



# Detached Accessory Structures

WMC Chapter 17.172.130

## Development Standards

- Maximum height
  - Over 2 acres: 35 ft
  - Less than 2 acres: 20 ft
- Structure may not occupy more than half of the rear yard
- Primary dwelling + accessory structure(s) cannot exceed 50% of lot area
- Bare metal prohibited on lots less than 1 acre
  - Exception: single story garden sheds, playhouses, or similar under 120 sq ft

## Setbacks

- 10 ft min from principal building
- Lots 2 acres or less
  - Sides: 5 ft min
  - Rear: 10 ft min
- Lots over 2 acres
  - Sides: 10 ft min
  - Rear: 10 ft min
- Not erected w/in the front half of lot
  - Need not be more than 75 ft from front property line
- Corner lots abutting more than 2 streets, setback from any street: 1/5 length or width of lot

LOT SIZE	HEIGHT (max)	SETBACK (min)
2 acres or less	20 ft	side property line: 5 ft rear property line: 10 ft
Over 2 acres	35 ft	side property line: 10 ft rear property line: 10 ft