

Detached Dwelling Units with Two Kitchens

Attachment to Administrative Review Application Form

**City of Boulder
Planning and Development
Services Center**

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Ordinance No. 7079 (2000).

9-3.4-24 Detached Dwelling Units with Two Kitchens.

The following criteria apply to any detached dwelling units with two kitchens:

- (a) Second Kitchen is Secondary: The kitchen is incidental to occupancy of the entire house in common by all occupants permitted under Section 9-3.2-8, "Occupancy of Units," B.R.C. 1981, and that, in fact, there will not be two separate and distinct dwelling units, or a dwelling unit with an accessory dwelling unit, each exclusively occupied by some permitted occupants of the dwelling unit.
- (b) Second Dwelling Unit Prohibited: No person shall permit the second kitchen to be used as part of a second dwelling unit on the lot or parcel.
- (c) Second Kitchen Shall Not Create an Additional Dwelling Unit: The second kitchen shall not be used to create a second dwelling unit. In determining whether the second kitchen creates an additional dwelling unit, the city manager will consider whether the proposed kitchen can be separated from the remainder of the dwelling unit, with other rooms, including a bathroom, and has a separate exterior access.
- (d) Owner Occupied: The detached dwelling unit within which the second kitchen is located is actually and physically occupied as a principal residence by at least one owner of record of the lot or parcel upon which the detached dwelling unit is located who possesses at least an estate for life or a fifty percent fee simple ownership interest.
- (e) Agreement Required: If such use is approved, the city manager and the property owner shall record an agreement with the Boulder County Clerk and Recorder, whereby the property owner acknowledges and agrees that the dwelling unit shall only be used as a single dwelling unit and in compliance with the conditional use approval. The agreement shall also bind the owner and occupants and the owner's heirs, successors-in-interest, assigns, and lessees.