

Chapter 17.26

ACCESSORY BUILDINGS

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17.26.010 Generally.

The location and use of accessory buildings or structures shall be governed by the following sections of this chapter. (Ord. 822 §1(part), 1989)

17.26.020 Common walls.

Where an accessory building or structure is attached to a main building by means of a common foundation, wall, roof or other means of attachment, the accessory building or structure shall be considered a portion of the main building and shall comply with all the regulations applicable to the main building. (Ord. 822 §1(part), 1989)

17.26.030 Use.

An accessory building or structure shall not be used for any use not specifically permitted in the zone district in which the building or structure is located. No person shall occupy an accessory building or structure. (Ord. 1089 §2, 2006; Ord. 822 §1(part), 1989)

17.26.040 Location and lot coverage in residential zones.

An accessory building or structure shall not be located within twenty feet of the front property line on interior lots or key lots. An accessory building or structure shall not be located within seventy-five feet of the front property line on corner lots or reversed corner lots. A detached accessory building or structure shall not cover more than thirty percent of the required rear yard. No accessory building or structure shall block or otherwise prevent the

entry of passenger vehicles to any garage. (Ord. 1089 §3, 2006: Ord. 822 §1(part), 1989)

17.26.050 Setbacks for residential zones.

No accessory building or structure in a residential zone shall be within three feet of a side or rear property line unless the accessory structure complies with the following construction standards:

A. The accessory structure is constructed with one-hour fire resistant material;

B. All drainage from the accessory structure is captured and transported within the boundaries of the lot upon which the accessory structure is located; and

C. The accessory structure contains no doors, openings or windows on the side or sides of the structure within three feet of the side or rear property line. (Ord. 1089 §4, 2006: Ord. 822 §1(part), 1989)

17.26.060 Separation requirements within residential zones.

An accessory building or structure shall not be located within six feet of another accessory structure or a main building. (Ord. 1089 §5, 2006: Ord. 963 §19, 1995: Ord. 822 §1(part), 1989)