



Development Services
100 N. Wilcox Street
Castle Rock, CO 80104

17.52.060 - Minimum yards.

- A. Reduction. No part of a yard required for any building for the purpose of complying with the provisions of this Title shall be included as a yard for another building, and all yards shall be open and unobstructed, except as otherwise provided in this Title.
- B. Architectural Features. Cornices, canopies, eaves, fireplaces, bay windows or similar architectural features may extend into a required yard not more than two feet.
- C. Porches. Open, unenclosed, uncovered porches up to thirty inches above ground level may extend into a required yard not more than six feet. All other porches or decks shall not extend into any required yard.

17.52.070- Minimum side yard.

The side yard along the street side of a reversed corner lot shall not be less than the required front yard for principal buildings on the adjoining lot along such a side street. No side yard along a street shall be less than ten feet.

Helpful Info

AC Unit

- Can encroach into the setback, caution for easements

Accessory Structures (Residential)

- **Attached:**
 - Needs a building permit
 - Needs to meet setback/no easement encroachment
- **Detached and under 200sf:** (no electrical plumbing or mechanical, must be single story and no living or sleeping quarters)
 - Does NOT need a permit
 - Needs to meet setback/no easement encroachment

Chimney

- **Cantilevered:**
 - Needs to meet setbacks
 - Can encroach into the easement
- **Foundation:**
 - Need to meet setback/no easement encroachment

Flag Poles Residential

- **Freestanding**
 - No permit regardless of height
- **Attached to structure**
 - No permit required

Flag Poles Commercial

- Freestanding
 - Contact Building Department
- Attached to structure
 - Contact Building Department

Flatwork/Concrete (regardless of the depth of the concrete)

- Does not need to meet setbacks
- Does not require a permit- (typically, however if the flatwork is to be installed on a commercial structure and forms a ramp as part of an accessible path then specific requirements have to be met and a BUILDING permit application would be required.)
- Property Owner should be advised it is not a good idea to pour concrete within an easement

Retaining Walls

- **Under 4' measured from bottom of wall** (*measured from bottom of footing to top of wall unless supporting a surcharge*)
 - No permit required
 - Can encroach in setback
 - Can NOT encroach into easement
- **Over 4' measured from bottom of wall** (*measured from bottom of footing to top of wall*)
 - Permit required
 - Needs to meet setback/no easement encroachment

Swimming Pools In Ground

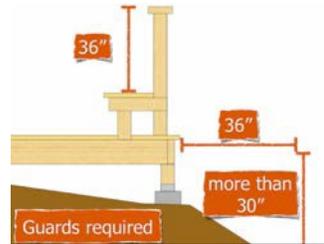
- Requires building permit
- Does not need to meet setbacks
- Can NOT be in easements

Window Wells

- Can encroach into the setback, caution for easements
- Window well replacement same size no building permit required
- Window well window replacement same size no building permit required
- Enlargement of window well or window size a building permit is required.

Decks

- Attached to structure regardless of size requires a build permit
- 200 sq. ft. and less **detached** does not require a building permit UNLESS the deck is 30" above grade measured 36 inches from the edge of the deck surface (hand rail may be required)
 - Under 30" does not need to meet setbacks, cannot encroach into easements
 - Over 30" needs to meet setbacks and cannot encroach into easements



Covered (Patio, Deck, Balcony)

- Attached to structure regardless of size requires a building permit
- 200 sq. ft. and less **detached** does not require a building permit (Pergolas, Gazebos, Sunshades)
 - Must meet setbacks
 - Cannot encroach into the easements

Fire Pits -- MUST COMPLY TO FIRE DEPARTMENT STANDARDS (see attached) **Need Site plan to verify**

- If under 4' does not require a building permit (*any electrical or gas lines require a permit*)
 - Does not need to meet setbacks
 - Cannot encroach into the easements
- If over 4' requires a building permit
 - Needs to meet setbacks
 - Cannot encroach into the easements

Town of Castle Rock, Development Services, 100 N. Wilcox Street, Castle Rock, CO80104

“Department Mission: “Implementing Community Vision Through Development Activities”



FIRE CODE SECTION 307.2 STATES THAT A RESIDENTIAL FIRE PIT PERMIT WILL BE REQUIRED FOR THE INSTALLATION.

The following are the items that typically pertain to the installations:

Fire code in Section 307.4 states that the location for open burning can be no closer than 50 feet from any structure, and provisions shall be made to prevent the spread of fire within 50 feet of any structure. There is an exception that if the maximum fire size of the does not exceed 3 feet in diameter and 2 feet in height the minimum distance can be reduced to no closer than 25 feet.

IFC Section 307.4.2 states that recreational fires cannot be conducted within 25 feet of a structure or combustible material.

IFC Section 307.4.3 Portable "Listed" outdoor fireplaces shall be used in accordance with the Manufacturer's instructions and shall not be operated within 15 feet of a structure or combustible material.

IFC Section 307.5 requires that open burning fires be constantly attended until the fire is completely extinguished.

-A minimum of one portable fire extinguisher with a minimum 4-A rating must be on site and immediately accessible for extinguishment at all times.

1) To ensure full compliance with the code requirements please provide the address and rough site plan depicting the lot where the home exists, a footprint of the home, and the location of the proposed fire pit, with distances from the home to the property lines, home, and combustible vegetation. The plans will be evaluated based on the above and items noted below:

a) If the fire in the pit is fueled by wood, Natural Gas or LPG the distances between the pit and combustibles will be different. These distances are as follows:

-The IFC in Section 307.4 of the IFC, states that if the recreational fire fuel is only Natural Gas or LPG, the distance from any combustibles (trees, vegetation, home, fences, etc.) would be 25 feet.

-The IFC Section 307.4 Recreational fires fueled by wood materials requires the separation of the device by 50 feet from combustibles, or if the size is as noted above the distance can be reduced to 25 feet.

-The IFC Section 308.1.4 refers to open flame cooking devices, which includes LPG fueled devices and Natural Gas fired devices in this category. This section requires the separation of the device by 10 feet from combustibles.

2) IFC Section 307.1.1: There are currently no burn restrictions in the Town or County that would prohibit use of these devices, however when there are burn restrictions imposed they would not be allowed to be in use based upon the provisions of the burn bans imposed.

3) IFC Section 307.4.2 Recreational fires, typically pertains to the burning of wood materials or trash. As noted above the code requires the separation of the device (fire Pit) by 25 feet from combustibles. If while in use, a neighbor files a complaint of offensive odors or smoke, you may be required to extinguish the fire or face consequences of a criminal summons into court where the complainant and yourself would present your case to the courts for a final determination.

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