Accessory buildings such as sheds, garages, gazebos, greenhouses, etc. which are not attached to the main building, like a home, are treated differently than the main structure on the property. Check the individual zoning requirements before you build the structure. A building permit may be required and you are responsible for obtaining one before construction begins.

There are certain locations where these structures can be located. Each property has yard setbacks including the front, side and rear yards. These setbacks vary from zone to zone. A main structure cannot be constructed in these setback areas, only within the buildable area.

Height: The height of the building determines how close the building can be to a property line.

Note: No portion of the building can exceed 12 feet within 10 feet of a property line. (See illustration)
14.10.080 Yard Requirements:

1. Accessory Buildings Within the Buildable area. Accessory buildings meeting all setback requirements (within the buildable area) for the main dwelling shall:
   (a) Have a building footprint and height less than the main dwelling.
   (b) Comply with all lot coverage requirements.
   (c) Comply with the latest adopted edition of the International Building code.
   (d) Only be used for those accessory uses allowed in the respective zone.
   (e) Maintain architecturally similar material and colors with main building.

2. Accessory Building Outside the Buildable area. Accessory buildings that do not meet the setback requirements (outside the buildable area) for the main dwelling shall meet the conditions in Section (5) above and the following:
   (a) Be no closer to the front property line than the main building.
   (b) Be no larger than ten percent (10%) of the actual lot area of said property.
   (c) Be set back a minimum of three (3) feet from any property line.
   (d) Not be located within a recorded public utility easement, unless a release can be secured from all public utilities.
   (e) Have no portion of the building exceed 12 feet in height within 10 feet of a property line.
   (f) Not be located within a front or street side yard.
   (g) Comply with distance between buildings requirements.