

**Prairie Village Owners Association**  
**Design Review Standards**  
**For Accessory/Ancillary (Shed) Buildings**  
**(120 sq. ft. maximum in size)**

**Design:** (Ref: P.V. Architectural Design Guidelines Manual 2/13/2001)

All accessory/ancillary (Shed) storage structures are to be designed as integral parts or extensions of the main building in terms of materials and colors, even if they are physically separated ~ (ie: no metal, plastic, or the like non-conventional residential structures).

**Longmont General Permit Information:** (Ref: Longmont Single Family Residential Accessory Buildings Building Guidelines ~ revised 06/22/11)

Accessory buildings ***less than 120 square feet*** do not require a building permit or inspection ***but do require*** a plot plan review to ensure compliance with zoning ordinance setback requirements.

**Plot Plan:**

Only requires a simple sketch showing the property layout to include:

1. North Arrow
2. Property street address
3. Lot dimensions
4. Easements (Check your recorded deed or subdivision record for easements).
5. Lot location of main building dimensionally relative to the side and rear lot boundaries.
6. Plan view (Floor) dimension of the shed building.
7. Lot location of proposed shed building dimensionally relative to existing adjacent (main) building.
8. Show the distance between the shed building and the adjacent building especially if within 0" to 6'-0" away.
9. If within 6'-0" away just make note of the height of the adjacent building wall from ground to eave.
10. Show distance from the proposed shed building to the nearest side lot line.
11. Show distance from the proposed shed building to the back lot line.
12. Show the height of the shed at the gable end from the ground to one half ( $\frac{1}{2}$ ) distance between the eave and the roof peak (*See attached*)
13. Submit (take) Plot Plan sketch to:

Building Inspections  
385 Kimbark St  
Longmont, Co.  
303-651-8382

ATTACHMENT ~ SETBACKS:

Longmont) Single Family Residential Accessory Buildings  
Building Guidelines ~ revised 06/22/11...

# Single Family Residential Accessory Buildings

## Information

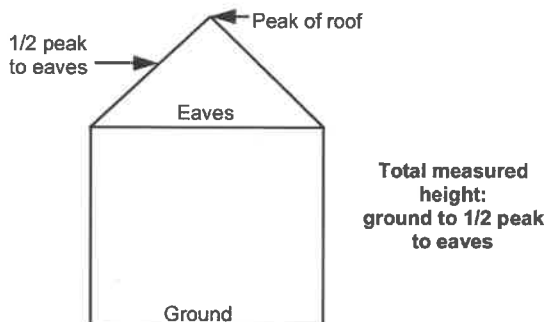
### SETBACKS

The minimum setback distance for accessory structures such as storage sheds, play houses and other similar structures is as follows, except for single story detached garages:

**From side and rear property lines.** One foot (1') for every two and one half feet (2 1/2') or fraction thereof of building or structure height, except for single story detached garages. If the structure or building is screened from the view of the adjoining property by a solid fence, then a structure or building no taller than that fence may be placed up to the property line, regardless of height/setback requirements. Single story detached garages have a minimum five foot (5') side and rear setback, if there is no alley access.

**From other buildings and structures on the same lot.** All accessory buildings and structures shall be placed at least six feet away from all other buildings and structures on the same lot. If closer than 6'

they are considered to be attached and the combined structure must meet the setback requirements.



**Note:** The height of the accessory structure is measured from the ground to one half (1/2) the distance between the eave and the roof peak.

**Easements.** Buildings shall not be located within any easement of record unless all approvals have been obtained from the appropriate utilities; check your recorded deed or subdivision record for any and all easements.

### MAXIMUM SIZE

- ⇒ The maximum size for residential storage buildings without needing a permit is 120 square feet

### FOOTINGS/FOUNDATIONS

- 1 one story structures *less than 120 square feet* in floor area:
  - ⇒ No permit is required but securing the structure to insure that it cannot be damaged by wind with proper tie downs or anchorage is recommended.
- 2 one story structures *greater than 120 square feet* in floor area:
  - ⇒ All foundations must be designed by an engineer based on the type of soil under the structure. The drawings must be stamped and sealed by an engineer licensed in Colorado.

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