

Frequently Asked Questions

When do I need a Building Permit?

Permits are required for most any construction or remodeling projects. For any structure larger than 120 square feet, a Building Permit is required. The permit process begins in the Community and Development Services Department. To begin the process, you must have an 11 X 17 Site Plan of the property, drawn to scale, showing exactly where on the property the proposed structure is to be located. Distances from the structure to the lot lines must be depicted on the drawing. A Deed (copies available from the Clerk & Recorder's Office), Statement of Taxes (available from the Treasurer's Office), and a Sign Off Sheet (available from the Community & Development Services Office) is also required. Contact the Elbert County Building Department at (303) 621-3172 for more detailed information.

What is my Zoning?

Elbert County (unincorporated) has sixteen (16) different zoning districts. The Town of Elizabeth, Town of Kiowa, and Town of Simla are all incorporated and are guided by their own specific zone districts and regulations. An easy way to find zoning on a property is to go to the Elbert County website. Click on the "Property Search" tab; enter "Eagle Web", "Public User Log-in"; scroll down and type the address number into the "Situs Address" field; click on the "Search" button at the bottom of the screen. The zoning information will be listed at the bottom of the "Location" tab. You can also call Community & Development Services at (303) 621-3136 or e-mail us at cds@elbertcounty-co.gov to get specific zoning information.

What can I do on my property?

The "Permitted Land Use Table" (on our webpage) specifies whether a specific use is allowed in a specific zoning district, although it is not all inclusive. A staff member can help you determine the specific uses for your zoning district. Call Community & Development Services at (303) 621-3136 or e-mail us at cds@elbertcounty-co.gov.

Can I subdivide my property?

Depending on the existing parcel's zoning and other circumstances, property can be split through the subdivision process. All new and remaining parcels need to comply with the Elbert County Zoning and Subdivision Regulations. Anyone wishing to divide their property should schedule a meeting with a Planner.

When do I need a Sign Permit?

A Sign Permit must be obtained for the placement of any new sign in Elbert County. There are special provisions for political, yard sale and temporary signs. Signs are prohibited in public right-of-ways. Contact the Community & Development Services Office for assistance before you place any sign.

When do I need a Grading Permit?

Any land disturbance activity (vegetation removal, filling, disturbance of the soil) may require a Grading Permit. Contact Road & Bridge at (303) 621-3154 before you begin your grading project.

What are my building setbacks?

Setbacks from the roadway, rear and side property lines will be different depending upon your zoning district. Setbacks are measured from the lot line perpendicular to the structure. Setbacks are not measured from a fence, edge of pavement, curb, or easement because that may not be the actual lot line. You may refer to the Elbert County Zoning & Setback Requirements located on our web page for further information on specific setbacks for your zone district. A staff member can also help you in determining the required setbacks for your lot.

What are the regulations regarding home-based businesses?

Elbert County has provisions for home-based businesses or “Home Occupations”. The Home Occupation must be conducted in the primary residential structure or one accessory structure. The Home Occupation must not generate additional traffic impacts, parking impacts, or impacts on adjacent properties other than what would normally be expected in a residential or agricultural neighborhood. Other restrictions may apply. A staff member can help you determine if a home business is allowed in your zoning district.

Can I have a second home on my property?

Elbert County allows for a second residence, under the provision of a special use permit, in certain zone districts. Please check with Community and Development Services for specific information.

Where can I get flood plain information?

Flood plain information can be obtained from the National Flood Insurance Program and can be found through the [Federal Emergency Management Agency](http://www.fema.gov/hazard/flood/info.shtm) at <http://www.fema.gov/hazard/flood/info.shtm>

What are the regulations regarding livestock and domestic animals?

Livestock, such as cattle, horses, llamas, goats, sheep, fowl and hogs, are permitted in Agricultural zone districts. Livestock and non-farm animals are permitted in some residential zones with certain restrictions and conditions. Regular removal or spreading of manure and adequate drainage facilities are required. As a property owner, it is always wise to check your Covenants with regards to animals, as they may be more restrictive than the Zoning Regulations. Domestic animals, such as dogs and cats (not more than four (4) animals of more than four (4) months of age), are permitted in all districts, provided they are not bred, boarded, sold, trained or groomed for commercial purposes. Contact the Elbert County Community & Development Services office to obtain the exact zoning regulations for your property.