



ACCESSORY BUILDINGS IN THE R-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT

As prescribed in the Marina Municipal Code ([MMC Chapter 17.42.070](#)), accessory buildings are permitted in most zoning districts provided that they meet site development standards, including height and setback standards. Detached accessory buildings in the R-1 zoning district are subject to additional regulations in [MMC Chapter 17.06.050](#). This handout explains specific regulations that apply to accessory buildings in the R-1 zone. Accessory buildings under 120 square feet with no electrical, water, or sewer hookups do not require a building permit.

Setback Requirements

Accessory buildings are **not** permitted within:

- Six (6) feet from the main building on site, except that an accessory building under eight (8) feet in height and under 120 square feet may be located within three (3) feet of the main building
- Fifty (50) feet from the front property line
- Six (6) feet from the sidelines of the front half of the lot
- One (1) foot of any lot line in the rear half of the lot
- Any easement or right-of-way (ROW) of record

Height Requirements

- The maximum height for an accessory building is 16 feet
- All accessory buildings between 12 and 16 feet in height require Design Review Board approval
- Accessory buildings between 10 and 12 feet in height require Design Review Board approval unless the building is located at least five (5) feet from any side or rear property line

