



# ACCESSORY STRUCTURES

## Information Bulletin No. 9

**What is an accessory structure?** An accessory structure or building means a building or structure that is subordinate and incidental to the use of the main building on the same site. An example of an accessory structure is a garden shed or detached garage; however, a second dwelling unit is not considered an accessory structure. There are three categories of accessory structures:

**Category 1:** Detached structures of 70 square feet or more

**Category 2:** Detached structures of less than 70 square feet

**Category 3:** Portable or built-in hot tubs and related equipment

*Exception: R-1-B-4 zoning district. Accessory structures are prohibited.*

Table [23.64.180](#), below, outlines the following standards in residential districts:

		Category 1	Category 2	Category 3
	Description	Detached structures (such as garages, carports, workshops, and gazebos) that are 70 square feet or more in area	Detached structures (such as storage, garden or utility sheds) that are less than 70 square feet in area	Portable or built-in hot tubs (including equipment)
Number Allowed	Number Allowed without UP/AP <sup>1</sup>	1	1	1
	Additional Allowed with UP/AUP <sup>1</sup>	120 sq. ft. or less: Additional structure(s) allowed subject to approval of an Administrative Use Permit (AUP)  Larger than 120 sq. ft.: Additional structure(s) allowed subject to approval of a Use Permit (UP)	Additional structure(s) allowed subject to approval of an Administrative Use Permit (AUP)	Additional structure(s) allowed subject to approval of an Administrative Use Permit (AUP)
Coverage	Counted in Floor Area and Building Coverage	120 sq. ft. or less: No Larger than 120 sq. ft.: Yes	No	No
	Counted in Site Coverage	Yes	Yes	Yes
Setbacks	Front Setback	As prescribed by the zoning district  <small>*Garages: as prescribed by the zoning district</small>	As prescribed by the zoning district	As prescribed by the zoning district
	Rear Setback	5 ft.  <small>*Garages: as prescribed by the zoning district</small>	Over 6 ft. in height: 5 ft. 6 ft. or less in height: None required	Over 4 ft. in height: 5 ft. 4 ft. or less in height: None required
	Side Setback	As prescribed by the zoning district	Over 6 ft. in height: As prescribed by the zoning district up to a maximum requirement of 5 ft. 6 ft. or less in height: None required	Over 4 ft. in height: As prescribed by the zoning district 4 ft. or less in height: None required
Standards	Height	15 ft. maximum	8 ft. maximum	Not regulated
	Building Separation	At least 3 1/2 feet from any dwelling or building on the same building site	Not required	Not required
Permit	Design Review Required	120 sq. ft. or less: No Larger than 120 sq. ft.: Yes. <small>See PGMC 23.70.030(b)(2)(G) and 23.70.060(c)(3)</small>	No	No
	Use Permit for Plumbing	Yes	Yes	Yes

1. Grading, building, and/or construction permits may be required prior to starting any work, according to the requirements of the municipal code.

### Accessory Structures: Categories 1, 2 and 3.

