

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

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: _____

Applicant: _____

Phone: _____ Email Address: _____

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

Subdivision Name (If Applicable): _____ Lot Number: _____

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: _____

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



Example of a deck <30" that does not require a planning permit.

1. Height and Setbacks

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. Contact the Planning Division at 503.722.3789 for additional information.

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 and Setbacks Met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable Initial _____

2. Applicable Overlay Zones, Plans or Fees

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 503.657.0891 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			
Is Additional Review Required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Initial _____

3. Plat Restrictions

Identify the size and location of all restrictions on your plat below and on the site plan. Plats may be obtained on [OCMaps](#). Contact the Development Services Division at 503.496.1560 for additional information.

Easements (PUE, SSE, etc.): _____

Non-Vehicular Accessways (NVA): _____

Other Restrictions: _____

Not Applicable

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

4. Grading

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

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

5. Stormwater

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 _____