



# STORAGE BUILDINGS – GUIDELINES

## Accessory Structure

A detached structure subordinate to the principal structure, and located on the same lot or parcel, or an adjacent lot or parcel with easement or deed restriction, serving a purpose that is incidental to the principal structure. Accessory structures may include storage sheds, garages, parking areas, children’s play equipment, and antennas. Accessory structures shall meet the height requirement for the zone district they are located in. Accessory structures for rental or associated with unlicensed business activity are not permitted.

**All Accessory Structures require a Manitou Springs Property Improvement Permit.** Accessory Structures up to 200sf on **residential property** do not require a Regional Building Permit. Accessory Structures up to 120sf on **commercial property** do not require a Regional Building Permit.

## Accessory Structure, Permanent

A building other than a primary structure or garage, such as a storage shed, studio, greenhouse, etc., which does not contain sanitary or kitchen facilities, complies with the building height limitation for the zone district in which it is placed, is on a permanent foundation, and/or requires a Regional Building Permit.

## Accessory Structure, Temporary

A building other than a primary structure or garage, such as a storage shed, studio, greenhouse, etc., which does not contain sanitary or kitchen facilities, is at or less than 12’ in height, not on a permanent foundation, and does not require a Regional Building Permit.

| ZONE                   | HDR                | GR   | LDR                 | HLDR                                 | DWTN  | C      | OS  | PK  | PF     | RO                  |
|------------------------|--------------------|--|---------------------|--------------------------------------|-------|--------|-----|-----|--------|---------------------|
| Minimum setbacks       |                    |  |                     | h                                    |       | b      |     |     |        |                     |
| Front — Permanent      | 15 ft.             | 10 ft.; 15 ft. to garage (attached or detached) or any permanent accessory structure | 20 ft. <sup>k</sup> | 25 ft. platted/<br>35 ft. unplatted  | 0 ft. | 10 ft. | N/A | N/A | 10 ft. | 10 ft. <sup>n</sup> |
| Front — Temporary      | 15 ft.             | 15 ft.   | 20 ft. <sup>k</sup> | 25 ft. platted/<br>35 ft. unplatted  | 0 ft. | 10 ft. | N/A | N/A | 10 ft. | 10 ft. <sup>n</sup> |
| Side — Permanent       | 10 ft.             | 7.5 ft. <sup>o</sup>   | 10 ft.              | 10 ft. platted/<br>20 ft. unplatted  | 0 ft. | 5 ft.  | N/A | N/A | 5 ft.  | 5 ft. <sup>n</sup>  |
| Side — Temporary       | 3 ft. <sup>q</sup> | 3 ft. <sup>q</sup>   | 3 ft. <sup>q</sup>  | 3 ft. <sup>q</sup>                   | 0 ft. | 5 ft.  | N/A | N/A | 5 ft.  | 5 ft. <sup>n</sup>  |
| Rear — Permanent       | 15 ft.             | 15 ft. <sup>p</sup>  | 25 ft.              | 25 ft. platted/<br>25 ft. unplatted  | 0 ft. | 10 ft. | N/A | N/A | 10 ft. | 10 ft. <sup>n</sup> |
| Rear — Temporary       | 3 ft. <sup>q</sup> | 3 ft. <sup>q</sup>   | 3 ft. <sup>q</sup>  | 3 ft. <sup>q</sup>                   | 0 ft. | 10 ft. | N/A | N/A | 10 ft. | 10 ft. <sup>n</sup> |
| Maximum Front Setbacks | N/A                | N/A  | N/A                 | 50 ft. platted/<br>100 ft. unplatted | N/A   | N/A    | N/A | N/A | N/A    | N/A                 |

**See full Development Standards Table with the footnotes online in the Manitou Springs Municipal Code Chapter 18.64**