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# Accessory Structures

Other Detached Accessory Structure  
Detached Accessory Structure  
Detached Garage

Minor Detached Structure  
General Detached Structure

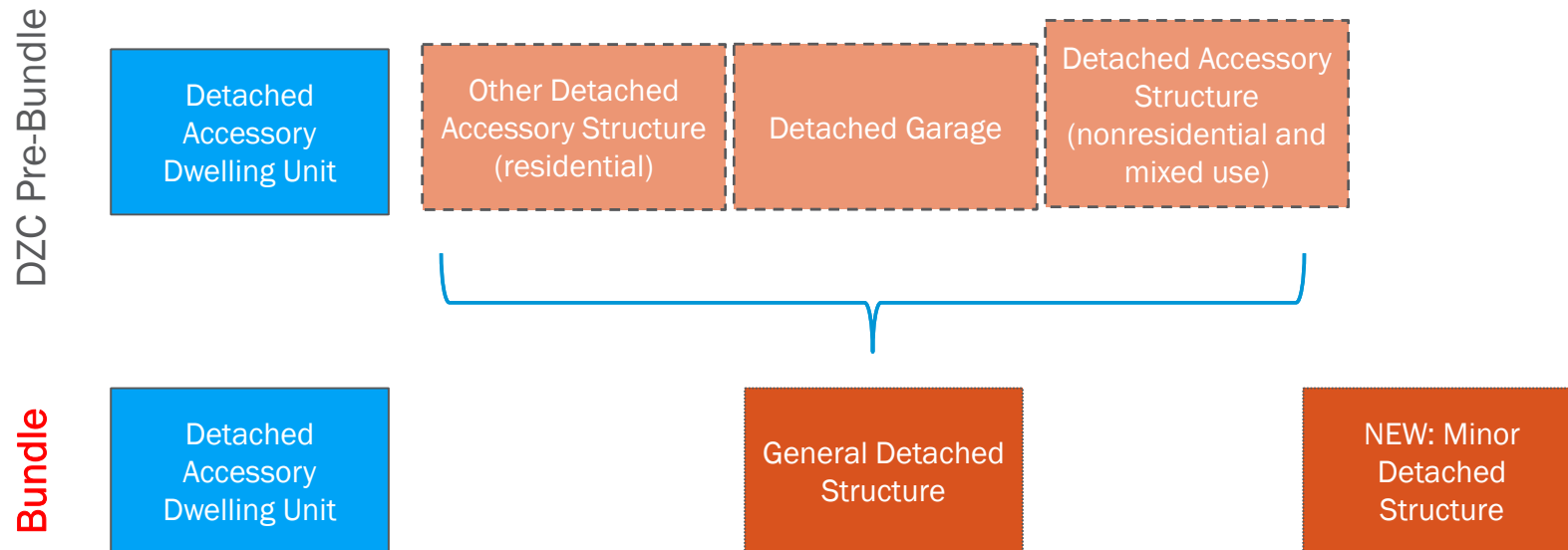
# Changes to Detached Accessory Structures

- Changes to names and standards
- Combination of some building forms into General Detached Structure
- Creation of new Minor Detached Structure
- Detached ADU has not changed



The names of detached accessory structure building forms have changed; some standards have changed, as well. In the next slides, I'll describe the creation of two new building forms – the minor and general detached structures. And want to note up top that the Bundle did not change the Detached ADU Building form standards or name.

# Accessory Structure Building Forms



DADU – NOT CHANGING

In the spirit of simplifying our standards, we've taken 3 very similar building forms - shown here with light orange boxes and dashed borders - we've taken those forms and combined them into one building form that will be called the General Detached Structure. We've also created a new building form called the Minor Detached structure, which I'll describe in more detail on later slides.

# Changes to Detached Accessory Structures

New: Section 1.4.6, Change In Building Form Assignment For Certain Detached Accessory Structures reassigns old building forms to the new forms:

Table 1.4.6.3-A: Translation Table for Detached Accessory Structure Building Forms

Building Form Assigned Prior to Feb. 25, 2025	Building Form Assigned on or after Feb. 25, 2025
Detached Accessory Dwelling Unit	Detached Accessory Dwelling Unit
Other Detached Accessory Structure	General Detached Structure
Detached Garage	General Detached Structure
Detached Accessory Structure	General Detached Structure



Some of the forms that currently fit under other detached accessory structure or detached accessory structure could also fit under the Minor detached structure. For example, you might have dealt with a shed that was exempt from building permit review because it was less than 200 square feet in area or less than 14 feet in height, but that still had to receive a zoning permit. Those structures might have previously been classified as an Other Detached Structure, but now could fit under either the General Detached Structure or the new Minor Detached Structure.

# General Detached Structure

## GENERAL DETACHED STRUCTURE GARAGE

Examples of General Detached Structures include garages, sheds, and gazebos. The General Detached Structure building form provides standards for structures accessory to a primary structure that exceed the standards for a Minor Detached Structure building form.

HEIGHT		All S-SU	S-RH-2.5	All S-MU-3;-5;-8;-12;-20	All S-CC;-MX;-MS
A	Stories (max)	1	1	1	1
A	Feet (max)	17'	17'	17'	17'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	na	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	na	na
SITING		All S-SU	S-RH-2.5	All S-MU-3;-5;-8;-12;-20	All S-CC;-MX;-MS
Additional Standards		See Section 3.3.4.3			
SETBACKS AND BUILDING COVERAGE					
C	Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot			
D	Side Street (min)	5'	5'	5'	5'
B	Side Interior (min), for structure entirely in rear 35% of zone lot	0'	0'	0'	5'
D	Side Interior (min), for structure not entirely in rear 35% of zone lot	5'	5'	5'	5'
	Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'	3'	3'	5'
E	Rear, where no alley (public or private) does not abut a Rear Zone Lot Line (min)	5'	5'	5'	5'
	Rear, where aAlley (public or private) abuts a Rear Zone Lot Line and where garage doors face aAlley (min) <sup>1A</sup>	5'	5'	5'	5'
	Rear, where aAlley (public or private) abuts a Rear Zone Lot Line and where garage doors do not face aAlley (min)	0'	0'	0'	0'
Building Coverage (max)		See maximum Building Coverage per Zone Lot in the Primary Structure building form table.			
PARKING					
Vehicle Access		From Alley; or Street access allowed when no Alley present See 3.3.7.6 for exceptions			See Section 10.4.6 Vehicle Parking Design for standards

	All S-SU	S-RH-2.5	All S-MU-3;5; -8;-12;-20	All S-CC,-MX,-MS
<b>DESIGN ELEMENTS</b>				
<b>BUILDING CONFIGURATION</b>				
Building Footprint (max)	1,000 sf per unit	1,000,864 sf per unit <sup>A</sup>	1,000,864 sf per unit <sup>A</sup>	na
Gross Floor Area (max)	na	na	na	See Sec. 3.3.4.C provided
F Overall Structure Length (max)	36' per unit	no max	no max	na
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	no max	no max	na
G Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	no max	no max	na

	All S-SU; S-RH-2.5; All S-MU	All S-CC,-MX,-MS
<b>USES</b>		
Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 3.4 for permitted Accessory Uses and Parking.		
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		
<sup>AA</sup> When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 sf.		
<sup>AA</sup> Setbacks less than 5' may be subject to more restrictive Department of Transportation and Infrastructure ("DOTI"); building and fire code review. See Section 10.4.6 Vehicle Parking Design for standards that may be more restrictive.		
Side facing gable roof ends are not permitted where setbacks are less than 5'		



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As shown on the previous slide, most of the existing detached accessory structure building forms will be renamed to the General Detached Structure building form. For these, we used the Detached Garage building form standards as a starting point because they were very similar to the Detached Accessory Structure standards and the Other Detached Accessory Structure standards, with the exception of height and a gross floor area standard. You'll see in blue in the markup where we've added the districts that previously used the Detached Accessory Structure building form and added those standards to the General Detached Structure.

# General Detached Structure Building Form

When a gross floor area limitation applied to Detached Accessory Structure (nonresidential), where to find that now?

This has been revised in X.3.4.3, Supplemental Standards with a reference added to building form table.

## C. Limit on Gross Floor Area in Additional Standards for the General Detached Accessory Structure Building Forms

### 1. Applicability

This section applies to the General Detached Accessory Structure accessory building forms in the CC, MX, and MS zone districts only.

### 2. Limit on Gross Floor Area

If an accessory use is operated partially or entirely in one or more General Detached accessory structures, the gross floor area of such detached-accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to General Detached accessory structures with vehicle access doors.

## DESIGN ELEMENTS BUILDING CONFIGURATION

	All S-SU	S-RH-2.5	All S-MU-3,5,-8,-12,-20	All S-CC,-MX, -MS
Building Footprint (max)	1,000 sf per unit	1,000.864 sf per unit*	1,000.864 sf per unit*	na
Gross Floor Area (max)	na	na	na	See Sec. 3.3.4.C; provided
F Overall Structure Length (max)	36' per unit	no max	no max	na



You may be wondering, what about the gross floor area limitation that was specific to the Detached Accessory Structure? A reference has been added in the General Detached Structure building form table, that points to Section 3.3.4.3 for a Limit on Gross Floor Area, and the corresponding other Supplemental Standards sections, when there is a limitation on gross floor area for the mixed use commercial zone districts.

# Minor Detached Structure Building Form

- Option A (smallest) allowed anywhere on the zone lot;
- Option B must be located 10' behind 75% of PSFF
- Same required setbacks for both
- No Zoning Permit required for either

All U-SU, TU, RH, RX, MX, MS Districts		
HEIGHT	Option A*	Option B*
A Stories (max)	1	1
A Feet (max)	4'	14'

All U-SU, TU, RH, RX, MX, MS Districts		
SITING	Option A	Option B
Total number of each structure (max)	na	na
C LOCATION OF STRUCTURE		
Ground-Mounted Mechanical Equipment	Shall be located a minimum of 10' behind 75% of the total width of the Primary Street-facing Façade**	Shall be located a minimum of 10' behind 75% of the total width of the Primary Street-facing Façade**
Utility Equipment	Allowed anywhere on the Zone Lot	Allowed anywhere on the Zone Lot
All Others	Allowed anywhere on the Zone Lot	Allowed anywhere on the Zone Lot
SETBACKS		
B Side Street (min)	5'	5'
D Side Interior, for structure entirely in rear 35% of zone lot (min)	0'	0'
D Side Interior, for structure not entirely in rear 35% of zone lot (min)	5'	5'
Rear, where no Alley (public or private) abuts Rear Zone Lot Line (min)	5'	5'
E Rear, where Alley (public or private) abuts Rear Zone Lot Line (min)	0'	0'
Building Coverage (max)	See maximum Building Coverage per Zone Lot in the Primary Structure building form table.	

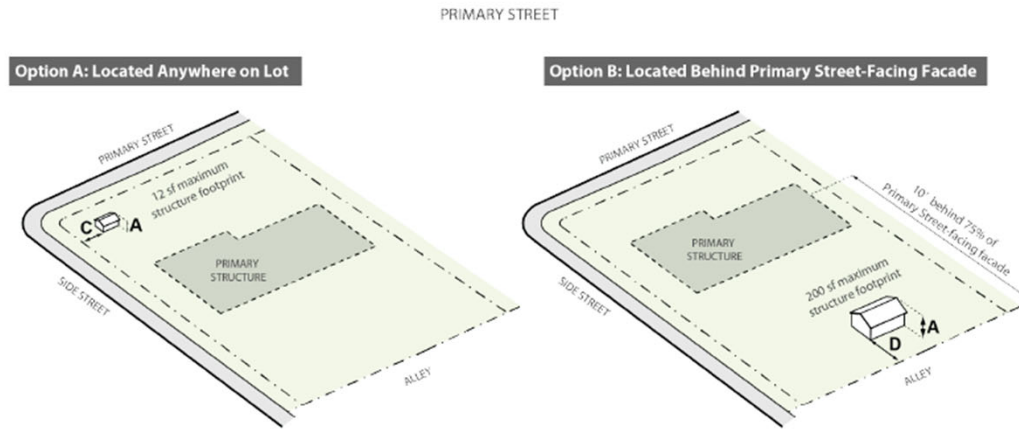


The Minor Detached Structure comes in two options – an Option A for the smallest of the small and Option B, which can be the size of a typical small shed. You'll see that there is not a limit on the number of these small structures for either type – that's shown in the row below the siting header.

Both types of structures share the same setbacks, but the key difference is that Option B, the larger type, is required to be located a minimum of 10' behind 75% of the primary street facing façade. Both building form options are exempt from requiring a zoning permit and both types count toward building coverage.

The addition of this new minor building form will simplify enforcement because violations can be remedied without the need to apply for a permit. For example, moving a minor structure out of a minimum required side setback, if it meets these parameters, that can happen without coming in for a zoning permit.

# Minor Detached Structure Building Form



## DESIGN ELEMENTS

### BUILDING CONFIGURATION

Structure footprint (max)

All U-SU, TU, RH, RX, MX, MS Districts

Option A

Option B

12 sf

200 sf



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This is a snip of the Minor Detached Structure building form, showing that Option A, which can be located anywhere in the zone lot, is limited to 12 square feet per structure. Option B, which is larger at 200 square feet, must be located behind the primary street facing facade of the primary structure.



# Minor Detached Structure Building Form

What to do if siting or size don't fit into the Minor Detached Structure building form?

- Apply under the General Detached Structure building form instead!



What happens when a structure's siting or size doesn't meet the standards of a Minor Detached Structure? Customers have the option of applying under the General Detached Structure building form instead.

Applying under the General Detached Structure building form would mean they would need plans to apply for a permit and would be limited in where it could be located (for example, they could not located it forward of the primary structure). However, it will offer the greater footprint or height that they're probably looking for.

# Rule of Measurement for Height of Minor Detached Structure

## **13.1.4.8 Height Measurement Under Minor Detached Structure Building Form**

### **A. Rule of Measurement**

The height of a structure assigned the Minor Detached Accessory Structure building form shall be measured from the finished grade immediately adjacent to the structure.



This is a special rule of measurement we've added for measuring height of a minor detached structure – it says that minor detached structures shall be measured from the finished grade immediately adjacent to the structure. This was added to simplify height measurement for these small structures, rather than having applicants calculate a base plane.