



CHAFFEE COUNTY
Development Services Department
P.O. BOX 699 PHONE (719) 539-2124
SALIDA, CO 81201 FAX (719) 530-9208
WEBSITE www.chaffeecounty.org

A BUILDING GUIDE FOR ACCESSORY STRUCTURES

Under County regulations, an accessory structure may be permitted if it is subordinate to the primary use of the property. An accessory structure may be built prior to the primary structure; however, it will not receive final inspection or a Certificate of Occupancy from the Building Department until a building permit application for the primary structure is submitted. A Site Plan indicating all existing and proposed structures is required at time of submittal.

Greenhouses are considered accessory structures.

Storage structures of up to 200 square feet are exempt from building permits on residential properties. Storage structures of up to 120 square feet are exempt from building permits on commercial properties. Exempt structures must be built to current building codes and meet setback distances to property lines.

Exempt structures must be detached, may not exceed one story and cannot be used for sleeping purposes. Structures attached to permitted structures will require a building permit.

Fire separation distance to other buildings must be considered based on use and type of construction. Residential structures must be located at least ten (10) feet from any structure or have fire wall protection.

Tool sheds, storage sheds, playhouses and similar structures exempted from permits are not required to provide fire wall protection based on location on the lot in one- and two-family residential uses and townhouses. Sheds on other than residential property must have exterior wall protection based on fire separation distance.

All structures are required to meet zoning setbacks, even if a building permit is not required. Structures are not to be placed on a property line, utility line or easement, nor should they be too close to a floodplain, ditch or other waterway. Contact Chaffee County Development Services to confirm setback requirements in unincorporated areas. If you are located in Buena Vista, Poncha Springs or Salida, contact the municipality to confirm zoning setbacks.

Trade permits are required for any electrical, plumbing and/or mechanical work performed, including exempt structures.

A Site Plan shall be submitted for agricultural structures to review compliance with setbacks. Building Permits are not required as long as the use remains agricultural in use, providing shelter for agricultural implements, farm products, livestock or poultry. See C.R.S 30-28-205(1). No cars, personal household storage, RVs, campers, etc. Approval for the Site Plan is required before construction begins.