

## ACCESSORY STRUCTURE / DETACHED GARAGE / DECK / PATIO

### OVERVIEW AND SUBMISSION MATERIALS

A Single-Family and Two-Family Residence Accessory Structure, Deck, Patio and/or Similar Outdoor Spaces submittal will be reviewed in accordance with the procedures and requirements as outlined in Chapter 16 (Zoning/Development Standards) of the Edgewater Municipal Code. The City of Edgewater's Municipal Code, Chapters 16, can be found online at the following website address: [https://www.municode.com/library/co/edgewater/codes/municipal\\_code?nodeId=18011](https://www.municode.com/library/co/edgewater/codes/municipal_code?nodeId=18011).

An Administrative Site Development Plan application is not required for an Accessory Structure, Deck, Patio and/or Similar Outdoor Spaces associated with a single-family or two-family residential use when the property is not located in a flood zone.

**A Building Permit is required for an Accessory Structure**, and may be required for a deck, patio and/or similar outdoor spaces. The Accessory Structure, Deck, Patio and/or Similar Outdoor Spaces submittal is required to meet applicable zoning and development standards, and will be evaluated in coordination with the submission of any required Building Permits.

**ALL PLANNING APPLICATIONS ARE ACCEPTED THROUGH EDGEWATER'S ONLINE PORTAL.**

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### USE THE CHECKLIST BELOW AS A GUIDE OF PLANNING RELATED ITEMS TO INCLUDE IN YOUR SUBMISSION FOR A BUILDING PERMIT

- Survey of Property** (an ILC is acceptable)  
Include all elevation points to verify building height and determine Base Line Elevation to measure height and bulk plane.

*"Building height* means the vertical distance measured from the level of the curb adjacent to the centerpoint of the front lot line to the highest point of the roof surface; provided, however, that, if the grade of the lot varies or exceeds a three-percent (3%) change in elevation between the front and rear lot lines, then the *building height* means the vertical distance measured from an average of the existing grade between the front and rear lot lines to the highest point of the roof surface. **For accessory structures located entirely within the back (rear) yard, the baseline elevation from which the starting height is measured shall be the centerpoint of the rear property line.**"

*Note: Verification of height, bulk plane and setbacks is required during Building Permit process*

- Site Plan**, on a minimum of 8 ½' by 11' paper, including the following
- Scale and North Arrow;
  - Property lines;
  - Location of all existing and proposed structures, including distance to all lot lines, dimensions, and the specific use of each;
  - Location and distance of building projections (i.e. eave);

Site Plan continued

- Location of existing and proposed driveway(s) and parking spaces, including distance to all lot lines, easements, corner clearance(s), dimensions, and material;
- Indicate by the use of arrows the direction of flow of runoff water after final grading. Runoff must flow to the street or alley, and cannot flow onto adjacent properties;
- Identification of project site address, adjacent streets, right-of-way, alleys and alley easement,
- Location of Utility lines – water and sewer; and
- Lot Coverage data and calculations.

**Elevation Drawings**, on a minimum of 8 ½' by 11' paper, including the following

- Labeled (North, South, East and West) elevation views of the structures to be constructed or altered;
- Scale;
- Base line elevation lines from each property line;
- Bulk Plane lines from each property line;
- Structure Height and Maximum Building Height;
- Base Line Elevation, including the following information:

**a) If slope of property is not greater than 3%:**

THE GRADE OF THE PROPERTY BETWEEN THE FRONT AND REAR LOT LINES IS \_\_\_\_\_ % AND DOES NOT EXCEED A 3% ELEVATION CHANGE. THE ELEVATION AT THE CURB ADJACENT TO THE CENTERPOINT OF THE FRONT LOT LINE OF THIS PROPERTY IS \_\_\_\_\_. THE HEIGHT OF THE HIGHEST POINT OF THE ROOF SURFACE TO THIS CENTERPOINT FRONT ELEVATION SHALL NOT EXCEED \_\_\_\_\_.

Or

**b) If slope of property is greater than 3%:**

THE GRADE OF THE PROPERTY BETWEEN THE FRONT AND REAR LOT LINES IS \_\_\_\_\_ % AND EXCEEDS A 3% ELEVATION CHANGE. THE AVERAGE OF THE EXISTING GRADE BETWEEN THE FRONT AND REAR LOT LINES OF THIS PROPERTY IS \_\_\_\_\_. THE HEIGHT OF THE HIGHEST POINT OF THE ROOF SURFACE TO THIS AVERAGE EXISTING GRADE SHALL NOT EXCEED \_\_\_\_\_.

- Exterior building materials;
- Address Numbers on Alley or Street Facing Elevation;
- Setback dimensions; and
- Building and building projection (i.e. eave) dimensions.

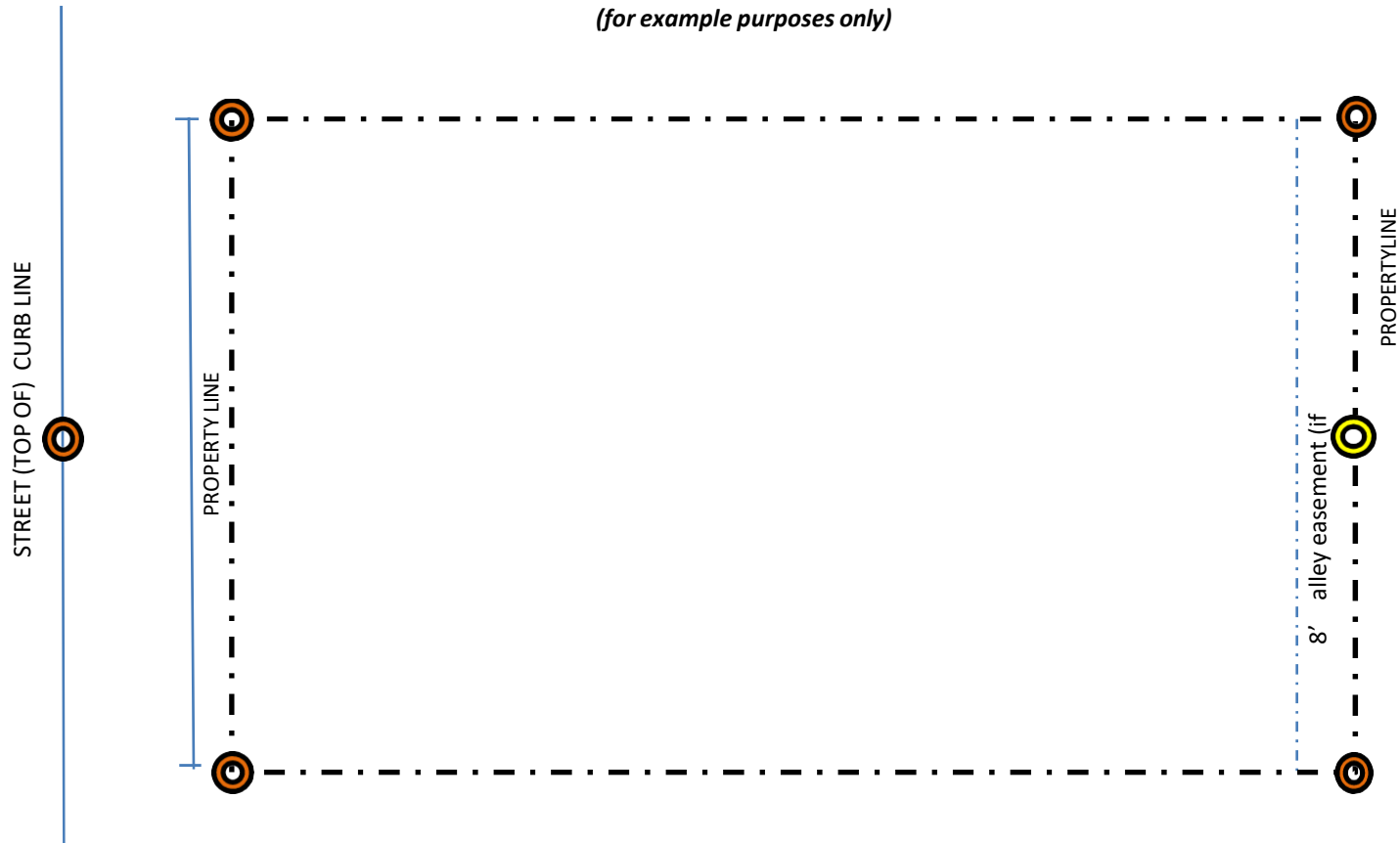
**PDF file of Site Plan and Elevation Drawings, and Survey**



- Additional information**, if applicable

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*\*This checklist is meant to facilitate applicants in land use review procedures, submittal requirements, and overall process for evaluation. However, it is not a complete summary of the City of Edgewater's development codes nor is it intended to be. Applicants are highly encouraged to familiarize themselves with the requirements of the City's development codes and all amendments thereto.*

## Survey Exhibit (for example purposes only)

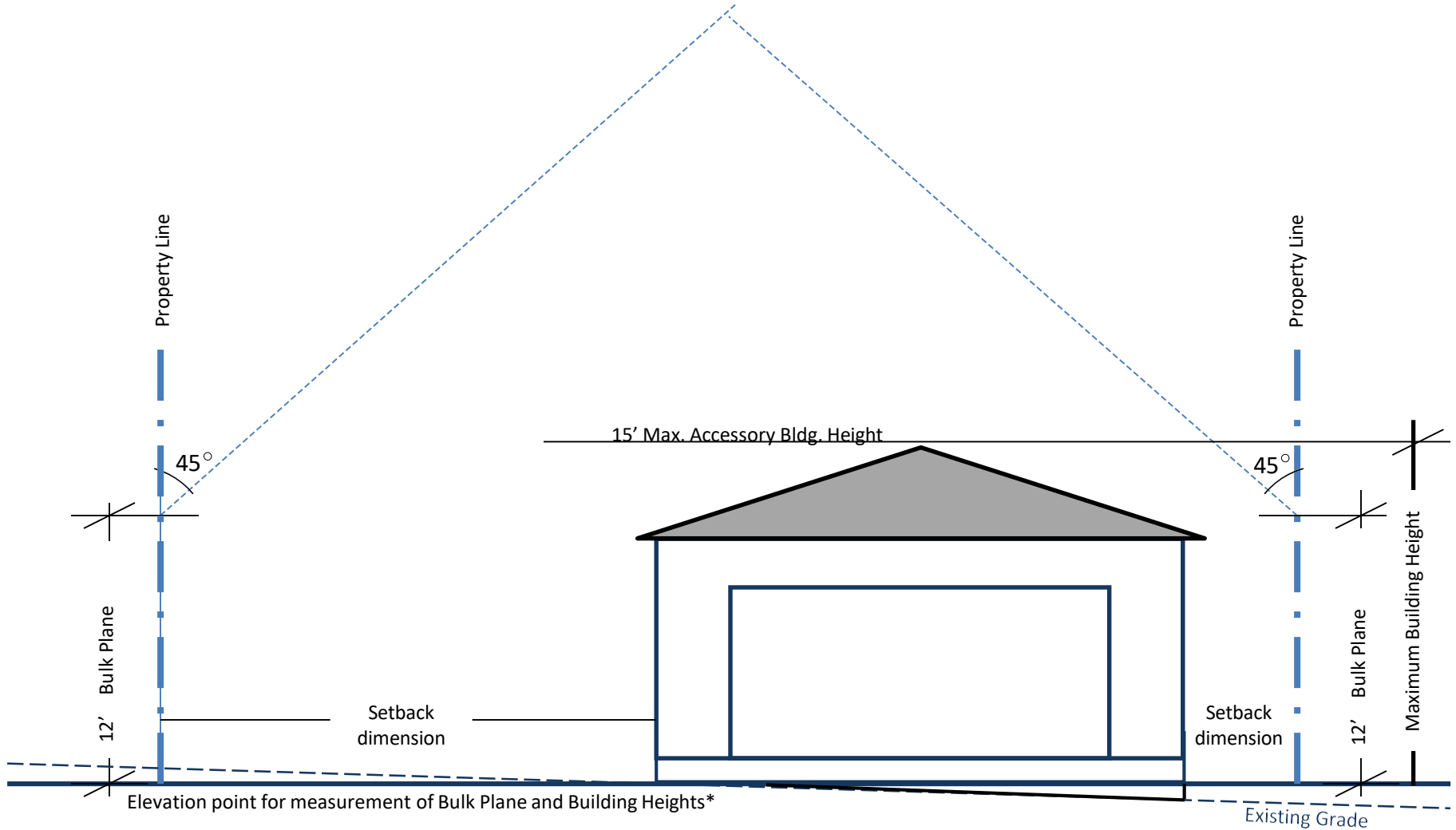


-  Elevation Points for Max. Height/Bulk Plane  
For All Principal Structures and Structures Located Wholly or Partially within the Front or Rear Yards
-  Base Line Elevation Point for Max. Height/Bulk Plane  
For Accessory Structure(s) Located Entirely Within the Rear Yard Area  
“Yard, rear means a yard extending across the full width of the lot between the rear lot line and the nearest line or point of the principal building or structure.”

May 15, 2019

**R1 and R2 Zone District Accessory Building Maximum Height and Bulk Plane Exhibit**

**12' Bulk Plane Height at *each* property line  
15' Maximum Accessory Building Height**



\*The *maximum building height and bulk plane regulations* establish a measurement (base line elevation) point to determine height as follows:

- 1) the level of the curb adjacent to the centerpoint of the front lot line; or
- 2) an average of the existing grade between the front and rear lot lines if the lot exceeds a 3% grade change.

*Drawing is not to scale and for illustrative purposes only*