

Accessory Structures

Mancos Development Services: From Concept to Construction



Getting Started

Accessory structures are non-habitable structures that support or are used as part of a principal structure or use on the same lot. Accessory structures might include, but are not limited to: tool and storage sheds, outbuildings, barns, detached garage, greenhouses, yurts, storage containers, structures to house animals, carports, and playhouses. Accessory dwelling units (ADUs), a secondary residential dwelling unit, are reviewed separately through the Town’s Accessory Dwelling Unit application. Mancos LUC Section 16-4-10 provides the primary regulations for accessory use and structures.

All accessory structures require a permit. Accessory structures on a permanent foundation or larger than 200 square feet also require a building permit. Applicants can start a request for accessory structure approval by submitting a complete accessory structure application to the Zoning Administrator. Applicants with questions about the application form or process are encouraged to call or stop by Town Hall to talk about their application. The Town does not accept incomplete applications.

The Zoning Administrator will review and make a determination about the application. There is a \$23.50 fee for accessory use permit review. If a building permit is required, the applicant is also required to pay for the building permit fee(s) and the cost of any inspections required by the Building Inspector. Applications must be signed by the property owner and shall include a site plan.

Accessory Structures Guidelines

- ✓ Accessory structures must meet the height and setback requirements for the zone district where the property is located. A *setback* is the distance measured from your property line to a point inside the property. A setback creates a border inside your property lines. Setback requirements are different in each zoning district. For purposes of determining setback, the front is the side that borders a street and is typically where the front door faces and/or the street address. The street side yard is the side that borders a street.

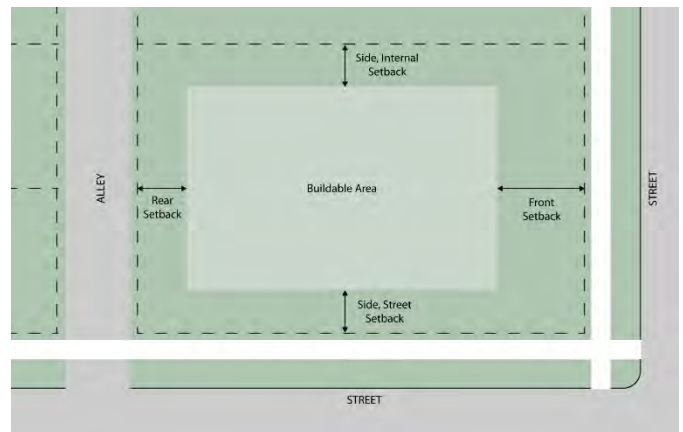


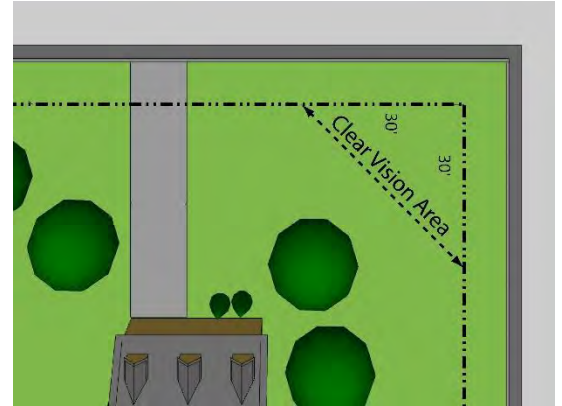
Table 16-4-6: Dimensional Standards - Accessory Structures

Zoning District	Ag (all)	SF (all)	MF (all)	MU (all)	C	LI	P2
Lot							
Coverage (% max.)	10	10	10	10	10	10	10
Setbacks [1]							
Front (ft., min.)	30	25	25	25	25	15	25
Side Interior (ft., min.)	15	7	7	7	7	10	10
Side Street (ft., min.)	15	15	15	15	15	15	15
Rear (ft., min.)	25	7	7	7	25	25	25
Mancos River or Chicken Creek (ft., min.)	25	25	25	25	25	25	25
Height							
Height (ft., max.) [2]				20			
Floor Area							
Area (sf., max.)	Greater of 600 sf or 1/3 the size of primary structure						
Notes							

[1] Between accessory and primary structure or accessory structure. Accessory structures shall comply with zone district setback requirements between the accessory structure and the lot line.

[2] Except as provided for in Section 16-3-8, the maximum height for accessory uses is 20 feet, and in no case taller than the principal structure

- Accessory structures within an RV Park must comply with the standards in Section 16-4-6.D, Recreational Vehicle Parks.
- Accessory structures for wireless communication facilities must comply with the standards in Section 16-4-8, Wireless Communication Facilities.
- ✓ All accessory structures must be on the applicant's property. It is the applicant's responsibility to determine where the property line is. If a reliable reference for establishing the lot lines is not present, the Building Inspector may order that a land survey be made. If there are any questions, please call (970) 533-7725 and discuss any problems with the Building Inspector before starting construction.
- ✓ Accessory structures may not be erected within utility easements. Accessory structures located within a utility easement may be moved or removed by the Town or by the utility, without any responsibility to replace or restore, as necessary to facilitate normal utility maintenance.
- ✓ No accessory structure shall encroach onto any sidewalk, street, alley, or other public right of way.
- ✓ Accessory structures on corner lots may not obstruct the view of the intersecting street. To comply with corner visibility standards (LUC Sec. 16-8-10), the accessory structure must be placed so there is no obstruction taller than 4 feet in height within a triangular area formed by the property lines and a line connecting them at points 30 feet from the intersection of the property lines.



When is a Building Permit Required?

A building permit is required when constructing an accessory structure that has a permanent foundation or is larger than 200 SF. Contact the Town of Mancos for more information. In all cases, an application for Accessory Structure review shall be submitted and approved prior to placement of the structure.

Expiration/Renewal

Construction under a building permit must commence within 180 days. Once started, it must be completed within 180 days.