

City of Langley
Building Department

Accessory Building Requirements

Residential Zones: RS5000, RS7200 and RS15000

SETBACKS

- ❑ No accessory building shall be located in any street setback (twenty feet from front or street property line) or side yard area (five feet from property line on each side in the RS5000 and RS7200 zones; 10 feet in the RS15000 zone). Accessory structures can be located in the rear yard setback provided that they are located no closer than five feet from the property line.
- ❑ Where a lot abuts an alley, the setback for accessory structures, exclusive of accessory dwelling units, shall be ten feet from the center of the alleyway; for accessory dwelling units the setback shall be not less than five feet from the rear property line; and in no case shall a structure be erected closer than two feet to the alley right-of-way;
- ❑ All parts of the structure or building including, without limitation, cornices, eaves, canopies, sun shades, gutters, chimneys and flues, shall be considered in calculating the location of the structure or building in determining compliance with the setback requirements of this section. .

Height

- ❑ The maximum height for accessory structures is fifteen feet. On lots one-half acre or larger in size, the height may be increased up to the height of the principal building, provided that, there shall be one foot of additional yard setback for each added foot of additional height above fifteen feet.
- ❑ The height of accessory structures that include an accessory dwelling unit or guest house may be built to a height of fifteen (15) feet or eighty per cent (80%) of the height of the principal structure, whichever is greater.

SIZE

- ❑ No accessory building shall have a gross floor area greater than nine hundred square feet, provided that: On lots greater than one acre in size, the maximum gross floor area is twelve hundred square feet; and

- On lots five acres or greater in size within the RS-15000 Zone, the maximum gross floor area is five thousand square feet, subject to each of the following requirements:
 1. Prior to the issuance of any building permit for an accessory building having a gross floor area greater than twelve hundred square feet, a written covenant shall be executed by the owner(s) of the lot upon which accessory building is to be located, and recorded in the records of the Island County Auditor. Such covenant shall legally describe an area within such lot, which is not greater than five acres in size, within which such accessory building and the principal building shall be located. Such covenant shall further provide that the size of the lot upon which such accessory building is to be located shall not be reduced to less than five acres for so long as that accessory building is situated on that lot. Such covenant shall further provide that the City may enforce the covenant on behalf of the public.
 2. Design approval pursuant to Chapter 18.34 of this code shall be required prior to the construction or substantial modification of any accessory building having a gross floor area greater than twelve hundred square feet.
 3. No more than two accessory buildings, which have gross floor areas greater than twelve hundred square feet, may be constructed upon any lot, and both of said buildings shall be located within the five-acre area provided for in Section 18.22.050 (B) (2) (a).
 4. An accessory building having a gross floor area greater than twelve hundred square feet shall be subject to administrative review and approval pursuant to Section 18.36.020 (B) of this code.
- For the purposes of establishing lot area, submerged lands and all but twenty-five percent of sensitive areas do not qualify in making the calculation of the lot area.

LOT COVERAGE

□ The maximum lot coverage is the maximum percentage of surface (exclusive of sensitive areas and submerged lands but including required buffers) that may be covered with materials that will not allow percolation of water into underlying soils. The maximum lot coverage percentages are as follows:

- A. Lots ten thousand square feet or less— forty percent;
- B. Lots ten thousand square feet to forty-three thousand five hundred sixty feet (one acre)—forty percent for the first 10,000 square feet and thirty percent for all area over 10,000 square feet.
- C. Lots over one acre— twenty-five percent.

Permits Required

A building permit is required for all accessory structures except as noted below:

- One-Story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet. (Note: If an accessory building is exempt from the requirement for a building permit all City of Langley zoning requirements are still applicable and exemption does not grant the authority to violate the provisions of the building code or any other laws or ordinances of the jurisdiction.)