

17.50.115 Nonaccessory structures – Standards and application procedure.

Owners of undeveloped real property as defined in Section [17.04.371](#) may erect one shed-type structure, one gazebo, and a fence on a vacant lot. Said nonaccessory structure may be erected pursuant to the following conditions:

- A. The property owner shall complete a city of Ocean Shores nonaccessory structure application, which application shall include:
 - 1. A completed nonaccessory building permit application with applicable fee as set by resolution; and
 - 2. A proposed site plan; and
 - 3. Drawings and/or photographs of the proposed shed-type structure and fence, including dimensions; and
- B. Nonaccessory sheds may not exceed one hundred twenty square feet in area, and twelve feet in height; and
- C. Nonaccessory gazebos may not exceed two hundred square feet in area, and fifteen feet in height; and
- D. Nonaccessory sheds may have a permanent foundation which must be securely anchored in a tie-down fashion; and
- E. The exterior wall surface of nonaccessory sheds shall be constructed of wood, vinyl, and/or resin; and
- F. Nonaccessory sheds may not use electrical or plumbing fixtures and/or equipment, and may not hook up to electricity or plumbing; and
- G. The roofs of all nonaccessory structures shall be constructed of metal, wood, or composition; and
- H. Regardless of the actual zoning designation of the undeveloped real property, nonaccessory structures shall be subject to and conform with R-1 setbacks for accessory structures; five feet from side and rear property lines; and, if applicable, waterfront setbacks.
- I. Nonaccessory structures must comply with all federal, state, and local laws and regulations; and
- J. Owners of undeveloped real property upon which a nonpermitted nonaccessory structure exists shall make application as provided in subsection (A) of this section; and
- K. Violation of any of the provisions of this section shall result in summary abatement of any and all such structures. In the event an abatement by the city occurs, the property owner shall be held responsible for all costs of abatement.