

### ACCESSORY USE CONDITIONS:

Any use which complies with the following applicable zone conditions may be allowed as an accessory use to a principal use:

- 1) Meets the definitional requirements stated inside of this brochure.
- 2) Does not include structures or structural features inconsistent with the permitted use.
- 3) Does not include residential occupancy.

### SUPPLEMENTAL REQUIREMENTS:

- 1) A garage that is attached to a single family residence is not limited in size but must comply to height and setback requirements in Section 2.3 as part of the principal structure.
- 2) Up to two (2) accessory structures limited to storage of personal property (including shed structures) may be permitted, provided the exterior horizontal dimensions do not exceed thirty (30) feet in either direction, the aggregate square footage of the two (2) accessory structures combined does not exceed one thousand two hundred (1,200) square feet, and the accessory structures comply to height and setback requirements in Section 2.3.
- 3) When the permitted use structure is a multi-family dwelling in an R-3 or R-4 zone, the accessory structure shall not exceed four hundred (400) square feet per dwelling unit.
- 4) Separate detached accessory structures shall be, at a minimum, ten (10) feet from structures containing a permitted use. *(If the criteria for a "Shed Structure" is met then it shall be exempt from the 10 foot separation requirements.)*
- 5) Property owners who locate an accessory structure within an easement, and property owners who purchase property with an existing accessory structure located within an easement, are responsible for all costs associated with dismantling, relocating, and/or rebuilding said structure should the easement holder choose to exercise their easement rights.
- 6) Accessory structures are not permitted in the front yard of any lot.



Development Services  
Department

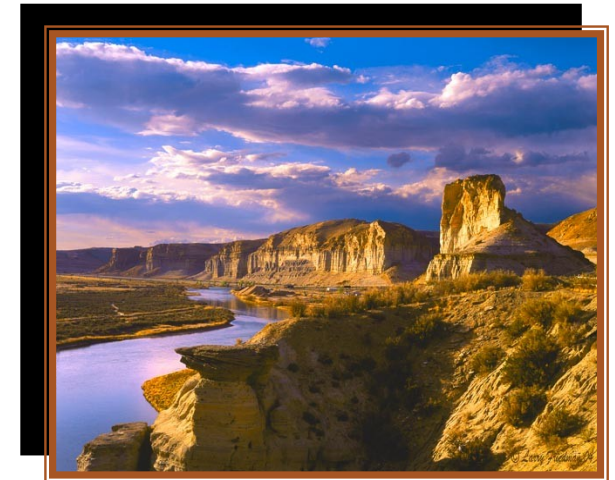


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Hours:  
Monday – Friday  
8:00 am – 5:00 pm

# SHED AND ACCESSORY STRUCTURES



City of Green River  
Development Services  
Department

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# CITY OF GREEN RIVER — COMMUNITY DEVELOPMENT DEPARTMENT

## Things you need to know...

*Before constructing a shed or an accessory structure in the City of Green River, contact the Development Services Department.*

### APPLYING FOR A PERMIT

#### For Shed Structures...

- Obtain and complete a Zoning Permit Application. *\*Building Permit not required for a shed structure.*
- Submit a site plan drawn to scale. *The site plan must include all ...*
  - Property Lines
  - Structures; existing and proposed
  - Setback distances
  - Easements
  - Date
  - North Arrow Indicator
  - Property Owners Name & Address
- Planning Staff must review & approve the site plan and zoning permit application.

#### For Accessory Structures...

- Obtain and complete the Building Permit Application.
- Submit a site plan drawn to scale. *The site plan must include all ...*
  - Property Lines
  - Structures; existing and proposed
  - Setback distances & separation between structures
  - Easements
  - Date
  - North Arrow Indicator
  - Property Owners Name & Address
- Construction drawings.
- Once zoning approval is received, planning staff will then forward the application to the Building Department for plan review and Building Permit issuance.

### DEFINITIONS:

**For the purpose of determining the required setbacks, and which permits will be required the following definitions shall apply:**

**SHED STRUCTURES:** To be considered a shed structure, the following criteria must be met. If the structure does not meet the following criteria as adopted in the current International Building Codes, it shall be considered as an accessory structure for the purpose of determining setbacks, and shall require a Building Permit. Shed structures are those that:

- 1) Are one-story detached accessory structures and;
- 2) The floor area does not exceed 200 square feet.

**ACCESSORY STRUCTURES:** A structure detached from a principal building on the same lot, or on a contiguous lot in the same ownership as the principal building and:

- 1) The floor exceeds 200 square feet.
- 2) Exceeds one-story.
- 3) Is clearly incidental to, and customarily found to be associated with, such principal buildings or use;
- 4) Is operated and maintained for the benefit or convenience of the owners, occupants, employees, customers or visitors of the lot with the principal use.

### SETBACK REQUIREMENTS:

	Front	Corner	Interior Side	Rear	Separation Distance
Accessory Structures (except shed structures)	20'	15'	7.5	7.5	10'
Shed Structures	20'	3'	3'	3'	None

### NOTE:

- ◆ Structures will **Not** be located in the front yard. A front yard is defined as, "the space between the front lot line and the principle structure".
- ◆ All setbacks are measured from the property line. Verify property lines prior to construction. Do not assume that existing fence and/or sidewalks are the property line.



Photo by Trevor Vernon