

# 10 Things to Know Before Building an ADU



*"Your local guide to planning, designing, and building an ADU-Accessory Dwelling Unit in Fort Collins, Loveland, and beyond."*

*A Free Guide by Prosper Craft Homes - Your ADU Specialist*



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"Planting seed of inspiration for future generations."

## Welcome!

Thinking about adding an ADU to your Northern Colorado property? Whether it's for extra income, a private space for family, or a future-ready home office, you're not alone ADUs are redefining what home can mean.

At Prosper Craft Homes, we don't just build structures we create spaces that feel like home, function beautifully, and add real, lasting value. Here are 10 things to know before you build and how to do it right, right here in Fort Collins, Loveland, and beyond.



**EXTRA INCOME**



**FAMILY**



**HOME OFFICE**

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## What is an ADU

- An Accessory Dwelling Unit (ADU) is a smaller, independent home located on the same lot as a primary residence. Sometimes called a carriage house, backyard cottage, in-law suite, or studio apartment, ADUs offer all the essentials of a full home—kitchen, bathroom, sleeping space—within a compact footprint. They can be attached to the main home (like a basement conversion), detached (like a tiny home in the backyard), or integrated above a garage.
- ADUs are built for flexibility. Homeowners use them for multigenerational living, guest quarters, long- or short-term rental income, home offices, or aging-in-place solutions. They're a smart way to maximize property value while meeting real-life needs.

## Why ADU's Matter in Northern Colorado

- Here in Northern Colorado, communities like Fort Collins, Loveland, and Greeley are experiencing rising housing demand, multi-generational living trends, and a renewed focus on sustainable, community-centered design. ADUs provide a creative solution to limited housing stock, allowing homeowners to expand without leaving their neighborhood.
- Plus, with the region's growing interest in energy-efficient building, many local ADUs are designed with Passive House principles, smaller footprints, and high-performance materials. Whether you're looking to create a cozy guest retreat or unlock a new income stream, ADUs offer a flexible path to building smarter, more adaptable homes—right in your own backyard.

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"We help you make informed choices  
and bring your dream to life!"

## 10 Key Things to Know

- **Know Your Zoning** – Fort Collins and Loveland each have their own rules.
- **Choose Your Type** – Detached, over-garage, basement conversion? It matters.
- **Understand Costs** – Budget realistically for design, permits, and construction.
- **Design for Your Needs** – Rental? Aging parents? Home office? Be intentional.
- **Prefab vs Stick-Built** – Understand the pros and cons for your property.
- **Match Your Home's Style** – A well-integrated ADU adds more value.
- **Permits Take Time** – Start early, and work with a local pro.
- **Plan for Utilities** – Electrical, sewer, and water tie-ins can impact costs.
- **Think Long-Term** – Build for energy efficiency and future flexibility.
- **Choose a Trusted Local Builder** – Local experience matters.

*As a second-generation builder rooted in Northern Colorado, Prosper Craft Homes brings deep local experience and trusted relationships to every ADU project we take on. From navigating local zoning in Fort Collins and Loveland to helping you choose the right type—detached, over-garage, or basement—we guide you through every step. We'll help you plan for costs, design for your unique needs, and choose between prefab or stick-built. Our team manages permits, utility planning, and custom styling to ensure your ADU adds lasting value. With Prosper, you're building smart, with a partner you can trust.*

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"Your ADU should reflect your lifestyle, your land, and your story."

## Choosing an ADU Design That Feels Like Home

When building an Accessory Dwelling Unit (ADU), choosing a style that complements your home and lifestyle is key. A Craftsman-style ADU delivers cozy character and timeless curb appeal with gabled roofs, exposed rafters, and tapered columns—perfect for properties with historic or classic charm. The Modern Farmhouse ADU strikes a balance between rustic and refined, combining clean lines, metal roofing, board-and-batten siding, and warm wood accents to create a welcoming and versatile space.



Craftsman Style



Mountain Cottage Style



Modern Farmhouse Style



Modern Style

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## Ready to Explore your ADU Options?

*Let's talk about what's possible—whether you're dreaming of a rental unit, a private guest space, or a home office nestled in your backyard. At Prosper Craft Homes, we offer a **FREE 20-minute discovery call** to help you get clear on your vision, understand next steps, and see if an ADU is the right fit for your property. Give us a call to schedule your consultation today!*

*No pressure—just practical insight from a trusted Northern Colorado builder.*

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