



Accessory Structure Requirements

18.15.020 Accessory Buildings and Structures

A. Applicability.

1. The provisions of this section apply to roofed structures, including but not limited to garages, carports, sheds, workshops, gazebos, and covered patios, that are detached from and accessory to the main building on the site. These provisions also apply to open, unroofed structures such as decks and trellises over 6-feet in height that are detached from and accessory to the main building on the site.
2. When an accessory building or structure is attached to the main building, it shall be made structurally a part of and have a common wall or roof with the main building and shall comply in all respects with the requirements of this Ordinance applicable to the main building. Allowed building projections into setbacks are stated in Section 18.15.080 (Projections into Yards).
3. Where a Second Dwelling Unit is located over a detached garage, the entire structure shall be considered a main building, subject to the base district standards for main buildings. No portion of this building shall be closer to any lot line than is permitted for any other main building.

B. Relation to Existing Structures. A detached accessory building may only be constructed on a lot where there is a permitted main building to which the accessory building is related, or on an adjacent lot under the same ownership. However, an accessory building may be constructed prior to a permitted main building and used for not more than 1-year in connection with the construction of the main building provided that a building permit is obtained for the entire project, including the accessory building, prior to the start of any construction.

C. Number of Accessory Structures. There shall be no more than two accessory structures located on any property without prior approval of the Director.

D. Location. Accessory structures shall be located in the rear half of the lot.

1. **Corner Lot.** On a corner lot, no detached accessory building shall be located so as to project beyond the front yard required or existing on the adjacent lot.
2. **Through Lot.** On a through lot having frontage on two more or less parallel streets, no detached accessory building shall be located on the one-fourth of the lot nearest either street.
3. **Garage Exception.** In RS Districts, garages may be allowed on the front half of a lot in accordance with Section 18.04.030, Development Standards-RS Districts.

E. Height. Accessory structures with slab-type foundation shall be no greater than 12-feet high measured from adjacent grade. Accessory structures with raised floor-type foundation shall be no greater than 15-feet high measured from adjacent grade.

F. Setbacks. Accessory structures may be located on an interior side or rear lot line, except as provided below.

1. Accessory structures shall be setback a minimum of 3-feet from any alley or lot line.
2. Accessory structures adjacent to the front one-half of any adjacent lot shall be setback a minimum of 5-feet from the lot line.
3. Detached garages with a linear length or depth which exceeds 25-feet on a side shall be setback a minimum of 5-feet from the lot line.



Accessory Structure Requirements

4. Accessory structures other than detached garages with a linear length or depth which exceeds one-third of the unobstructed distance along a property line shall be setback a minimum of 5-feet from the lot line.
- G. Rear Yard Area.** Detached accessory structures shall not occupy more than 30 percent of the required rear yard area.
- H. Separation from Main Buildings.** No detached accessory structure shall be located closer than 6-feet from the main building, inclusive of roof covering.
- I. Facilities.**
1. A detached accessory structure that has not been approved as a Second Dwelling Unit may contain a toilet, shower and sink upon review and approval by the Director and the Chief Building Official. A bathtub is not permitted. The applicant shall obtain all necessary Building Permits for work to be performed. The applicant shall sign a statement, at the time of submittal for a Building Permit, which will prohibit the use of the accessory structure as a Second Dwelling Unit. The signed statement shall be in the form of a restrictive covenant, and shall be recorded.
 2. A detached accessory structure may have plumbing for a washer, dryer, and / or utility sink provided it has an open floor plan without interior partitions, and is located at least 5-feet from side and rear lot lines.
- J. Permits.** Accessory structures greater than 120-square feet shall require Director approval and a building permit from the Building Division.