

OFFICIAL DIRECTOR INTERPRETATION  
No. 2

Zoning Code Section – 21.36.020 (Accessory Structure)

Zoning Code Provision – This section provides standards for accessory structures that are physically detached from, and subordinate to, the main structure on the site (21.36.020). An accessory structure or private garage shall be considered detached if they do not share a common interior wall with the main structure (21.36.020 B7).

Purpose for Interpretation – It is difficult to determine if a structure is considered “detached” when it is physically connected to the main structure. The extent in which a structure is physically connected should influence the determination of attached or detached. For example, a structure could have a lattice or small roof structure that connects the two buildings or a more substantive roof that blends in with the height and form of the two structures. Regardless of the physical connection, a structure would remain “detached” if it does not share a common interior wall with the main structure. Per the above definition, the two examples below would be considered detached structures.



Limited roof connection



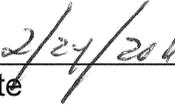
Substantial roof connection

Although the two examples would be considered detached, the substantial roof connection example appears to create a more complete structure than the one with a limited roof connection. The Department's practice has been to consider substantive connections as attached on a case-by-case basis. It is somewhat of a subjective process and in need of further guidance.

Interpretation – An accessory structure shall be considered attached when:

- They share a common interior wall with the main structure.
- The common interior wall may be part of the roof structure/common attic area that is substantively designed so that both structures appear as one, with presence of a breezeway.

  
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Kirk Heinrichs  
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Date