

## Minor Construction Projects

### Mancos Development Services: From Concept to Construction



### Getting Started

Minor construction projects include, but are not limited to, installation of a fence or retaining wall, patio, deck, gazebo, arbor, driveway, or windows, porch awnings and sheds. If minor repairs to existing structures are being considered, neither a building permit nor an application for Minor Construction Project review is required. The property owner will receive a letter approving the project, listing any conditions for approval, which will serve as the permit.

Structures, fences and all other improvements, including footings, must be on the applicant's property. Fences and walls can be placed up to the common property boundary. It is the applicant's responsibility to determine where the property line is. The Town does not inspect minor construction projects nor engages in private property disputes if you encroach on a neighboring property with your structure. No fence or wall can encroach into any alley or other public right of way.

### When is a Building Permit Required?

The applicant is encouraged to speak with the Zoning Administrator to determine the type of application needed for the project. If the project does not require a formal building permit, the applicant first submits an **Application for Minor Construction Project** reviewed by the Zoning Administrator. A site plan will accompany the application to demonstrate conformance with lot coverage, setbacks, and other zoning review and must be signed by the property owner or agent.

### Minor Construction Projects Guidelines – Do I Need a Building Permit?

#### 1. Stairs

Installation of steps or railings requires a building permit and must be inspected by the Building Inspector.

#### 2. Brick, Masonry and Concrete

- Minor brick, stone or CMU (concrete masonry unit) replacement or re-pointing, masonry crack repair or injection of repair mortar does not require a building permit. For concrete work, a slab patio with no steps does not require a permit.
- A concrete, stone, or brick pathway on private property, such as one leading to a patio in the backyard, does not require a permit.
- Installation of a sidewalk in the town right of way must be performed according to Town Construction Standards but does not require a building permit. The Town of Mancos does offer a sidewalk cost share program.
- Pouring of concrete driveways does not require a building permit.

3. **Fences and Walls** Maximum height for fences or walls in a required side or rear yard, measured at adjacent grade:

- a. In residential, mixed-use, commercial, and public districts: six (6) feet.
- b. In industrial districts: ten (10) feet
- **Front yards:** No fence/wall erected in the front yard can exceed four (4) feet in height above the adjacent grade.
- **Corner Lots:** Where a corner lot is present, the structure or fence will be required to adhere to corner visibility setback standards. No walls or other obstruction to view in excess of four (4) feet in height shall be placed on any lot within a triangular area formed by the property line and a line connecting them at points thirty (30) feet from the intersection of the property lines.
- **Side or rear yard:** No fence/wall erected can exceed six (6) feet in height in residential, mixed-use, commercial and public districts or ten (10) feet in height in industrial districts.

4. **Sheds**

- Any shed under 200 sq. ft and not placed on a permanent foundation does not require a building permit, but a minor construction application and a site plan showing the required setbacks and lot coverage for accessory structures is required. Information on setbacks and lot coverage can be found in [Section 16-4-10](#) of the Mancos Municipal Code.