



## OFFICE OF THE CITY PLANNER

### **SINGLE-FAMILY AND TWO-FAMILY RESIDENCE** **ACCESSORY STRUCTURE SUBMITTAL REQUIREMENTS**

1. Site Development Plan exemption per Chapter 17, Article 4, Section 10(b)(3) of the Edgewater Municipal Code (website: [https://www.municode.com/library/co/edgewater/codes/municipal\\_code?nodeId=18011](https://www.municode.com/library/co/edgewater/codes/municipal_code?nodeId=18011)) and not located in FEMA Flood Zone.
2. See Chapter 16 of the Edgewater Municipal Code for applicable development standards and requirements including but not limited to:
  - Chapter 16, Article 1 (Definitions including “Building, Accessory”, “Building Height” and “Lot Coverage”)
  - Chapter 16, Article 3 (District Regulations including permissible extensions into required yard(s), bulk plane and applicability of building regulations)
  - Chapter 16, Articles 4 through 14 (see applicable Zone District) for permitted uses, setback/minimum yard, lot coverage, height and other applicable requirements
  - Chapter 16, Article 18 (Nonconforming Structures and Buildings)
  - Chapter 16, Article 22 (Supplemental Regulations including Driveway/Off-street parking Areas)
3. Building Permit submittal requirements for City staff review and approval prior to any construction.
  - Building Permit application and applicable building structure form(s) (website: [http://edgewaterco.govoffice3.com/index.asp?SEC=363477B3-70E7-4536-827A-4D54B5BEF3E4&Type=B\\_BASIC](http://edgewaterco.govoffice3.com/index.asp?SEC=363477B3-70E7-4536-827A-4D54B5BEF3E4&Type=B_BASIC))  
Please contact the Building Department at 720.763.3001 for Building Department questions.
  - Stamped/Certified Survey that includes existing structures, setback dimensions, and elevation information to verify maximum height per “building height” definition of the City Code.  
*Please note that a Building Height Certification will be required during construction and prior to issuance of Certificate of Occupancy.*
  - Site plan, on a minimum of 8½" x 11" paper, including the following:
    - a. Scale;
    - b. Location of all existing and proposed structures, including distance to all lot lines, and the specific use of each;
    - c. North arrow;
    - d. Location of existing and proposed driveway(s), including distance to all lot lines, easements, corner clearance(s), dimensions and material;
    - e. Indicate by the use of arrows the direction of flow of runoff water after final grading. Runoff must flow to the street or alley, and cannot flow onto adjacent properties;
    - g. Identification of project site address, adjacent streets, alleys and alley easement;
    - h. Lot Coverage Data and Calculations; and,
    - i. Elevation drawings drawn to scale of the structures to be constructed or altered, including: dimensions, gutters, building materials, address on alley side elevation, height and a bulk plane line.
    - j. Any additional information requested by staff.