



Community Development – Planning

695 Warner Parrott Road | Oregon City OR 97045

Ph (503) 722-3789

Planning Review for Porches, Decks, or Covers for Porches and Decks

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

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

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

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 Name: _____

E-mail: _____ Daytime Phone: _____

Site Address and/or Clackamas County Map & Tax Lot #: _____

Subdivision Name (If applicable): _____ Lot #: _____

Proposed Construction:

Deck Size of Deck: _____ Height of Deck off Ground at Tallest Point: _____

Cover for Deck/Patio Size of Cover: _____

Deck with a Covered Patio Size of Deck: _____ Size of Cover: _____

Height of Deck off Ground at Tallest Point: _____

*Note: A planning permit is required for decks where no part of the walking surface is more than 30 inches above the adjacent grade. Example:



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.

Individually Designated Historic Structure (P) Historic District (P) NROD-Natural Resource Overlay (P)

Willamette River Greenway District (P) Barlow Trail Corridor (P) Flood Management Overlay (B)

Geologic Hazards Overlay (DS) High Water Table (DS) None

Staff Only: Is additional review required? Yes No Initial _____

2. Height and Setbacks (P)

Identify the height and the setbacks (distance between the proposed foundation/support and the property line). The minimum distances may be found in dimensional standards of your zoning designation in Title 17 of the Oregon City Municipal Code.

Provide the associated building and site plans with all of the dimensions below.

Zoning Designation: _____ Closest Left Setback: _____

Height: _____ Closest Right Setback: _____

Closest Garage Setback: _____ Closest Rear Setback: _____

Closest Front Setback: _____ Closest Rear Porch Setback: _____

Staff Only: Building Height & Setbacks met? Yes No Not Applicable Initial _____

3. 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 [OCWebMaps](#).

Easements (PUE, SSE, etc.): _____

Non-Vehicular Accessways (NVA): _____

Other Restrictions: _____

Not Applicable

Staff Only: Plat Restrictions approved? Yes No Not Required Initial _____

4. Stormwater (DS)

New projects may require stormwater improvements.

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

- a) 5,000 square feet of new or replaced impervious surface
- b) 500 square feet of new impervious surface (in the NROD overlay)
- c) 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 have land with known contamination? Yes No

Staff Only: Stormwater approved? Yes No Initial _____

5. 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: Grading approved? Yes No Not Required 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.