



Constructing a Home Addition

The requirements for constructing a home addition may be found in Title 17 of the Oregon City Municipal Code and Section 105.2 of the Oregon Residential Specialty Code.

Step 1: Research

Zoning and Setbacks:

The distance your construction must be separated (setback) from the property lines is determined by the zoning designation of the property. The zoning may be found at www.oregoncity.org by clicking on “Maps” then “Property Report”. The zoning is listed under the “Land Use and Planning” section. Though some developments such as PUD’s and historic homes have site specific setbacks, the minimum setback for most development is:

Zoning Designation	Garage Setback	Front Yard Setback	Front Yard Setback for Porches / Decks / Covers > 30"	Side Yard Setbacks if Lot Located Midblock	Side Yard Setbacks if Lot Located on the Corner of a Block	Rear Yard: Setback/Garages Attached to the Rear of a Home	Rear Yard Setback for Porches / Decks / Covers > 30"
R-10	20' 5' (alley)	20'	15'	10' (one side) 8' (opposing side)	15' (corner side) 8' (interior side)	20'	15'
R-8	20' 5' (alley)	15'	10'	9' (one side) 7' (opposing side)	15' (corner side) 7' (interior side)	20'	15'
R-6	20' 5' (alley)	10'	5'	9' (one side) 5' (opposing side)	15' (corner side) 5' (interior side)	20'	15'
R-3.5	20' 5' (alley)	5'	0'	Detached – 5' Attached – 7'	10' (corner side) 5' (interior side for detached)	15'	10'
R-2	See Zoning	See Zoning	See Zoning	See Zoning	See Zoning	See Zoning	See Zoning

*A complete description of each zoning designation can be found on the city website in Title 17 of the City Code Book.

**Refer to the applicable sections of the Oregon City Municipal Code for additional detail.

***Projections which do not extend to the ground (such as eaves) may extend up to 2 feet into the setback.

Overlay Districts: Overlay zones protect the environment near a stream, steep slope, floodplain or historic structure. You may find out if you are within an overlay zone www.oregoncity.org by clicking on “Maps” then “Property Report”. The overlays are listed under “Land Use and Planning” on the Property Zoning Report. If a “Y” is marked please contact the Planning Division at 503.722.3789 to verify if additional research is needed.

Height:

The height of the addition is measured from the ground to the mid-point between the peak and eave of the roof. The maximum height for each zoning designation is provided below:

Zoning Designation	R-10	R-8	R-6	R-3.5	R-2
Maximum Building Height	35 feet 2.5 Stories	35 feet 2.5 Stories	35 feet 2.5 Stories	35 feet 2.5 Stories	55 feet 4 Stories

Step 1: Research (Continued)

Lot Coverage: Structures 200 square feet or greater (excluding decks, covered and uncovered porches and eave overhangs), are limited to the following lot coverage:

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

Residential Design Standards: The City adopted design standards to minimize the dominance of garages on the street facade of a home and encourage designs that interact with the street. If the addition includes constructing a garage or carport, the standards in Chapter 17.20 of the Oregon City Municipal Code apply.

Minimum Landscaping: New homes shall have a minimum amount of landscaping. Please refer to the requirements in Chapter 17.20.060 of the Oregon City Municipal Code at www.orcity.org.

Street Improvements: Additions of more than 50% of the existing square footage of the home may require street improvements (such as a sidewalk, planter strip, street tree, etc) if they currently do not exist. If you are adding more than 50% of the existing square footage to your home, please complete a Street Improvement Meeting form at www.orcity.org and submit it to the Development Services Division located at 625 Center Street between the hours of 9am-4pm Monday to Thursday.

CC&R's, Easements and other Restrictions: Past landowners may have placed private restrictions on your property. Check your title report or a trio report for your easements and restrictions and your neighborhood CC&R's (if applicable).

Property Lines: A survey is the only way to be certain of your property boundary. The Clackamas County Surveyor's Office may have a copy of your subdivision plat or a survey available (<http://cmap.clackamas.us/>).

Staff Report: Staff reports are often associated with many new residential developments. If your property was created by a land division approved by the City or County, it is important to obtain a copy of your staff report to verify that there are not conditions specific for your lot.

Step 2: Submit your Plans

Building permits are required for additions to your home. The permit ensures the structure is safe, complies with setbacks and design standards and not harmful to utility lines, the environment, etc. Please contact the Building Division at 503.722.3789 for an estimate of the review fee.

Planning Application

Complete a Planning application (www.orcity.org/planning/building-new-single-family-home-or-addition) demonstrating your building complies with the setbacks, design standards, overlays and height restrictions. In addition, you will need to draw a site plan (birds eye view of your property and the proposed addition). Please make sure the site plan is drawn to scale and includes any easements as well as the setback distances between the proposed development and the property lines.

Step 2: Submit your Plans (Continued)

Building Permit Application

Approval of your building permit application will assure that the addition is constructed safely. With your application you must also provide:

- A completed building permit application
- Two (2) sets of detailed construction plans
- The contractor's name and state license (CCB) number if a contractor will be doing the work
- Oregon City or Metro business license number if a contractor will be doing the work

Once all necessary drawings and research has been completed, it is time to submit your plans to the City. The applications can be obtained at www.orcity.org or at our office located at 221 Molalla Avenue, Suite 200 from Monday – Friday between 8:30am and 3:30pm. Applicants are encouraged to submit the Planning and Building applications at the same time. Please feel free to call us at 503.722.3789 with any questions about your project or for an estimate of the fee. Depending on the quality and time of your submittal, the review process can range from over the counter to approximately two weeks. Once your plans have been reviewed by the City you will be notified that your permit is ready. After you pick up your permits you may begin construction.

Step 3: Inspections

You are responsible for arranging an inspection from the Building Division for the following:

- Foundation
- Framing (including rough mechanical, electrical and plumbing if applicable)
- Insulation (if applicable)
- Electrical (if applicable)
- Mechanical (if applicable)
- Plumbing (if applicable)
- Final

You may request an inspection at www.orcity.org, by fax at 503.722.3880 or over the phone at 503.496.1551. Once you have passed all inspections, you will receive written notification that your project is final by the City.

