LARIMER COUNTY
COMMITTED TO EXCELLENCE

COMMUNITY DEVELOPMENT DIVISION
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Portable pre-fabricated metal storage buildings

What are the requirements for portable, pre-fabricated metal storage buildings?

The building is limited to the use of a livestock shelter, private storage or parking/sheltering private vehicles, and cannot be used for any other purpose.

The structure must:
- be portable
- be detached and at least six feet away from any other structures including the home it serves
- have no more than three enclosed sides and be totally open on at least one side
- be less than 400 square feet in floor area
- have no utilities connected to it.
- be removed if the use ceases or be made permanent per the applicable building codes

NOTES:
- *If the portable structure is 120 square feet or less, no permit is required; however, you need to check with the Planning Department regarding setback requirements at 970-498-7683.*
- *Any other structure that is not portable, greater than 400 square feet or does not meet these guidelines will need to submit plans and obtain a building permit (see a building permit technician for more information).*

Is a building permit required?

Yes, a building permit must be obtained.

A plot plan (drawn to scale) must be submitted indicating all potential locations of the portable structure, all other structures on the property, easements, and water courses.
(see plot plan handout)

Structural plans are not required, but a letter must be provided from the manufacturer's engineer stating that the structure meets the wind and snow loads of the Larimer County Building Code. The letter must also contain a recommendation on anchoring the structure to resist wind.

An initial inspection will be conducted for tie-downs and setbacks. A condition of the permit will be that the tie down and setback standards are met each time the structure is moved.

For an inspection, call 970-498-7697 or visit https://onlineportal.larimer.org/Public/Main