



Garden Shed, Gazebos & Play Structures

Handout #44 Revised 8/1/07

Are there setback and height standards for garden sheds, gazebos and play houses?

Yes. A garden shed, gazebo and play house may be located in the side or rear setback of single-family residential districts (R1-5, R1-6, R1-7.5, R1-10 and R1-20), if they meet the following standards:

- a. The structure contains no more than 120 square feet of floor area, with overhangs that do not exceed sixteen (16) inches;
- b. The structure is setback from property lines a minimum of two (2) feet;
- c. The floor elevation is 18 inches or less in height;
- d. The structure is less than twelve (12) feet in height;
- e. Roof drainage is contained on-site; and,
- f. No utilities are connected to the structure.
- g. If the structure is located within a utility easement the property owner must obtain a waiver letter from all applicable utilities.

Is a land use or building permit required?

If a garden shed, gazebo and play house does not meet the above standards, they must meet the setbacks of the underlying zone, but a land use permit would not be required. However, if the structures are to be located within a wetland, habitat or shoreline area, land use permits may be required.

If the structure is over 120 square feet in size, a building permit would be required.

Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code Section 40.200.070 (Exceptions to Setback Requirements).

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ADA COMPLIANCE PROGRAM:

For an alternate format, contact the Clark County ADA Compliance Office, (360) 397-2375-2025; TTY (360) 397-2445; E-Mail: ADA@clark.wa.gov