

Accessory Buildings *in Skagit County*



Do I always need a building permit for an accessory building?

No. Detached accessory buildings are exempt from a building permit if the building meets ***all*** of the following criteria:

- The building is not in the regulated floodway;
- The building is one story;
- The building is not used for sleeping purposes;
- There is only one accessory building on any parcel;
- The floor area is not more than 200 square feet;
- The building is separated from all other structures by at least six (6) feet;
- The building meets all of the setback requirements of Skagit County Code.

Examples:

An accessory building would have to be at least six feet from any other building or property line.

An addition to a house is not exempt- it does not meet qualifications for use, separation or setbacks.

A well pump house is exempt if it meets the conditions listed above.

If I am exempt from a building permit, am I exempt from all regulations?

No. A building permit exemption does not exempt you from compliance with other Skagit County Codes, such as access, zoning, critical areas and the Shorelines Master Plan.

What about setbacks for buildings exempt from a building permit?

- The most restrictive setback is the one that prevails on any project.
- The setbacks required in the Zoning Code apply to every building, whether or not a building permit is required.
- The setbacks and height limits required by the Shorelines Master Plan apply to every building, whether or not a building permit is required.
- The setbacks required in the Critical Areas Ordinance apply to every structure, whether or not a building permit is required.
- If your plat has covenants, you may be further restricted. Check with your owners association.
- In an urban growth area, you must meet the zoning requirements of your city.

Example:

The *front setback* is usually along a road and is usually 35 feet from your front property line. Most roads are located in the middle of a 60' right-of-way, so your front property line is at least 30 feet from the center of the road.

How do I find out what setbacks apply and what the setbacks should be?

We will help you with setbacks if you bring in a site plan depicting your property, showing the location of your project. Start with where you would like to put the building. We will need a site address or parcel number to locate your property.

What if I don't like the setbacks it takes to be exempt?

You must apply for a building permit and for a zoning and/or shoreline variance to attempt setback reductions.

For more information contact:

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