



DETACHED GARAGES AND STORAGE SHEDS ACCESSORY TO A SINGLE-FAMILY RESIDENCE

For all detached garages and storage sheds up to 200 ft² for residential, 120 ft² for commercial, a no-fee permit is required prior to construction or placement; however, no building or fire codes will apply to these structures. For sheds and garages over 200 ft² for residential and 120 ft² for commercial, a standard building permit is required. Shed/garage permit fees are based on square footage per Fee Table 1-A.

Zoning Code Requirements for Residential Uses. Please contact the City for Commercial requirements.

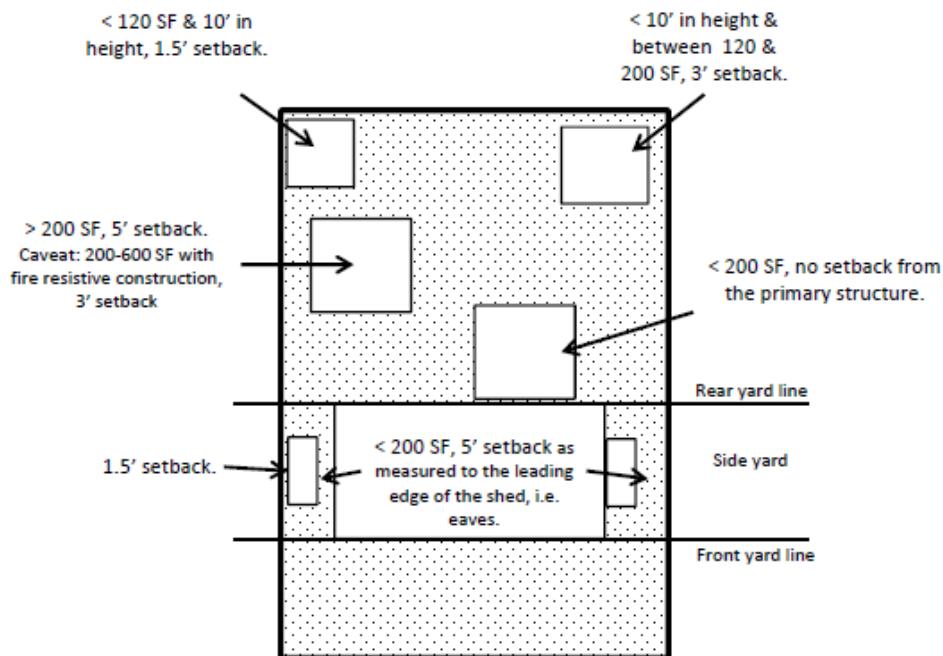
- A. Attached accessory buildings and detached accessory buildings meeting the main building setbacks shall comply with all the site requirements for the main building including maximum building height, minimum setbacks and maximum lot coverage as set forth in RMC Section 23.18.040.
- B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:
 1. Detached accessory buildings shall be erected or altered so as not to be nearer to any street lot line than the minimum depth required for a front yard in the district.
 2. Detached accessory buildings built adjacent to the front half of an adjoining lot shall comply with applicable side yard requirements of the underlying zoning district.
 3. Detached accessory buildings under 200 feet may be located adjacent to the primary structure provided all building and fire codes are met. Those sheds less than 200 feet located in the side yard shall maintain a minimum five-foot clearance to the property line or primary structure from the leading edge of the shed; see diagram below.
 4. When a detached accessory building is built adjacent to the back half of the adjoining lot or is seventy-five feet or more from any right-of-way line bounding the lot, the following setbacks shall apply:
 - a) If the accessory building is 120 square feet or less in floor area and 10-feet or less in height, the minimum required setback is 1.5-feet from the side and rear property lines.
 - b) Accessory buildings over 10-feet in height and those between 120 square feet and 200 square feet in floor area shall be setback a minimum of 3-feet from the rear and side property lines.
 - c) Any accessory building exceeding 200 square feet in floor area shall be setback a minimum of 5-feet from the rear and side property lines. Buildings from 200 square feet to 600 square feet can be 3 feet from property line with fire-resistive construction.
- C. In addition to maintaining compliance with the maximum overall lot coverage set forth in RMC Section 23.18.040, total area of detached accessory buildings located in a rear yard shall not exceed twenty-five percent of the area of said rear yard.
- D. In no case shall a detached accessory building exceed 900 square feet in floor area or fifty per cent of the gross floor area of the main building (including the floor area of attached garages but excluding any floor area of a basement) whichever is greater to a maximum of 1200 square feet.

- E. To help ensure larger detached accessory buildings are similar in design and appearance to the main building, detached accessory buildings over 900 square feet in floor area or which exceed the height of the main building on the lot shall be subject to the following minimum design standards:
1. In no case shall a detached accessory structure exceed a height of 16 feet.
 2. The detached accessory structure shall have a minimum roof pitch of 4:12 or a roof pitch equal to or greater than the roof pitch of the main building on the lot if the roof pitch of the main building is less than 4:12.
 3. Exterior siding shall consist of wood, hardboard, stucco, aluminum, vinyl or steel siding commonly used in standard residential construction. Corrugated metal siding or similar industrial type siding is not permitted.

The final administrative decision as to a proposed accessory buildings conformance with the design standards set forth in this subsection shall be appealable to the Board of Adjustment in accordance with the procedures set forth in RMC Section 23.70.070 Administrative Review-Procedures.

- F. Detached residential accessory buildings built pursuant to this section shall not be more than one-story. (Ord. 04-09; Ord. 20-10)

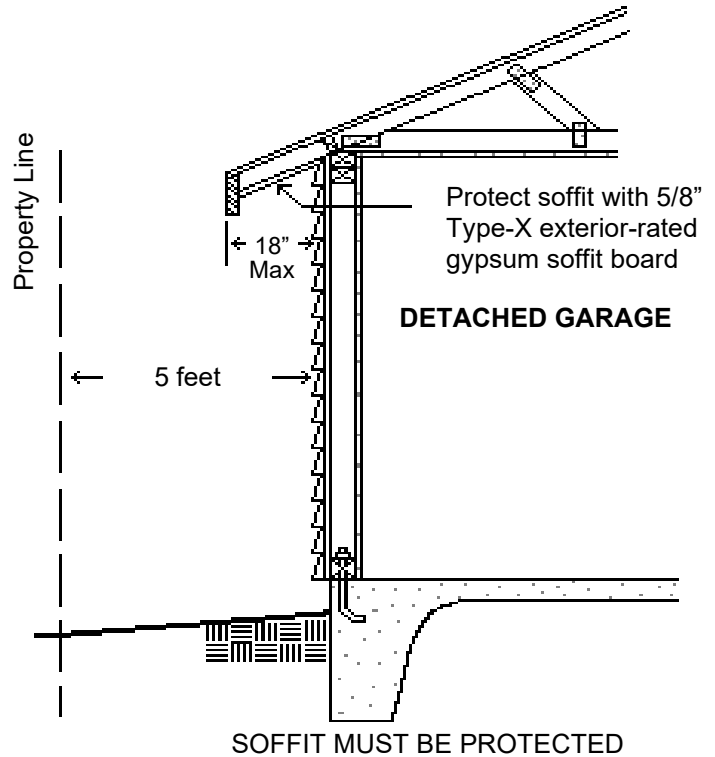
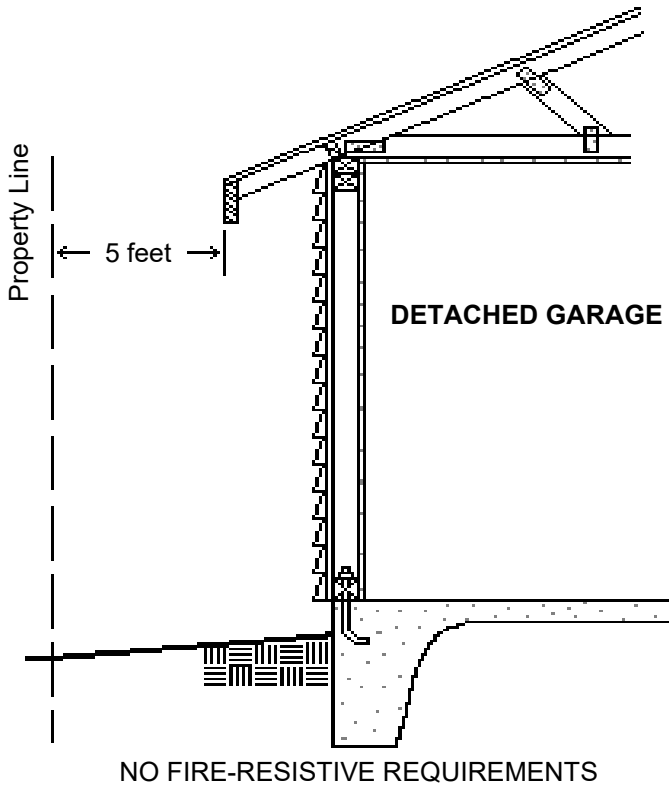
The City of Richland has copies of the original property surveys done when the City was sold to private owners. Also, since that time, the City has tried to maintain a file of plot plans with buildings dimensioned and located on the property. You will need a copy of one of these plot plans in order to obtain a building permit. Please ask for one, or call us at 509- 942-7794 and we can mail you a copy. If the City does not have your plot plan on file with all existing buildings located, then you will be required to draw or hire someone to draw the plot plan for you. The surveyed plot plans usually include the location of easements, but you should always call the “Before-you-dig” number at 811 to verify any underground utilities. Regardless of the permit requirements listed here and in the following section, you CANNOT build over an easement without the written approval of the City department in charge of the easement. Call 942-7500 and ask for either water/sewer easement information or electrical easement information.



BUILDING CODE REQUIREMENTS

GARAGES & STORAGE SHEDS OVER 200 S.F. MUST MEET THESE REQUIREMENTS

The building code requirements for location of a building in relation to property lines came about as a result of fires spreading from one property to another because buildings were too close to property lines. The majority of building code requirements deal with fire-resistive construction if you are near the property lines.



NOTE: Less than 5' from property line, soffit does not have to be protected if full height solid blocking from the top plate to roof sheathing is installed between rafters or trusses.

