Detached Covered Accessory Structures Worksheet

Title 33 Zoning Code Regulations - Single and Multi-Dwelling Residential Zones

continued on reverse
All detached covered accessory structures must meet zoning code standards intended to prevent the accessory structures from becoming the predominant element of the site. Examples of detached covered accessory structures include storage sheds, covered patios/decks, garages, accessory dwelling units, and greenhouses.

Additional standards may apply for historic resources or sites located in a plan district or overlay zone (ex. design, environmental or scenic overlay areas). Please visit the “Permits & Zoning” menu on www.portlandmaps.com to identify any applicable zoning or district designations on a site. Then, consult the online zoning code or Planning & Zoning staff to learn about additional standards.

**Step 1: Are The Minimum Requirements For All Covered Detached Accessory Structures Met? (33.110.250 & 33.120.280)**

**Calculate Building Coverage**

Building coverage is roughly the footprint of the structure. It includes the area that is covered by any structure more than 6 feet above grade at any point that provides an impervious cover over what is below, excluding eaves. Uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade are included.

**New Detached Accessory Structures Must Meet These 3 Coverage Requirements:**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Formula</th>
</tr>
</thead>
</table>
| 1. Building coverage of an accessory building cannot be larger than building coverage of primary residence. | - Main Residence _______ SF  
- Accessory Structure _______ SF |
| 2. Cumulative building coverage of all detached accessory structures cannot exceed 15% of lot area. | - Lot Size _______ SF  
- 15% Limitation _______ SF |
| 3. Total building coverage cannot exceed what is allowed on the site.*     | - Maximum Coverage = SF House + SF of All Other Structures  
- Max coverage allowed = _______ SF |

*Allowed overall coverage varies by zone and lot size. Information is available in these locations:  
Single-dwelling zone: 33.110.225, Table 110-4 or www.portlandoregon.gov/bds/article/92204  
Multi-dwelling zone: 33.120.225, Table 120-3 or www.portlandoregon.gov/bds/article/92203  
The weblinks above access the handout summarizing the general development standards for each zone.

**Identify the Maximum Height**

There is a 20-foot height limit for detached covered accessory structures. Generally, height is measured from the highest finished grade elevation within 5 feet of the building to either the midpoint or highest point of a roof, depending on the roof type proposed. This is defined in 33.930.050 and summarized in the graphics below. Additional options exist for steeply sloping lots in single-dwelling zones under 33.110.215.D.
Determine Your Minimum Setback Requirements

Generally, detached covered accessory structures are subject to the required building setbacks of the base zone. Please see information contained in links above to locate setback information for your zone (Single-dwelling zones: 33.110.220, Table 110-3, Multi-dwelling: 33.120.220, Table 120-3 & 120-4). Exceptions to the side and rear setback requirements are outlined in Step 3 below.

### Ensure Compliance With Existing Standards is Preserved With New Development

Check that your proposal:

- Meets Title 11 tree protection requirements (Title 11.50).
- Does not eliminate or encroach upon a required onsite parking space (33.266).
- Preserves the minimum required outdoor area (33.110.235 & 33.120.240).

- **Step 2: Is The Structure More Than 15 Feet Tall? If No, Skip To Step 3.**
  
  (33.110.250 & 33.120.280)

If the structure has an overall height of more than 15’-0”, it must comply with all of the following additional standards. To comply with these standards, the structure can either match the architectural elements of the primary structure or meet the alternative option outlined below.

### Structures Over 15 Feet In Height Must Meet One Option From Each Row Below

<table>
<thead>
<tr>
<th>Exterior Finish Materials</th>
<th>Must be the same or visually match in type, size and placement, the exterior finish material of the primary structure</th>
<th>OR</th>
<th>Siding made from wood, composite boards, vinyl or aluminum products. Siding must be a shingle pattern or in a horizontal clapboard or shiplap pattern ≤ 6 inches in width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof Pitch</td>
<td>Predominant roof pitch must be the same as the predominant roof pitch of the primary structure</td>
<td>OR</td>
<td>Roof pitch must be at least 6/12</td>
</tr>
<tr>
<td>Trim</td>
<td>Must be the same in type, size, and location as the trim used on the primary structure</td>
<td>OR</td>
<td>All window and door trim must be at least 3 ½ inches wide</td>
</tr>
<tr>
<td>Windows</td>
<td>The windows must match those on the street facing façade of the primary structure in orientation (horizontal or vertical)</td>
<td>OR</td>
<td>Each window must be square or vertical – at least as tall as it is wide</td>
</tr>
<tr>
<td>Eaves</td>
<td>Same projection distance as primary structure</td>
<td>OR</td>
<td>All eaves project at least 1 foot from the building walls</td>
</tr>
</tbody>
</table>
Step 3: Do You Want To Locate The Structure Within A Setback?  
If No, Skip To Step 4. (33.110.250 & 33.120.280)

The zoning code provides an option to locate a detached covered accessory structure within the side or rear setback when the development complies with specific limitations. Structures within the setback must meet all of the following requirements:

- Structure ≥ 40 feet from a front lot line. On a corner lot, ≥ 20 feet from a side street lot line;
- Footprint of structure ≤ 24 feet (excluding eaves) on all sides;
- Combined length of all structures in the setback adjacent to each property line is ≤ 24 feet;
- Overall height of structure is ≤ 15 feet high and the walls of the structure are ≤ 10 feet high, excluding the portion of the wall within a gable;
- Unenclosed portions of structure must be screened from adjoining lots by a fence or landscaping (must comply with L3 or F2 standards of Chapter 33.248);
- Walls located within the setback cannot have doors or windows facing the adjacent lot line;
- The structure cannot have a rooftop deck or patio; and
- Dormers must be set back ≥ 5 feet from the side and rear lot lines.

Not Allowed:  
Wall height cannot exceed 10 ft

Not Allowed: Combined building footprints more than 24 ft (side or rear setback)

Rear setback: 10+24 = 34 feet of building footprint.

12 feet

24 feet

24 feet

Dormers aligned with lower wall count toward wall height.

Not Allowed:  
Building footprint more than 24 ft long
Step 4: What Standards Apply Based On The Use Proposed?

The requirements outlined in Steps 1 through 3 above apply to all detached covered accessory structures. Additional requirements may be triggered based on the use proposed within the structure.

- **Additional Sink Requirements** - If you provide a bathroom, or a sink outside of a bathroom, in a detached accessory structure, these features can be allowed with an Additional Sink Covenant (www.portlandoregon.gov/bds/article/174914). Proposing cooking facilities and a sink within the structure requires that it be permitted as an accessory dwelling unit, unless you demonstrate through a building code appeal that your structure is not a dwelling unit. Examples of these special circumstances include a commercial kitchen for a home occupation or clay firing oven for an artist studio. The requirement to record a sink covenant applies even when a Building Code Appeal is approved. Please call the Life Safety information line for information on Building Code Appeals, (503) 823-1456.

- **Accessory Dwelling Unit (ADU)**: The standards of 33.205 apply for structures used as dwelling units, which contain areas for sleeping, cooking and sanitation, accessory to the primary residence. The living area cannot exceed 800 SF or 75% of the living area of the primary residence, whichever is less. Structures must be located behind the rear wall of the house or at least 40 feet from the front property line. ADUs are not allowed in attached houses that were built using the corner lot provisions of 33.110.240.E or on sites that have a Type B Accessory Home Occupation. For more information, please reference the ADU Program Guide: www.PortlandOregon.gov/BDS/article/68689

- **Accessory Short-Term Rental (ASTR)**: Renting living area to overnight guests for fewer than 30 consecutive days requires an accessory short-term rental permit and compliance with the standards of 33.207. This includes services booked through AirBnB, VRBO, Vacasa and other similar operators. For more information on obtaining an ASTR permit, please visit the information page on our website: www.PortlandOregon.gov/BDS/65603.

- **Garage/Carport**: If a garage or carport is proposed, it must contain an unobstructed legal parking space (9’ W x18’ D), connected to a street or alley by a paved driveway, through an opening at least 8’ wide. Development standards for parking and garages are stated in 33.110.253 (single-dwelling zone), 33.120.283 (multi-dwelling zone), and Parking & Loading 33.266.130. Handouts are available for these standards: