

The information in this document is for guidance purposes only. Please refer to the Development Standards and Regulations for the complete set of the county's official regulations.



ADAMS COUNTY
COLORADO

ACCESSORY BUILDINGS














General Permit Requirements

COMMUNITY & ECONOMIC DEVELOPMENT







DETACHED STRUCTURES - AGRICULTURAL ZONE DISTRICTS

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.

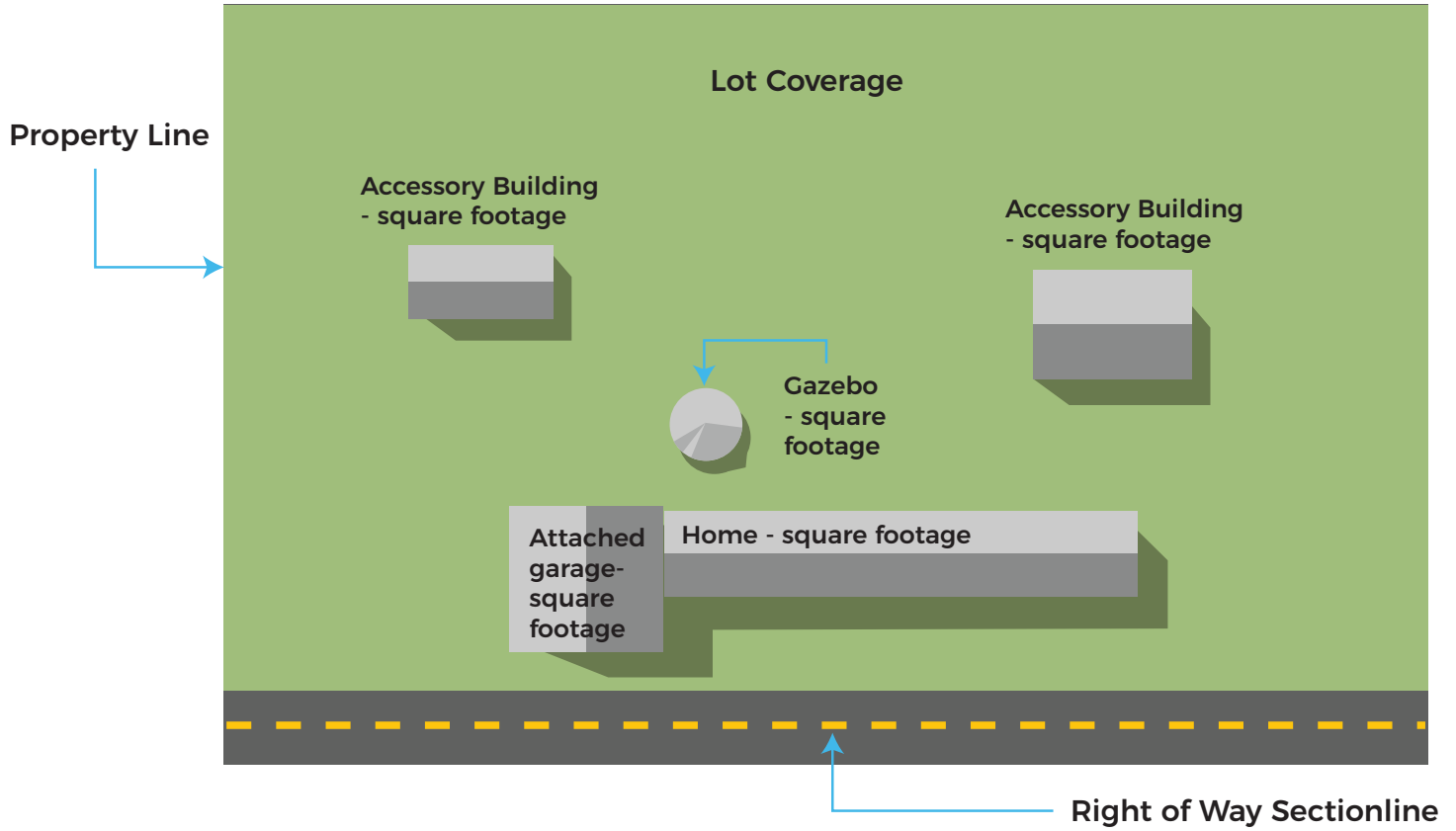
<p> No detached structures in the Agricultural Zone Districts may be used for commercial or industrial uses or living quarters unless allowed by an approved Conditional Use Permit.</p>	<p> Any detached structure less than 200 square feet in size does not require a building permit, but the structure must meet all zone district requirements.</p>
<p style="text-align: center;">Agricultural-1 Zone District</p> <p>Allows accessory buildings based on the lot. Lot coverage is any structure with a roof.</p> <ul style="list-style-type: none">  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. 	<p style="text-align: center;">Agricultural-2 Zone District</p> <ul style="list-style-type: none">  Allows accessory buildings without lot coverage.  An accessory building cannot be constructed without a principal dwelling. <p style="text-align: center;">Agricultural-3 Zone District</p> <ul style="list-style-type: none">  Does not restrict lot coverage.  A detached building can be constructed prior to construction of a principal dwelling.

DETACHED STRUCTURES - RESIDENTIAL ZONE DISTRICTS

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 of the principal dwelling.

<p> No detached structures in the Residential Zone Districts may be used for commercial or industrial uses or living quarters.</p>	
<p> Residential-1-C allows for a maximum of 900 square feet.</p>	<p> Residential-2 allows for a maximum of 450 square feet per unit or 900 square feet for a single-family dwelling.</p>
<p> Residential Estate Zone District allows for 12.5% lot coverage.</p>	

EXAMPLES OF DETACHED STRUCTURES



STAY CONNECTED:

4430 S. Adams County Parkway, Brighton, CO 80601



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