

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:

- All residential zoning districts allow ADUs (Except RMH)
- Familiarize self with form intensity standards and zone requirements (i.e. lot size, setbacks, parking)
- If necessary, schedule a Planner of the Day 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, the following standards apply for all ADUs:

1. Maximum size: 600 square feet and one bedroom
2. Quantity: only one ADU allowed per lot. ADUs are permitted above accessory buildings, in their own accessory buildings on the ground floor, or attached to the main home
3. Parking: ADUs are not subject to minimum parking requirements. If parking is provided it must conform to all applicable standards
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 or departures may be granted allowing the establishment of an ADU
8. If attached, the ADU may not exceed one-third of the total area of the principal structure. If the entrance for the ADU is separate from the entrance of the principal structure, the entrance must be on a facade different than that of the main entry
9. A detached ADU may exceed the height of the principal building but may not exceed 22 feet in height.
10. A permit for an ADU will not be granted unless the lot has been configured to accept an ADU with adequate lot area, utility services, and compliance with setbacks and height standards

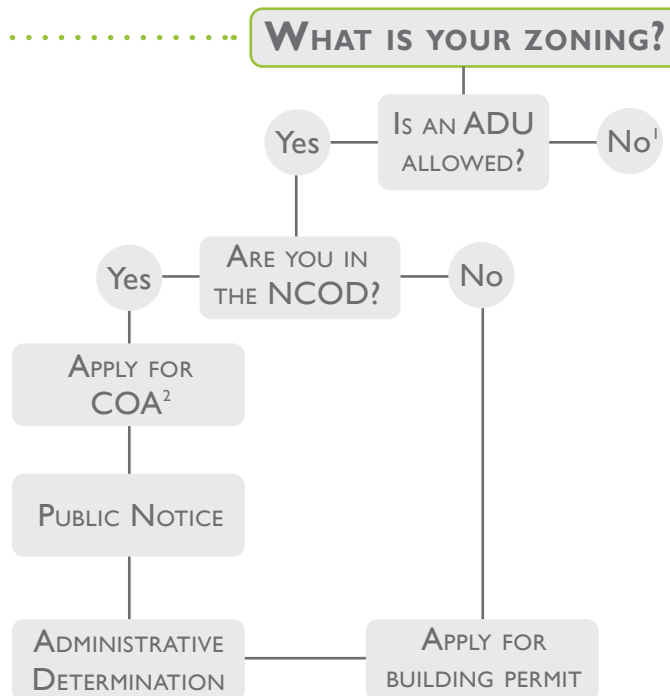
**CODE REFERENCE**  
[UDC 38.360.030](#)  
Accessory Buildings

## 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. **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*.



**Need Help?**

Visit [bozeman.net/GIS](http://bozeman.net/GIS) or scan the code below to determine your zoning district

## 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\* \_\_\_\_\_

*\*Detached ADUs in accessory buildings have reduced rear setbacks in most cases*

## Proposed ADU

Square footage: \_\_\_\_\_  
Attached or detached: \_\_\_\_\_ Above garage or on ground level: \_\_\_\_\_  
Height of principal structure: \_\_\_\_\_ Height of ADU\*: \_\_\_\_\_  
Vertical setback plane considered? Yes No *\*If building an ADU (Not a guest house as defined above) the ADU may exceed the height of the principal home, but may not exceed 22-feet*

## Parking\*

*\*An additional off-street parking space is not required for an ADU, however garage conversions may require an analysis of available parking spaces*

Existing parking spaces off street: \_\_\_\_\_ Existing parking spaces on street: \_\_\_\_\_  
Located off alley? Yes No Alley width: \_\_\_\_\_  
Backing distance required off alley\*: \_\_\_\_\_  
*\*For attached and detached garages located off alleys*

## Process

In Neighborhood Conservation Overlay District? Yes No

## HELPFUL TIPS

**Example of minimum lot size:** A minimum of a 4,000 square foot lot is required for a single-household dwelling **plus** an additional 1,000 square feet for an ADU in all residential districts except R-5. Thus, a property owner must have a minimum 5,000 square foot lot to have a single-household dwelling with an ADU.

**To find out a zoning district or if you are in the NCOD:** Go to [www.Bozeman.net/GIS](http://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 and/or "Conservation Overlay" from the menu on the left-hand side of the page.