



ACCESSORY DWELLING UNITS IN RIDGWAY
ME, YOU + AN ADU

Do you love living, working and playing in Ridgway?

Our community is such a beautiful, desirable, and inspiring place to be...
Let's encourage a variety of housing options while we strengthen our economy and maintain our unique character.

The Town and its partners have heard from the community that housing opportunities need to be a top priority. Encouraging Accessory Dwelling Units (ADUs) is one way to provide more places to live.



Town of Ridgway
201 N. Railroad St., Ridgway

970-626-5308
www.town.ridgway.co.us

What's an Accessory Dwelling Unit?

- A small residence located on the same lot as a single family home (attached or not).
- Includes the usual elements of a residence, just more compact.
- Known by many names, such as granny flats, in-law suites, backyard cottages.

Why are ADUs Beneficial?

- Provide long-term rentals at a good value.
- Provide rental income for property owners.
- Add housing to already developed areas, keeping town walkable and bikeable.

What You Need to Know

- ADUs are allowed in many residential areas of town.
- One off-street parking space for the ADU must be provided.
- Both residences on the lot need to be under the same ownership.
- Must comply with other Town regulations, such as setback and height requirements (Ridgway Municipal Code, Chapters 6 and 7).

Incentives to Build an ADU as a Long-Term Rental

- The new ADU can share the water and sewer tap, resulting in no additional tap fees.
- ADUs are charged a reduced monthly rate for water and sewer.
- Additional Incentives may be available.

Here's what you can do:

- Spread the word about the benefits of ADUs.
- Consider building an ADU on your property.
- Explore financing options.

**Contact the Planning Department to learn more.
Rules can vary depending on the property.**

Financing may be
available from **Citizens
State Bank & Alpine Bank**



145 Sherman St,
Ridgway, CO
(970) 626-5462
csbcolorado.com



119 Liddell Dr,
Ridgway, CO
(970) 626-4100
alpinebank.com

