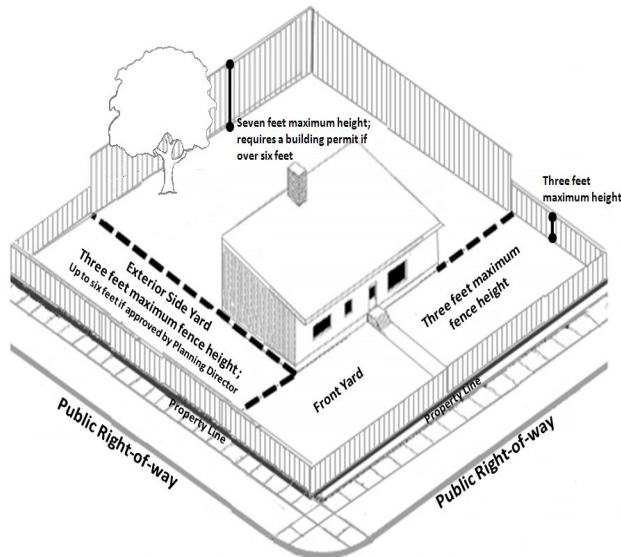


About this information....

The McMinnville Planning Department Informational Brochure series has been developed to provide general information on land use regulations commonly affecting activities undertaken by the public and administered by this office. The information contained in these brochures is not intended to be a complete statement of all applicable regulations, and individuals are encouraged to contact the office for complete rules and permitting requirements.



For additional information, visit the Planning Department's website at::

<http://www.ci.mcminnville.or.us>

Zoning Ordinance—Chapter 17.54.020



RESIDENTIAL ACCESSORY STRUCTURES

(Sheds, storage
buildings, decks)



**Get information
24 hours a day....**

....about zoning, sign code requirements, land use applications and fees, Planning Department staff contacts, parking requirements, landscape requirements, historic preservation, meetings and committees, information about any of the other City departments, and more via the Internet:

<http://www.ci.mcminnville.or.us>

PLANNING DEPARTMENT

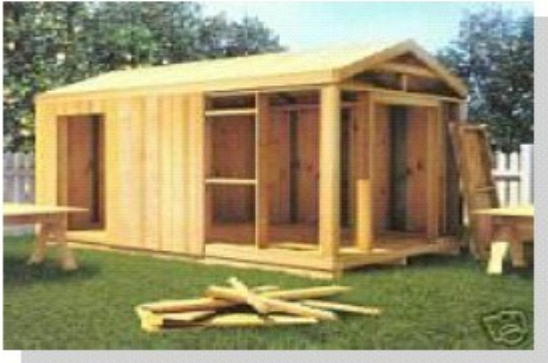
Community Development Center
231 NE 5th Street
McMinnville, OR 97128
(503) 434-7311
Fax: (503) 474-4955
www.ci.mcminnville.or.us

What is an accessory structure?

Common examples of residential accessory structures include:

- greenhouses
- detached garages
- carports
- storage buildings or sheds
- workshops
- portable canopies
- swimming pools
- decks

By definition, these structures are located on the same property as the primary residence.



Where can I put an accessory structure?

Accessory Building:

An accessory building such as a greenhouse, storage shed, or workshop, may be located anywhere within the rear of your property (see diagram) as long as the building is no bigger than 100 square feet in area and no taller than 10 feet in height. If the proposed accessory building is greater than 10 feet in height or 100 square feet in area, it must be located consistent with the setback requirements for your particular property. The Planning staff can assist you in determining what your setback requirements are.

Patios and Decks:

A **covered** patio or deck (with open sides) may be located behind a residence as long as it complies with the required side-yard setback, and is no closer than 10 feet to the rear property line.

An **uncovered** patio or deck may be located in a rear yard or side yard, but no closer than five feet to any property line.

Play Structure:

Play structures may be located within a rear yard or side yard except that any part of the structure over six feet in height must be at least five feet from the property line.

Temporary Storage Containers:

Temporary storage containers (e.g. "Pods") used for non-commercial purposes may be placed anywhere on the property for up to 10 days within a calendar year.

What about pools?

An uncovered swimming pool may be located within a rear yard or side yard no closer than five feet to the respective property line.

Additional provisions:

- No sales may be associated with a residential greenhouse or hothouse.
- No accessory structure may be constructed prior to issuance of a building permit for the primary residence.
- Accessory structures that do not require a permit, but which are located within six feet of a residence, must comply with applicable building codes.

Do I need a permit?

A building permit is required for all accessory buildings (greenhouses, garages, storage, workshops, etc.) **over 200 square feet in area or over 10 feet in height** (measured from ground level to the average roof height). In addition, a permit is required for any deck taller than 30 inches above ground level. Swimming pools may or may not require permits, depending on their height and plumbing details.

To determine if a permit is required, and the submittal requirements, please visit the Community Development Center at 231 NE 5th Street.

Questions?

The Planning Department would be happy to discuss any plans for accessory structures that you may be considering. For assistance or further information, please call 503-434-7311 or stop by the Community Development Center between 8 a.m. and 5 p.m., Monday through Friday.

Minimum Yard Requirements (feet)				
Zone	Front	Rear	Interior Side	Exterior Side
R-1	20	20	10	20
R-2	20	20	7.5	20
R-3	15*	20	7.5	15
R-4	15*	20	6	15
R-5	15*	20	6	15

