Detached structures are accessory buildings such as garages, sheds, playhouses, storage buildings, garden structures, greenhouses, private studios, boat houses, pool houses, barns, and other similar residential structures with a roof. These structures are used exclusively by the owners or occupants and are built on the same lot as the house or main building.

### Detached Structures - Agricultural Zone Districts

- **Agricultural-1 Zone District**
  - Allows accessory buildings based on the lot. Lot coverage is any structure with a roof.
  - 6% lot coverage with a well and septic
  - 7.5% lot coverage with either public water or sewer
  - 12.5% lot coverage with both public water and sewer
  - 1 acre = 43,560 square feet
  - 43,560 square feet multiplied by acreage
  - Acreage multiplied by % = allowable lot coverage
  - An accessory building cannot be constructed without a principal dwelling.

- **Agricultural-2 Zone District**
  - Allows accessory buildings without lot coverage.
  - An accessory building cannot be constructed without a principal dwelling.

- **Agricultural-3 Zone District**
  - Does not restrict lot coverage.
  - A detached building can be constructed prior to construction of a principal dwelling.

No detached structures in the Agricultural Zone Districts may be used for commercial or industrial uses or living quarters unless allowed by an approved Conditional Use Permit.

### Detached Structures - Residential Zone Districts

- **Residential-1-C** allows for a maximum of 900 square feet.
- **Residential-2** allows for a maximum of 450 square feet per unit or 900 square feet for a single-family dwelling.
- **Residential Estate Zone District** allows for 12.5% lot coverage.

No detached structures in the Residential Zone Districts may be used for commercial or industrial uses or living quarters.
EXAMPLES OF DETACHED STRUCTURES

Lot Coverage

Property Line

Accessory Building - square footage

Gazebo - square footage

Attached garage - square footage

Home - square footage

Accessory Building - square footage

Right of Way Sectionline

4430 S. Adams County Parkway, Brighton, CO 80601

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