



Planning & Economic Development

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ACCESSORY STRUCTURES

An accessory structure is a detached structure, such as a shed, garage, gazebo or greenhouse, which is secondary to the primary structure on the lot.

In residential zones, an accessory structure provides the opportunity to create additional space for storage or work space. Some accessory structures may contain a separate dwelling unit if they meet specific criteria. Please see the handout on [Accessory Dwelling Units \(ADU\)](#) for more information.

DETACHED GARAGES AND CARPORTS

Detached garages and carports *in the RL zoning district on lots smaller than 10,890 SF* are subject to the following:

1. Limited to a maximum height of 25 feet;
2. Must comply with all yard setbacks and lot coverage standards in [Table 18.70.050](#);
3. Must have a minimum distance from the primary residence as required by the IBC; and
4. Detached garages that gain access from an alley may reduce the lot's rear setback to 5 feet; provided, that:
 - located on an alley and is accessed from the alley or from a public street abutting an alley on a corner lot;
 - located behind the primary residence;
 - located at least 10 feet from any portion of the principal structure on the nearest adjoining property; and
 - One additional foot of setback shall be provided for each foot of building height above 15 feet.

OTHER DETACHED ACCESSORY STRUCTURES

Detached accessory structures in the *RL zoning district and on lots smaller than 10,890 SF*, such as sheds, greenhouses, storage buildings or similar structures, are subject to the following :

1. Limited to a maximum height of 14 feet;
2. Limited to 250 SF in size;
3. Shall not be located less than 6 feet from the primary structure, or as otherwise set forth in the IBC;
4. Shall be included in the calculation of building lot coverage, which is 50% in the RL zone;
5. Must comply with all yard setbacks in [Table 18.70.050](#);
6. Shall not be located within 10 feet of a street right-of-way, access easement or private road; and
7. May extend into any side or rear setback up to 3 feet from the lot line when limited to 120 SF in size.

SUBDIVISIONS

Alternative setbacks and building lot coverage requirements may have been established for subdivisions approved as a master plan or planned residential development. If you live in a subdivision, contact the PED Department to determine if you are subject to alternative standards.

PERMITS

There is no limit on the number of accessory structures, except that the site requirements, such as setbacks, building lot coverage, and impervious surface allowances, will limit the number of structures that can be located on the site.

Accessory structures under 200 SF do not require a building permit. However, even if a building permit is not required, accessory structures must still conform to the site requirements, such as setbacks, height, impervious surface and building lot coverage.

ADDITIONAL INFORMATION

For more information about building permits, contact the Building Department at (360) 394 – 9882.

For more information about zoning and site requirements, contact the Planning and Economic Development Department at (360) 394 – 9748.

Disclaimer: this handout should not be used as a substitute for codes and regulations. The applicant/property owner is responsible for compliance with all code and rule requirements, whether or not described here. Please see the City of Poulsbo Municipal Code for complete text and requirements.

