

Garden Sheds, Gazebos and Play Structures

Are there setback and height standards for garden sheds, gazebos and play houses?

Yes. One garden shed, gazebo, or play house may be located in the side or rear setback of single-family residential districts (R1-5, R1-6, R1-7.5, R1-10 and R1-20), if it meets the following standards:

- The structure contains no more than 200 square feet of floor area, with overhangs that do not exceed 16 inches;
- The structure is setback from property lines a minimum of two feet;
- The floor elevation is 18 inches or less in height;
- The structure is less than 12 feet in height;
- Roof drainage is contained on-site;
- No utilities are connected to the structure; and,
- If the structure is located within a utility easement, the property owner must obtain a waiver letter from all applicable utilities.

Is a land use or building permit required?

If a garden shed, gazebo, or play house does not meet the above standards, it must meet the setbacks of the underlying zone, but a land use permit is not required.

However, if the structure will be located within a wetland, habitat, or shoreline area, land use permits may be required.

If the structure is over 200 square feet in size, a building permit would be required.

A permit technician can assist you in determining if any review is necessary.

Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code Section 40.200.070 Exceptions to Setback Requirements.

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