

231 NE FIFTH STREET  
MCMINNVILLE, OR 97128  
503-434-7311  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

## When Do You Need a Permit for a Shed or Other Accessory Structure?

**What Is an Accessory Structure?** An accessory structure is a structure that is smaller than and separate from your house. It is used for storage or other non-business or living (non-habitable) purposes. Some examples are:

- Sheds
- Greenhouses
- Detached Garage
- Detached unenclosed covered patio
- Detached deck with a roof

**When Do You Need a Permit?** A permit is a special permission you need from the city before building something. You don't need a permit for an accessory structure if:

1. They are **less than one-story tall** and **under 15 feet in height**.
2. They are **no bigger than 200 square feet** (about the size of a big room).
3. **If your property is larger than 2 acres**, you can build up to **400 square feet**, but it has to be **at least 20 feet** away from your property lines.

## Where Can You Put the Building?

- **Small buildings (less than 200 square feet and under 10 feet tall)** don't need to meet distance rules (setbacks<sup>1</sup>) from your property lines when behind the furthest part of your house from the street (back building line<sup>2</sup>) unless stated otherwise. (See pink area in the diagram on the next page).
- **Big buildings (more than 200 square feet or taller than 10 feet)** must follow setback rules about how far they have to be from your property lines.
- If you put a building within six feet of your house, it must follow fire safety rules.

## Specific Rules for Some Structures:

- **Detached or attached covered patios and decks:** These can be placed in your backyard but must be **at least 10 feet** away from the rear property line. The patio or deck roof **can extend an extra 2 feet** into this area. (See pink area in the diagram on the next page).
- **Detached or attached uncovered decks:** These can be in the backyard or side yard, but they must be **at least 5 feet** away from property lines. (See the pink and green areas in the diagram on the next page.)

---

<sup>1</sup> Setback: The minimum required distance measured perpendicularly from a property line to the nearest vertical portion (including wall, support pillar, porch) of a building or structure.

<sup>2</sup> Back Building Line: A line that runs parallel with the point of the house furthest from the street.



- If you want to build a detached garage, you can get the permit at the same time as your house permit.
- Even if you don't need a building permit, you may still be required to follow other rules like setback requirements or not building over an easement.

**Before You Build:** Check with your local building division (503) 434-7314 and planning division (503-434-7311) to make sure your building is allowed. They'll also help you make sure it follows all the rules.

**If You Need a Permit:** If you do need a permit, you will need to apply using our ePermitting software. Please visit [here](#) to create an account and provide the following information:

1. **Site plan of your property**, including:

- North Arrow
- Scale
- Lot Dimensions
- Topographical elevations (including all corners), if flat please indicate
- Setback of buildings from all property lines
- Easements
- Street widths adjacent to property lines
- Complete street address

2. **Full sets of building plans** that show how the building will be built. These should include:

- Scale of each drawing (all plans must be 1/4" scale)
- Please note square footage.
- Framing plan, including wall, roof, and floor framing if not on a slab.
- Foundation plan, including foundation and footing sizes, and bolt and holdown information (if applicable).
- Floor plan, including doors and windows.