

Planning Review for Accessory Structures and Sheds

Please complete this packet prior to submittal of building permits and attach a site plan drawn to scale. If any section of the application is incomplete, the application will be returned.

Approved 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.

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/B)

Please identify all overlay districts identified on your [Property Zoning Report](#). 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.

- Individually Designated Historic Structure (P)
 Historic Overlay District (P)
 Barlow Trail Corridor (P)
 Willamette River Greenway Overlay District (P)
 Flood Management Overlay (B)
 Natural Resources Overlay District (P)
 High Water Table (DS)
 Sewer Moratorium Area (DS)
 Geologic Hazards Overlay District (DS)
 None

Staff Only

Additional Review Required? Yes No Initial _____

2. Structure Size (P)

Accessory structures may be no larger than 800 square feet. Contact the Planning Division at 503.722.3789 or review OCMC 17.54.010 for additional information.

Footprint of the proposed structure (square feet): _____

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

Staff Only

Size Approved? Yes No Initial _____

3. Building Footprints Over 600 Square Feet (P)

Contact the Planning Division at 503.722.3789 or review OCMC 17.54.010 for additional information.

- Is the footprint no larger than 800 square feet? Yes No
- Is the lot in excess of 20,000 square feet? Yes No
- Does the footprint of the accessory structure exceed the footprint of the home? 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 Accessory Structure _____

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

Staff Only

Approved? Yes No Initial _____

4. Prohibited Structures (P)

The structures listed below are prohibited. Contact the Planning Division at 503.722.3789 or 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 _____

5. Building Height and Setbacks (P)

Identify the building 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. Contact the Planning Division at 503.722.3789 for additional information.

Is the accessory structure located behind the front building line of the home? Yes No

Zoning Designation: _____

Closest Left Setback: _____

Building Height: _____

Closest Right Setback: _____

Closest Garage Setback: _____

Closest Rear Setback: _____

Closest Front Setback: _____

Closest Rear Porch Setback: _____

Staff Only

Building Height and Setbacks Met? Yes No Not Applicable Initial _____

6. Plat Restrictions (DS)

Identify the size and location of all restrictions on your plat below and on the site plan. Plats may be obtained on OCMAP. Contact Development Services Department at 503.496.1560 for additional information.

Easements (PUE, SSE, etc.): _____

Non-Vehicular Accessways (NVA): _____

Other Restrictions: _____

Not Applicable

<i>Staff Only</i>			
Plat Restrictions Approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Required Initial _____

7. Stormwater (DS)

New projects may require stormwater improvements. Contact Development Services Department at 503.496.1560 for additional information. Stormwater flow control and/or water quality requirements exist for projects that:

Creates 5,000 square feet of new or replaced impervious surface

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

Creates 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

<i>Staff Only</i>			
Stormwater Approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Initial _____

8. Grading (DS)

The placement or removal of fill on a property may require additional review and permits. Contact Development Services Department at 503.496.1560 for additional information.

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 the Development Services Department.

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 the Development Services Department.

Do you have an approved grading permit? Yes No

No

<i>Staff Only</i>			
Grading Approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Required Initial _____

9. Lot Coverage (P)

Structures 200 square feet or greater (excluding decks, covered and uncovered porches and eave overhangs) are limited. Contact the Planning Division at 503.722.3789 or 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

1. Square footage of all existing building footprints over 200 square feet (see exclusions above)..... _____

2. Square footage of all proposed building footprints over 200 square feet (see exclusions above)..... _____

3. Total square footage of all building footprints over 200 square feet (line 1+2)..... _____

4. Total square footage of property _____

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

Not Applicable

<i>Staff Only</i>			
Lot Coverage Approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Initial _____

10. Home Design Elements (P)

Contact the Planning Division at 503.722.3789 or review OCMC 17.20 for additional information.

Does the proposal include construction of a new garage? Yes No

Does the proposal include construction of a new carport? Yes No

Does the proposal include expansion of an existing garage or carport? Yes No

If you answered yes to any of the questions in this section, please demonstrate how the front, street-facing façade of the home includes five (5) design elements below. If you answered no to all three questions design elements are not required.

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 _____ Lineal 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, clad 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.

<i>Staff Only</i>			
Home Design Elements Approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
			Initial _____