

# Accessory Buildings: Sheds and Greenhouses

- **Definitions**
  - An “Accessory Building” includes any shed, greenhouse, storage locker, patio cover, cabana, hot tub surround, awning, gazebo, pergola, trash container, or any other structure similar to those listed.
- **Size and Location**
  - Any unattached accessory building must not be more than 120 square feet or have a width and length exceeding 10 feet by 12 feet,
  - Any unattached accessory building must not be more than 8 feet high at the peak.
  - The preferred location of an accessory building is detached from the house and behind the residence, out of full view from the front of the house, and not unreasonably obstructing the views of neighboring properties. Accessory buildings are allowed in side yards only if there is sufficient setback space (defined below).
- **Materials**
  - Accessory Buildings must match or compliment the architectural design and colors of the residence.
  - Accessory buildings must be constructed from the same exterior materials as the residence to match the siding, roofing material, and architectural design. If the residence siding is lap siding, then the shed must have comparable wood siding. Vertical wood siding is allowed. If the house siding is stucco, the shed must use either stucco or wood siding.
  - The siding, trim, accents, and doors of the accessory building must be painted using the same colors and color scheme as the residence (e.g., the siding and trim of a shed must match the siding and trim of the residence). The roof must use a comparable material and color as the roof on the residence..
    - Greenhouses are an exception where the siding and roof may be opaque or clear material.
  - Sheds or storage lockers that are made from materials that do not match the residence (e.g., plastic, “Rubbermaid,” metal, etc.) are only allowed if:
    - They are located against the rear of the residence and are screened from view of the neighboring house and the street in front of the house, or
    - They are located against a privacy fence and are less than 4 feet tall (e.g., a storage locker, compost bin, etc.)
- **Setbacks**
  - Any accessory building located within 5 feet of the residence must have minimum setbacks of (a) 5 feet from any side property line, and (b) 20 feet from any rear property line.
  - Any accessory building located more than 5 feet from the residence must have minimum setbacks of 5 feet from any side or rear property line.
- **DRC Request Requirements**
  - A request to the DRC to approve an accessory building must include the following:
  - A full plot plan of the entire lot that clearly identifies the residence, the proposed location of the accessory building, trees, yard features, and all setback distances from accessory building to the property lines and the residence.

- The current colors used on the residence and the proposed matching colors to be used on the accessory building for siding, trim, accents, and doors.
- All dimensions and measurements of the requested structure.
- Manufacturer photos or architectural designs for the accessory building that clearly identifies the building materials to be used, including windows and skylights.
- Plans/diagrams for any electrical installations.
- **City of Littleton**
  - Compliance with these DRC guidelines does not guarantee compliance with any City of Littleton building codes or regulations. You must check with the City of Littleton to ensure that the proposed location is approved. The City of Littleton may provide additional restrictions on the setbacks and easements for your lot.
  - The homeowner is solely responsible for obtaining any required building or electrical permits and complying with any applicable building codes and setbacks.