

Building Department



200 W. Oak Street
Suite 3100
P.O. Box 1190
Fort Collins, CO
(970) 498-7700

Detached Structures

120 square feet in floor area or less

What is a "Detached Structure"?

Residential or agricultural sheds, playground equipment, pump enclosures and gazebos (may be portable or permanent). These structures must be built to current building code standards.

Contact the Larimer County Building Department
for any other structures not mentioned.
970-498-7700

A Building Permit is Required When Any of the Following Apply ...

- There is an attached porch, which causes the footprint to exceed 120 square feet.
- Utilities are added (electric, water, heat).
- The structures exceed 120 sq.ft. in floor area, or are greater than one story in height.*
- An overhang or soffit exceeds 24 inches.
- The average roof height exceeds 12 feet high.
- The structure is used for any type of commercial purpose or residential dwelling/cabin.

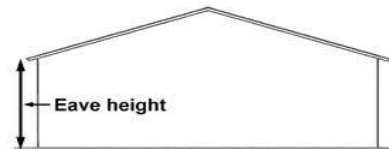
Foundations are required for structures that are two stories or more.

*When a detached structure has an upper level with at least 70 square feet of floor area and a ceiling height of 7 feet, it will be considered a second story. If the upper level has sloped ceilings, at least 50% of the 70 square foot area must have a ceiling height of 7 feet, and no portion of the remaining 70 square feet can have a ceiling height less than 5 feet. This will be considered a second story. If the upper level does not meet the definition of a second story, it will be considered an attic.



No Building Permit is Required When All of the Following Apply . . .

- The structure is a one-story, detached accessory structure used as a tool or storage shed, playhouse or similar use, provided the floor area does not exceed 120 square feet.
- The overhang does not exceed 24 inches.
- The structure remains at least three feet away from any dwelling, including overhangs.
- There is a maximum eave height of $\leq 10'$.



- There is an average roof height of $\leq 12'$.
- There are no utilities added.

Setbacks

All detached structures must:

Meet the requirements of the Larimer County Land Use Code as they relate to setbacks and use.

Examples: Structures should not be placed on or too close to any property line, stream or river setback, in the floodplain, in an easement or any other location that might be hazardous or create a life/safety concern.

Please contact the Larimer County Planning Department at (970)498-7683 to determine allowed uses, setback distances, or any other concerns with different zoning districts.