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: ____________________

Subdivision Name (If Applicable): ____________________ Lot Number: ______

Proposed Construction: __________________________________________

1. Structure Size
Footprint of the proposed structure (square feet): ______________

Total square footage of the proposed structure (square feet): ______________

2. Building Footprints Over 600 Square Feet
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.

3. Applicable Overlay Zones, Plans or Fees
Please identify all overlay districts identified on your Property Zoning Report. Contact the Planning Division for additional processes, fees and restrictions.

❑ Individually Designated Historic Structure ❑ Historic Overlay District ❑ Barlow Trail Corridor
❑ Willamette River Greenway Overlay District ❑ High Water Table ❑ Geologic Corridor Overlay District
❑ Flood Management Overlay District ❑ Sewer Moratorium Area ❑ Natural Resources Overlay District
❑ Police Annexation Agreement ❑ Thayer Pond Area ❑ Not Applicable

Staff Only
Approved? ❑ Yes ❑ No Initial ______

No Additional Review Required? ❑ Yes ❑ No Initial ______
4. Prohibited Structures

Though the Planning Division does not regulate exterior building materials of an accessory structure, the structures listed below are prohibited pursuant with OCMC Chapter 17.54.

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

5. Building Height and Setbacks

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.

Zoning Designation: _________________________

Building Height: ____________________________

Number of Stories: _________________________

Closest Garage Setback: ____________________

Closest Front Setback: _____________________

Closest Rear Porch Setback: ________________

Closest Left Setback: ______________________

Closest Right Setback: ____________________

Closest Rear Setback: _____________________

Approved? □ Yes □ No □ Not Applicable Initial _______

Staff Only

Building Height and Setbacks Met? □ Yes □ No □ Not Applicable Initial _______
6. 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

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

7. Building Location

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

8. Applicability of Home Design Elements

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 proceed to Section 9 – Home Design Elements. If you answered no to all three questions in this section, you have completed the packet.
9. Home Design Elements

If you are building a new detached garage or carport or expanding an existing one, 5 elements below are required for the front of the home.

☐ Not Applicable, accessory structure does not include a garage or carport

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 and forming a bay or alcove in a room within. Extension of bay window ______

8. _____ Windows and main entrance doors that occupy ≥15% of the lineal length of the home (not including the roof and excluding any windows in a garage door).
   1. Length of Wall ______
   2. Linear length of windows ______
   3. Divide line 2 by line 1 and multiply by 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. _____ N/A

22. _____ The living space of the dwelling is within 5 feet of the front yard setback.

23. _____ The driveway is composed entirely of pervious pavers or porous pavement.

---

Staff Only

Home Design Elements Approved?  □ Yes  □ No  □ Not Applicable  Initial_______

---

4