



ACCESSORY DWELLING UNIT GUIDE

An accessory dwelling unit, also known as an ADU may be used for family or as a rental. It is allowed within all urbanized residential zoning districts with central water and sewer. It is also permitted in rural residential districts with a minimum lot size of 10.5 acres.

TO START:

- **See 3-1-107 Part E of the Laramie County Land Use Regulations** which shows the requirements for an accessory dwelling unit. The regulations are found at the Laramie County Planning Homepage. The regulations are hyperlinked for convenience.
- **Contacts For Questions and Assistance:**
 1. Laramie County Planning: 307-633-4303 or email at: planning@laramiecountywy.gov
 2. Laramie County Environmental Health: 307-633-4090 about septic tank requirements.
 3. State Engineers Office: 307-777-6159 about a water well permit.
 4. South Cheyenne Water and Sewer District: 307-633-2657 about services provided.

AS YOU GATHER INFORMATION:

Keep in mind that all the necessary pieces of the regulations are required to fit together. The development standards found at 3-1-107 Part E are designed to protect the public health, safety and general welfare of the community.

THE STANDARDS INCLUDE:

1. Shall be no larger in floor area than one-half of the principal dwelling in the URLD, URMD, URHD, MU and PUD Zoning Districts.
2. May be up to the same size as the principal dwelling in the LU and RRH Zoning Districts.
3. May be a new structure, or a portion of it.
4. May be an addition to existing principal dwelling.
5. Shall meet setbacks, parking and maximum lot coverage requirements.
6. Shall be connected to the South Cheyenne Water and Sewer District for

7. water and sewer service in the UURLD, URMD, URHD and MU zoning districts.
8. Shall receive a septic permit from the Environmental Health Division when located within the RRH or LU zoning districts and receive necessary approvals concerning the use of a well.
9. With no exception, when located within the RRH or LU zoning districts, an ADU shall be located on property with a minimum 10.50-acre lot size.
10. May have a separate address.
11. Shall be situated on the same lot as the principal dwelling.
12. A principal dwelling shall be built prior to any application for an accessory dwelling unit.
13. Prior approval by the South Cheyenne Water and Sewer District or the Laramie County Environmental Health Division is required before any building permit is issued.
14. Shall follow the requirements of the State Engineers Office or the South Cheyenne Water and Sewer District for water and sewer service, as applicable.

IMPORTANT TO DO:

1. When you need assistance reach out to Planning.
2. A Building Permit is required for an accessory dwelling unit.

