

Auxiliary Building Guidelines

This guideline is applicable to all detached auxiliary buildings including but not limited to: sheds, green houses, storage, play houses, and dog houses.

When covenants recommend where it is architecturally feasible all auxiliary buildings be attached to, or incorporated in and made part of the dwelling house, the auxiliary unit shall be attached to the house. If not covered in the covenants, assuming the building is compliant with city of Bellevue code and setbacks defined in each, the following guideline will be used:

- 1) If the building is not visible from the street or from neighboring homes - approve.
- 2) If building is visible from the street, the following minimum conditions apply:
 - 75% or more of the view of the building must be obscured from the street. Fencing and/or landscaping may be used for this purpose.
 - The building foot print should not exceed 120 SF.
 - Visually, the building's architectural style, colors and materials should be harmonious with the house and landscaping.

The auxiliary building should be kept in good repair order, or else be removed.

The CRC strongly recommends that the auxiliary buildings be sized and located such that they are not visible from the street.