

# Constructing a Detached Shed, Garage, Carport or Accessory Structure at your Home

Accessory structures, such as sheds, detached garages, and carports, within Oregon City limits are regulated by the Oregon City Building, Planning, and Development Services Divisions, and must comply with applicable standards. The requirements for detached sheds, garages, carports or accessory structures 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

### **Accessory Structure Size**

The Oregon City Municipal Code provides different standards based upon the footprint of the structure (area where the structure touches the ground).

#### Building Footprint Less than Two Hundred Square Feet.

Provided you comply with all of the other regulations you may have multiple structures less than 200 square feet.

#### Building Footprint from Two Hundred to Six Hundred Square Feet.

Provided you comply with all of the other regulations you may have multiple structures with a footprint of 200-600 square feet.

#### Building Footprint Over Six Hundred Square Feet.

Buildings with a footprint Over 600 square feet in size must

- Be located on a property in excess of 20,000 square feet in size;
- Not have another accessory building with a footprint over 600 square feet on the property;
- Not be taller than the home;
- Not have a building footprint larger than the footprint of the home; and
- Not be larger than 800 square feet.

### **Property Use**

The property must have a single-or two family dwelling (duplex) onsite. Accessory structures are not permitted on vacant lots. Please contact the Planning Division at 503.722.3789 if the property is used for anything other than a single-family home or duplex as additional review may be needed.

### **Overlay Districts**

Construction on properties with or near streams, steep slopes, landslides, high water tables, floodplains or historic structures may require additional review. To find out if your property is located in an overlay district, please obtain a property report at: <https://maps.orcity.org/galleries/reportTaxlotPublic/index.html>.

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 and the setbacks may be different for your property.

### **Accessory Structure Placement / Easements etc.**

The structure may not be located in front of the home, or in any public easement areas. Please note that public utility easements may be larger than setbacks and will affect the placement of structures.

## Step 1: Research (Continued)

### Prohibited Structures:

- Cargo containers  
*Cargo containers are defined in OCMC Section 17.04.177.*



- Membrane and fabric covered storage areas visible from the adjacent right-of-way  
*Membrane and fabric covered storage areas are defined in OCMC Section 17.04.743.*



- Metal structures within a historic district, or on an individually designated historic property  
*To find out if your property is located in a historic district or is an individually designated historic property, please obtain a property report at: <https://maps.orcity.org/galleries/reportTaxlotPublic/index.html>.*



## 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

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

**Zoning and Setbacks:** All structures must be separated (setback) a minimum distance from the property lines. Each property is assigned a zoning designation with a specific setback distance. Your zoning designation may be found by obtaining a property report at <https://maps.orcity.org/galleries/reportTaxlotPublic/index.html>. The zoning will be listed under "Land Use and Planning". Though some developments such as PUD's and historic homes have site specific setbacks, the setback for most development is:

### Footprint of Less than Two Hundred Square Feet in Size:

- The structure must meet the setbacks of the associated zoning designation listed below; or
- If the height of the structure does not exceed 17 feet (measured from the average exterior grade to the midpoint on the roof), then the interior side, corner side, and rear yard setbacks may be reduced to 3 feet\*. Projections which do not extend to the ground (such as eaves) may extend up to 2 feet into the setback.

**\* Please check your property plat or title for easements that may increase the distance that is needed between your property lines and any structure. Easements can also be found on OCWebMaps.**

### Footprint of Two Hundred to Six Hundred Square Feet in Size:

- The structure must meet the setbacks of the associated zoning designation listed below; or
- If the height of the structure does not exceed 17 feet (measured from the average exterior grade to the midpoint on the roof), then the interior side, corner side, and rear yard setbacks may be reduced to 3 feet\* for the structure and all projections. *The setback is therefore 3 feet plus any projections (such as eaves).*

**\* Please check your property plat or title for easements that may increase the distance that is needed between your property lines and any structure. Easements can also be found on OCWebMaps.**

### Footprint of Over Six Hundred Square Feet in Size:

- The structure must meet the setbacks of the associated zoning designation listed below.

If a "Y" is marked on your property zoning report under overlays or within a PUD, the placement of the structure may be different for your property. Though some developments such as PUD's and historic homes have site specific setbacks, the minimum setback for most development is:

Standard	R-10	R-8	R-6	R-5	R-3.5
Maximum height	35 ft.				
Minimum front yard setback	20 ft.	15 ft.	10 ft.	10 ft.	5 ft.
Minimum front porch setback	15 ft.	10 ft.	5 ft.	5 ft.	0 ft.
Minimum interior side yard setback	8 ft.	7 ft.	5 ft.	5 ft.	5 ft.
Minimum corner side yard setback	10 ft.	10 ft.	10 ft.	7 ft.	7 ft.
Minimum rear yard setback	20 ft.				
Minimum rear porch setback	15 ft.				
Minimum Garage setback	20 ft.				
Minimum Garage setback (alley)	5 ft.				

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 unless otherwise noted above.

## Step 1: Research (Continued)

**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).

**Design Standards:** 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.

- Dormers.
- Gable roof or Hip roof
- Building face with 2 or more offsets of  $\geq 16$  inches
- Roof overhang of  $\geq 16$  inches
- Entry recessed  $\geq 2$  feet behind the front façade and  $\geq 8$  feet wide
- $\geq 60$  square foot covered front porch that is  $\geq 5$  feet deep or  
 $\geq 40$  square foot covered porch with railings that is  $\geq 5$  feet deep and elevated entirely  $\geq 18$  inches
- Bay window that extends  $\geq 12$  inches outward from the main wall of a building and forming a bay or alcove in a room within
- 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)
- Window grids in all windows (excluding windows in the garage door or front door)
- $\geq 4$  inch window trim
- Worth 2 elements.  $\geq 4$  inch window trim on all elevations of the house
- Worth 2 elements. Wood, clad wood, or fiberglass windows on all of the elevations
- Worth 2 elements. Windows recessed  $\geq 2$  inches from the facade on all of the elevations
- Front balcony that projects from the wall of the building and is enclosed by a railing or parapet
- $\geq 60$  square feet of shakes, shingles, brick, stone or other similar decorative materials
- All garage doors are  $\geq 9$  feet in width or less
- All garage doors wider than 9 feet are designed to resemble 2 smaller garage doors
- $\geq 2$  windows in each garage door
- A third garage door is recessed a minimum of 2 feet from the living space
- A window over the garage door that is  $\geq 12$  square feet with  $\geq 4$  inch window trim
- The living space of the dwelling is within 5 feet of the front yard setback
- The driveway is composed entirely of pervious pavers or porous pavement

## Step 2: Submit your Plans

Permits ensure structures are built to the current Oregon Specialty Codes, comply with setbacks, environmental and historic regulations, design requirements, etc. Regardless if a permit is needed, you are required to comply with the applicable construction standards. Building permits may not be required for residential sheds or accessory structures with:

- A footprint of 200 square feet and are less; and
- Are no taller than 10 feet in height (measured from the finished floor to the average height of the roof surface); and
- Are used for storage.

Please contact the Building Division at 503.722.3789 for an estimate of the review fee.

### **Planning Application**

Complete a Planning application (<https://www.orcity.org/planning/how-build-accessory-structure-detached-garage-shed-or-carport>) demonstrating your building complies with the setbacks, lot coverage, design elements, and overlay districts. Draw a site plan (bird's eye view of your property and the proposed construction). Please make sure the site plan is drawn to scale and includes any easements as well as the setback distances between the construction and the property lines.

### **Building Permit Application**

Approval of your building permit application will assure that the structure 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](http://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)
- Final

You may request an inspection at [www.orcity.org](http://www.orcity.org), by fax at 503.722.3880 or over the phone at 503.496.1551. Inspections requested by 6 AM may be completed the same day. Inspections requested after 6 AM will be completed the following business day.