



ZONING REGULATIONS RESIDENTIAL ADDITIONS AND ACCESSORY BUILDINGS

Residential additions of any size and accessory buildings over 200 square feet require review for zoning regulations. Common projects such as garages, carports, accessory dwelling units, greenhouses, covered patios and other structures are subject to the standards below.

Residential Additions

Regulation	Zone	
	RS-1	RS-2
Front Setback	30 ft.	25 ft.
Side Setback	10 ft.	5 ft.
Rear Setback	20 ft.	20 ft.
Height Limit	28 ft.	28 ft.
Building Coverage	40% of lot area	

Accessory Structures

Regulation	Zone	
	RS-1	RS-2
Front Setback	30 ft.	25 ft.
Side Setback	10 ft.	5 ft.
Rear Setback*	0 ft.	0 ft.
Height Limit	20 ft.	20 ft.
Size Limit	30% of area to the rear of the principal building.	
Building Coverage	40% of lot area	

Don't know your zoning?

Visit <http://biz.northglenn.org/quickzone> to check.

* Building placement is subject to review for utility easements. Most residential properties in the City have a 5 ft. rear utility easement.

- Additional building and fire code standards may need to be met for any structure, regardless of size, to be placed closer than 5 ft. to a property line.
- Additions or accessory structures on corner lots require a 10 ft. setback from the side street.
- Authorized exemptions to minimum setbacks allowed for front porches, stoops, and vestibules (8 ft., but no closer than 5 ft. to property lines), balconies, fire escapes, stairways, and chimneys (6 ft., but no closer than 5 ft. to property lines), and architectural features such as eaves, awnings, and sills (2 ft.). Mobility access ramps and lifts may be allowed upon written request.
- Building height is measured from the average elevation of the finished grade to the highest point of the roof.
- Authorized exemptions to height limit of additions to the primary structure include pitched, gable, or hip roofs (5 ft., provided a minimum of 70% of roof has a 4:12 pitch), chimneys, rooftop solar equipment, and antennas (5 ft.), and incidental architectural features such as parapets and cornices (3 ft.).
- Accessory Dwelling Units (ADUs) are subject to additional standards, see separate handout.

Architectural & Site Requirements

- Any additions to the primary structure, and accessory buildings over 200 square feet in area, shall be architecturally compatible with the principal structure or screened from view of abutting properties and public rights-of-way.
- If the existing home is primarily finished with masonry, then matching masonry material must be used on at least 30% of any façade facing a public street. This can include thin brick or “faux” brick, but does not include concrete block or concrete panels.
- Shipping containers or CONEX boxes are prohibited in residential zones.
- Roof materials should match, in type and color, the materials used on the principal building.
- Garages and carports must have a concrete or paving stone driveway for vehicle access from an adjacent public street.
- A maximum of 40% of the area in the front yard may be dedicated to driveway area, and no single driveway can be 30 feet in width.

