dwelling area. Ex. a small area within a shop/garage that the primary use of the structure is a shop/garage

A wet bar is primarily for mixing drinks and includes a sink, limited counter and cabinet space, and often a small refrigerator or ice maker for beverages. A kitchenette is a small, fully functional cooking area designed for preparing food and drinks, and typically includes a sink, a cooking appliance, and a refrigerator. The main difference is a kitchenette is designed for preparing food, while a wet bar is for drinks and entertainment.

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