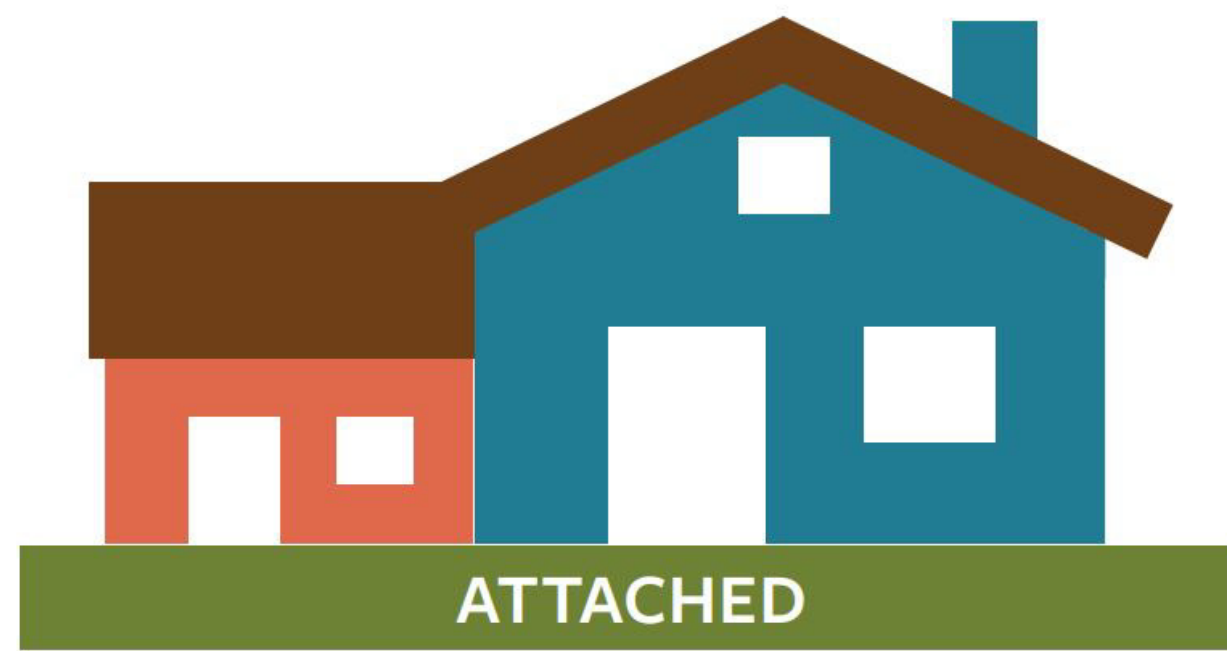


# Accessory Dwelling Unit (ADU)

An ADU is a small residence that shares a single-family lot with a larger, primary dwelling. These are now allowed in all residential zones in La Junta.



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

Source: AARP "The ABCs of ADUs," 2021, 2nd Edition.



Source: [https://www.youtube.com/watch?v=iOVG7b4U8\\_0](https://www.youtube.com/watch?v=iOVG7b4U8_0)



Source: <https://journal.firsttuesday.us/much-adu-about-accessory-dwelling-units/68279/>

## ADUs are an economical housing option

- ADUs can generate rental income to help homeowners cover mortgage payments or simply make ends meet.
- These units often represent the only affordable rental choices in single-family neighborhoods

Source: AARP "The ABCs of ADUs," 2021, 2nd Edition.

## ADUs are community compatible

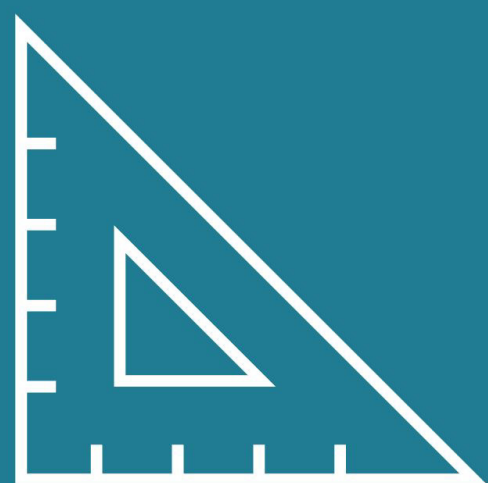
- ADUs offer a way to include smaller, relatively affordable homes in established neighborhoods with minimal visual impact and without adding to an area's sprawl
- ADUs provide a more dispersed and incremental way of adding homes to a community than other options.

## ADUs are able to house people of all ages

- They offer young people entry-level housing choices.
- They enable families to expand beyond their primary home.
- When a loved one is in need of care or can't live alone, an ADU can be a viable alternative to a costly assisted-living facility.

**Where are ADUs allowed?** In La Junta, ADUs are allowed by right in zones: R1, R2, and R3. They are also allowed conditionally in R1a, C1, C2, and I-1.

## regulations



The ADU cannot exceed 900 square feet. It can be attached, detached, in or above a garage.



There must be one additional off-street parking space provided for the accessory dwelling unit.



The unit cannot be sold but can provide valuable rental income.

Additional regulations are found in La Junta Zonine Code.