

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 outlined in [Chapter 16 \(Zoning Standards\) of the Edgewater Municipal Code](#).

URL: 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 project associated with a single-family or two-family residential use when the property is not located within a flood zone.

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

**ALL APPLICATIONS ARE ACCEPTED THROUGH EDGEWATER'S ONLINE PORTAL AT
WWW.EDGEWATERCO.GOV/BUILDING**

USE THE CHECKLIST BELOW AS A GUIDE FOR PLANNING RELATED ITEMS THAT WILL BE REQUIRED IN YOUR BUILDING PERMIT APPLICATION

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 center point 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 center point of the rear property line”***

Note: Verification of height, bulk plan, and setbacks is required during Building Permit process.

Site Plan that includes the following

- Scale and north arrow
- Property lines
- Location and footprint of all existing *and* proposed structures, on the property, including the distance to all property/lot lines, building dimensions, and the specific use of each (primary home, detached garage, shed, etc.)
- Location(s) and dimension/distance of building projections, including roof eaves,
- Location of existing and proposed driveway(s) and parking spaces, including the distance to all lot lines, easements, corner clearance(s), dimensions, and material

Site Plan Requirements - Continued

- Identification of project site address, adjacent streets, right-of-way, alleys and alley easements
- Lot Coverage data and calculations (Note: eaves count toward lot coverage calculations)
- Identification of project site address, adjacent streets, right-of-way, alleys and alley easement
- Location of drainage ways and direction of flow of runoff water after final grading indicated by the use of arrows. Runoff must flow to the street or alley and cannot flow onto adjacent properties. Properties must have swales on each side of the structure sloped at 2% minimum to ensure water drains correctly to the alley or street
- Sewer service line location and material. If the line runs under any proposed structure(s) and is clay or found to be in disrepair it shall be replaced with 4" schedule 40 PVC including dual cleanouts.
- Location of water service lines. The city requires confirmation that water service lines are not lead. If lines are lead, they must be replaced.

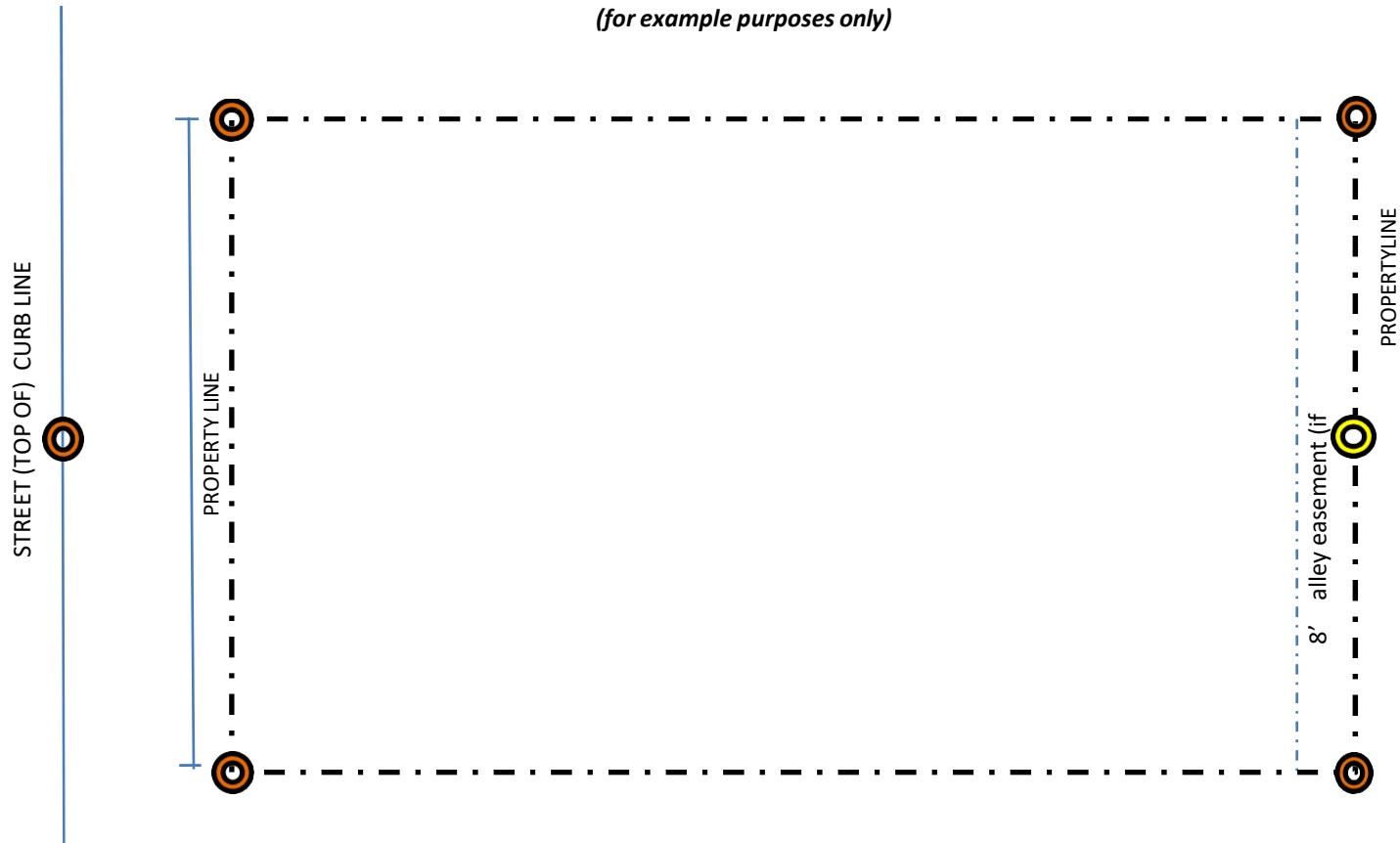
Elevation Drawings



- Labeled (North, South, East and West) elevation views of the structure(s) to be constructed or altered;
- Scale;
- Base line elevation lines from each property line. For accessory structures located entirely in the back (rear) yard, the baseline elevation shall be the center point of the rear property line.
- Bulk Plan lines from each property line;
- Structure Height and Maximum Building Height
- Exterior building materials (T1-11 siding and similar types of plywood materials are not allowed);
- Address Numbers on Alley or Street Facing Elevation;
- Setback dimensions; and
- Building and building projection (i.e. eave) dimensions

This checklist is meant to assist applicants with land use review procedures, submittal requirements, and overall processes 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 hereto.

Contact City of Edgewater staff for further information and assistance with your application.

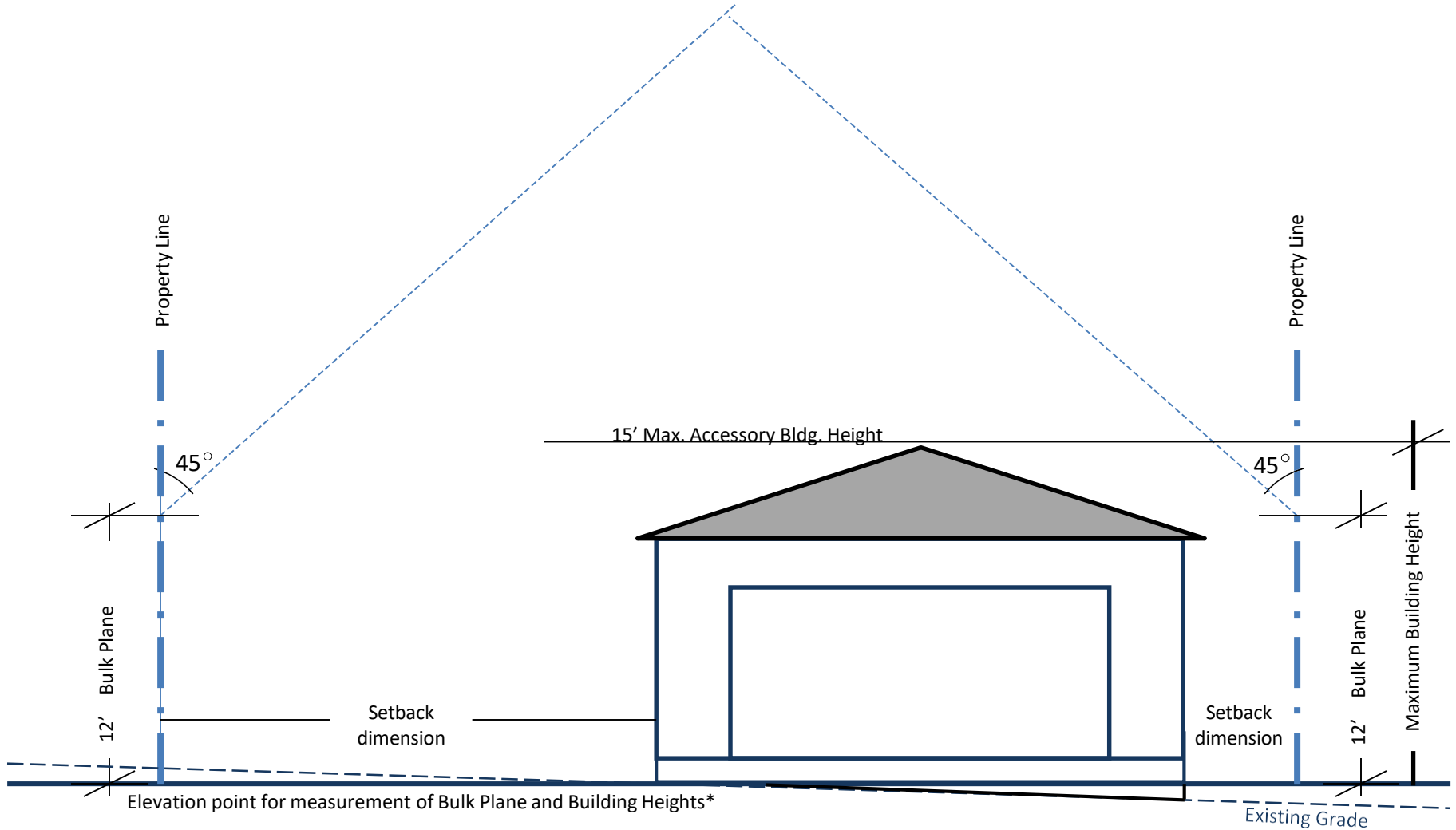
Survey Exhibit (for example purposes only)



-  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."

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