

## 14.76.125 ACCESSORY BUILDINGS

### 14.76.125 Accessory Buildings

Except as otherwise provided, no accessory building shall be constructed on any lot prior to the time of construction of the principal structure to which it is an accessory.

- A. A bath house or restroom may be allowed to be placed in all zones subject to the following requirements:
  - 1. The parcel or lot is legal and conforming.
  - 2. If there is an HOA, then HOA/CCRS must specifically allow such placement.
  - 3. A conditional use permit is obtained.
  - 4. A permitted septic system is in place.
  - 5. An approved source of water is in place. Water tanks installed in the approved dry subdivisions and WUI zones may be considered to meet the water requirements.
  - 6. A building permit is obtained.
  - 7. The building is 120 sq. ft. less.
  - 8. No accommodations for sleeping are permitted inside the bath house or restroom.
  - 9. One bath house or restroom per lot.
- B. A stand-alone pavilion may be allowed to be placed in all zones subject to the following requirements:
  - 1. A building permit must be obtained.
  - 2. The pavilion must be open on all sides.
  - 3. If there is an HOA, then HOA/CCRS must specifically allow such placement.
- C. Definitions:

**Pavilion**-as used in this section also includes: gazebo, canopy, awning, cover, pergola, sunshade, roof, or shelter.

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The process includes the zoning side as well as the building side.

One stand alone storage shed 120 square feet or less does not require a permit.