



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: _____

Structure Size

Footprint of the proposed structure (square feet): _____

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

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

Staff Only		
Approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Initial	_____

Applicable Overlay Zones

Please identify all overlay districts identified on your [Property Zoning Report](#). Additional fees and restrictions may apply.

- | | | |
|--|---|--|
| <input type="checkbox"/> Historic Designated Structure | <input type="checkbox"/> Willamette Greenway | <input type="checkbox"/> Geologic Hazards |
| <input type="checkbox"/> High Water Table | <input type="checkbox"/> Natural Resources Overlay District | <input type="checkbox"/> 1996/FEMA 100 Yr Floodplain |
| <input type="checkbox"/> Sewer Moratorium Area | <input type="checkbox"/> Thayer Pond Fee Area | <input type="checkbox"/> Beaver Creek Rd Access Plan |
| <input type="checkbox"/> Barlow Trail Corridor | <input type="checkbox"/> <u>No Applicable Overlays</u> | |

Staff Only		
Additional Review Required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	Initial	_____

Building Height and Setbacks

Identify the building height and the setback envelope (minimum distance between the proposed construction and the property boundary). The required distances may be found in dimensional standards of your zoning designation in Title 17 of the Oregon City Municipal Code.

Building Height: _____
 Minimum Front Setback: _____
 Minimum Left Setback: _____
 Minimum Right Setback: _____
 Minimum Rear Setback: _____
 Projection into Setback: _____

Please provide associated building and site plans.

<i>Staff Only</i> Building Height and Setbacks Met? <input type="checkbox"/> Yes <input type="checkbox"/> No Initial _____

Not Applicable

Building Material

The accessory building must be constructed with the same exterior building materials as that of the primary structure, or an acceptable substitute to be approved by the planning division.

	Existing Home	Proposed Structure
Exterior Finish Material		
Trim Type		
Trim Size		

<i>Staff Only</i> Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No Initial _____
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Building Location

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

<i>Staff Only</i> Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No Initial _____
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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?

Footprint of the home (square feet)..._____

Footprint of the proposed structure (square feet)..._____

Not Applicable

<i>Staff Only</i> Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No Initial _____
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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.

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 $\geq 15\%$ 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, clad 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.

Not Applicable

<i>Staff Only</i>			
Home Design Elements Approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Not Applicable
			Initial _____

