



Community Development – Planning

695 Warner Parrott Road | Oregon City OR 97045

Ph (503) 722-3789

Planning & Public Works Development Services Review for Residential Accessory Structures

Please complete this packet and submit with your building permit application which needs to include a site plan drawn to scale. If any section of this packet is incomplete, it will be returned.

Planning Division (P) Approval By: _____ Date: _____

Development Services (DS) Approval By: _____ Date: _____

Please refer to the dimensional standards of the zoning designation in Title 17 of the Oregon City Municipal Code as well as the Residential Design and Landscaping standards in Chapter 17.20.

For additional information regarding processes, fees, restrictions, etc., contact:

Planning (P) at 503-722-3789 or ocplanning@orccity.org and
Public Works - Development Services (DS) at 971-204-4601 or ocpublicworks@orccity.org.

Applicant: _____

Phone: _____ Email Address: _____

Site Address or Clackamas County Map and Tax Lot: _____

Summary of Proposed Construction: _____

1. Applicable Overlay Zones, Plans or Fees (P/DS)

Please identify all overlay districts identified on your Property Zoning Report available from [OC WebMaps / Oregon City, OR](#). If any of the items below are marked, additional review may be needed. Contact the Planning Division (P) or Building Division (B) at 503.722.3789, or Development Services Division (DS) at 657.0891 for additional processes, fees and restrictions.

<input type="checkbox"/> Individually Designated Historic Structure (P)	<input type="checkbox"/> Historic District (P)	<input type="checkbox"/> NROD-Natural Resources Overlay (P)
<input type="checkbox"/> Willamette River Greenway District (P)	<input type="checkbox"/> Barlow Trail Corridor (P)	<input type="checkbox"/> Flood Management Overlay (B)
<input type="checkbox"/> Geologic Hazards Overlay (DS)	<input type="checkbox"/> High Water Table (DS)	<input type="checkbox"/> None

Staff only: Additional Review Required? Yes No Initial _____

2. Plat Restrictions (P/DS)

Identify the size and location of all restrictions on your plat below and on the site plan. Plats may be obtained on [OC WebMaps / Oregon City, OR](#).

Easements (PUE, SSE, etc.): _____

Non-Vehicular Accessways (NVA): _____

Other Restrictions: _____

Not Applicable

Staff only: Plat Restrictions Approved? Yes No Initial _____

3. Structure Size (P)

Accessory structures may be no larger than 600 square feet for properties smaller than 20,000 square feet or 800 square feet for larger properties. Review OCMC 17.54.010 for additional information.

Footprint of the proposed structure (square feet): _____

Total size of the proposed structure (square feet): _____

of existing accessory structures on the property: _____

Staff only: Size Approved? Yes No Initial _____

4. Building Footprints Over 600 Square Feet (P)

Review OCMC 17.54.010 for additional information.

Not Applicable, accessory structure footprint is less than 600 square feet.

Is the lot more than 20,000 square feet? Yes No

Footprint of the home (square feet) _____ Footprint of Accessory Structure _____

Does the height of the structure exceed the height of the home? Yes No

Height of the home _____ Height of the accessory structure _____

The table below contains base zone setbacks. **If an accessory structure is 600 square feet or less in area and is 17 feet or less in height, the setbacks may be reduced to 3 feet including projections from the rear and side property lines.**

Please check your property plat or title report for easements that may increase the distance that is needed between your property lines and any structure. Easements can be found on [OC WebMaps / Oregon City, OR](#).

Table – Dimensional Standards

Standard	R-10	R-8	R-6	R-5	R-3.5
Maximum height	35 ft.				
Minimum front yard setback	20 ft.	15 ft.	10 ft.	10 ft.	5 ft.
Minimum front porch setback	15 ft.	10 ft.	5 ft.	5 ft.	0 ft.
Minimum interior side yard setback	8 ft.	7 ft.	5 ft.	5 ft.	5 ft.
Minimum corner side yard setback	10 ft.	10 ft.	10 ft.	7 ft.	7 ft.
Minimum rear yard setback	20 ft.				
Minimum rear porch setback	15 ft.				
Minimum Garage setback	20 ft.				
Minimum Garage setback (alley)	5 ft.				

Staff only: Standards met? Yes No Initial _____

5. Lot Coverage (P)

Structures 200 square feet or greater (excluding decks, covered and uncovered porches and eave overhangs) are limited. Review OCMC Title 17 for additional information.

R-10, R-8 and R-6 Dwelling Districts: 40% Maximum Lot Coverage

R-5 Dwelling District: 50% Maximum Lot Coverage

R-3.5 Dwelling District: 55% Maximum Lot Coverage

- _____ Square footage of all existing building footprints over 200 square feet (see exclusions above)
- _____ Square footage of all proposed building footprints over 200 square feet (see exclusions above)
- _____ Total square footage of all building footprints over 200 square feet (line 1+2)
- _____ Total square footage of property

5. _____ Line 3 divided by line 4 and multiplied by 100

 Not Applicable

Staff only: Lot Coverage approved? Yes No Initial _____

6. Building Height and Setbacks (P)

Identify the building height and the setbacks (NOTE – zoning setback is measured as the distance between the closest building projection and the property line). The minimum distances may be found in the Dimensional Standards Table found above in Item 3. Provide associated building and site plans with all of the dimensions below.

Zoning Designation: _____

Building Height: _____

Proposed distance from property line – Interior side: _____

Corner side: _____

Rear side: _____

Do any chimneys or roof eaves project into setback area? If so, describe: _____

Staff only: Standards met? Yes No Initial _____

7. Prohibited Structures (P)

The structures listed below are prohibited. Review OCMC 17.54.010.B.4 for additional information

Does the proposal include a cargo container, membrane structure, or fabric covered area as defined below?

Not applicable: Cargo containers, membrane or fabric covered areas visible from the right-of-way, or metal structures within a historic district are not being proposed.

Cargo container as defined in OCMC 17.04.177



Membrane or fabric covered storage area, as defined in OCMC 17.04.743, if visible from the adjacent right-of-way



A metal structure within the McLoughlin Conservation District, the Canemah National Historic District, or on an individually designated historic property



Staff only: Materials Approved? Yes No Initial _____

8. Home Design Options (P)

Does the proposal include:

construction of a new garage? Yes No

construction of a new carport? Yes No

expansion of an existing garage or carport? Yes No

If you answered “yes” to any of the questions in this section, please complete the “Home Design Elements Worksheet” below. If you answered “no” to all three questions in this section, skip to item 8. Review OCMC 17.14 for additional information.

9. Home Design Elements Worksheet (P)

5 elements from the following list are required for the front of the home if you are building a new detached garage or carport or expanding an existing one.

Please mark 5 and complete any additional information required for the items marked.

1. ____ Dormers.

2. ____ Gable roof or Hip roof.

3. ____ Building face with 2 or more offsets of ≥ 16 inches. Number of offsets _____

4. ____ Roof overhang of ≥ 16 inches. Size of roof overhang _____

5. ____ Entry recessed ≥ 2 feet behind the front façade and ≥ 8 feet wide. Distance entry recessed from the front façade _____ Width of entry _____

6. ____ ≥ 60 square foot covered front porch that is ≥ 5 feet deep; or ≥ 40 square foot covered porch with railings that is ≥ 5 feet deep and elevated entirely ≥ 18 inches.

Total Size of porch _____ Total Depth _____ Elevation of porch _____

7. ____ Bay window that extends ≥ 12 inches outward from the main wall of a building. Extension of bay window _____

8. ____ Windows and main entrance doors that occupy $\geq 15\%$ of the lineal length of the home (not including the roof and excluding any windows in a garage door).

Length of Wall _____ Linear length of windows _____ (Window / Wall length) * 100 _____

9. ____ Window grids in all windows (excluding windows in the garage door or front door).

10. ____ ≥ 4 inch window trim. Width of trim _____

11. _____ **Worth 2 elements.** ≥ 4 inch window trim on all elevations of the house. Width of trim _____
12. _____ **Worth 2 elements.** Wood, cladded wood, or fiberglass windows on all of the elevations.
13. _____ **Worth 2 elements.** Windows recessed ≥ 2 inches from the facade on all of the elevations.
14. _____ Front balcony that projects from the wall of the building and is enclosed by a railing or parapet.
15. _____ ≥ 60 square feet of shakes, shingles, brick, stone or other similar decorative materials.
Square footage of shakes, shingles, brick, stone or other similar decorative materials _____
16. _____ All garage doors are ≥ 9 feet in width or less.
17. _____ All garage doors wider than 9 feet are designed to resemble 2 smaller garage doors.
18. _____ ≥ 2 windows in each garage door.
19. _____ A third garage door is recessed a minimum of 2 feet from the living space.
20. _____ A window over the garage door that is ≥ 12 square feet with ≥ 4 inch window trim.
Square Footage of Window _____ Trim Size _____
21. _____ The living space of the dwelling is within 5 feet of the front yard setback.
22. _____ The driveway is composed entirely of pervious pavers or porous pavement.

Staff only: Design Elements approved? Yes No Initial _____

10. Stormwater (DS)

New projects may require stormwater improvements.

Stormwater flow control and/or water quality requirements exist for projects that creates:

5,000 square feet of new or replaced impervious surface

500 square feet of new impervious surface (in the NROD overlay)

1,000 square feet of new or replaced impervious surface and is a commercial use.

1. Square footage of all new or replaced impervious surface (asphalt, concrete, buildings, structures) _____
2. Does the proposal use fuel dispensing, major material storage, a washing facility, heavy chemical use, or has land with known contamination? Yes No

Staff only: Stormwater approved? Yes No Initial _____

11. Grading (DS)

The placement or removal of fill on a property may require additional review and permits.

Are you moving or placing more than 6" of fill below the building footprint? Yes No

If yes, a geotechnical report is required approving the fill placement from Public Works.

Do you have an approved geotechnical report? Yes No

Are you moving or placing 10 or more cubic yards of fill onsite? Yes No

If yes, a grading permit is required from Public Works.

Do you have an approved grading permit? Yes No

Staff only: Fill approved? Yes No Initial _____

Turn this completed packet in with your building permit application packet.

Note: There may be more information required once your application has been reviewed.