



## ZONING REGULATIONS

### RESIDENTIAL ADDITIONS, ACCESSORY BUILDINGS AND SHEDS

Residential additions and accessory buildings require review for adherence to zoning regulations. These may include garages, carports, sheds, greenhouses, covered patios and other structures but may not include independent living units. These structures require building permits and are subject to both Building Code and the Zoning Code review.

#### Residential Additions

Regulation	Zone		
	R-1-A	R-1-B	R-1-C
Front Setback	30 ft.	25 ft.	25 ft.
Side Setback	10 ft.	5 ft.	5 ft.
Rear Setback	20 ft.	20 ft.	20 ft.
Height Limit	35 ft.	35 ft.	35 ft.
Size Limit	30% of area to the rear of the principal building.		

#### Accessory Structures & Sheds

Regulation	Zone		
	R-1-A	R-1-B	R-1-C
Front Setback	30 ft.	25 ft.	25 ft.
Side Setback	10 ft.	5 ft.	5 ft.
Rear Setback	0 ft.	0 ft.	0 ft.
Height Limit	16 ft.	16 ft.	16 ft.
Size Limit	30% of area to the rear of the principal building.		

- Accessory structures must be at least 5 ft. from primary structure.
- If accessory structure is more than 5 ft. to rear of principal building, then no side setback is required. Note that additional building and fire code standards may need to be met to be placed closer than 5 ft. to property line.
- Building placement is subject to review for utility easements.
- Additions or accessory structures on corner lots require a 25 ft. setback from the side street. Accessory structures may be exempted from this requirement if neighboring lot is oriented back to back with applicant's lot.

Don't know your zoning? Visit <http://biz.northglenn.org/quickzone> to check.

## Architectural & Site Requirements

- All additions to the primary structure, and any accessory building over 144 square feet in area shall use exterior wall finish materials which complement or match, in type and color, the materials used on the principal building.
- Brick, stone or other masonry which matches principal building must be used on at least 30% of any façade facing a public street. This can include thin brick or “faux” brick, but does not include concrete block or concrete panels.
- Masonry, when required, must wrap at least 3 ft. to adjacent sides.
- Roof materials should match, in type and color, the materials used on the principal building.
- Accessory buildings larger than 200 square feet are required to have a foundation.
- Garages and carports must have a concrete or paving stone driveway for vehicle access from adjacent public street.
- A maximum of 40% of the area in front setback may be dedicated to driveway area.

