

Lewis Pointe Metropolitan District Residential Improvement Guidelines Update

Sheds

Approved and effective August 16, 2022

2.62 Sheds. Are permitted pending the review process. Sheds are restricted to a maximum size of 8 feet x 10 feet and not to exceed **10' at the highest point**, must be set back from all property lines a **minimum of 2 feet**. Sheds cannot be installed within any easements (especially rear yard easements) and are only permitted in the back yard. Sheds must be constructed of wood siding. Composite, plastic, metal, or resin sheds are not allowed. The roofing material and color and siding and trim colors must match the existing home if the highest point of the shed is above the height of the fence. Additionally, the roof overhangs must match the home (12 inches is typical), as well as a minimum 6-inch fascia width. The pitch of the shed roof must match the home. Building permits may be required by the City of Thornton and need to be submitted with the Design Review Request for the request to be considered. Small patio storage containers under 4' in height do not require approval.

Careful consideration must be taken when determining where to place a shed. It must be placed in a location where it minimizes the visual impact on adjacent properties.