

## RESIDENTIAL ZONES AND RESIDENTIAL USES DETACHED ACCESSORY STRUCTURE HANDOUT

**The structure you want to build...**

1.	Will be separated from your house by at least 6' (not connected to the house)?		
	If Yes	Proceed to next question.	
	If No	Stop and apply for a building permit.	
2.	Will be less than 10' average height (measured from floor to mid-point of the rise) and less than 200 square feet in size?		
	If Yes	Proceed to next question.	
	If No	Stop and apply for a building permit.	
3.	Will not be in a floodplain, floodway, and will be at least 50' from any creek or other wetland area?		
	If Yes	Proceed to next question.	
	If No	Check with Planning for more information and approximate locations of special wetland, floodplain, or riparian habitat areas on your property.	
4.	Will be used for storage of household goods and not lived in as an additional dwelling?		
	If Yes	Proceed to next question.	
	If No	Accessory Dwelling Units (ADU's) are not allowed in Woodburn. Check with Planning for more information.	
5.	Will be in your property's side or rear yard and not in the front yard?		
	If Yes	Proceed to next question.	
	If No	Accessory structures are not allowed in front yards.	
6.	Will be at least 5' from all of your property lines?		
	If Yes	Proceed to next question.	
	If No	Accessory structures must be at least 5' from property lines with allowances for eaves to encroach up to 18" in side yards and up to 24" in rear yard.	
7.	Will not cause more than 25% of your property's rear yard to be covered by accessory structures?		
	If Yes	Proceed to next question.	
	If No	Accessory structures are allowed to cover 25% of the rear yard area in most residential-zoned properties. Contact Planning for help with this question.	
8.	Will not cause your property's total lot coverage allowance to be exceeded when counting all structures on your property? (One-story homes are allowed 40% and two-story homes are allowed 35% lot coverage in most zones.)		
	If Yes	Proceed to end.	
	If No	Lot coverage requirements are determined by your property's zoning. Contact Planning for help with this question.	

**If you answered yes to the above questions, you do not need a building permit to construct or place this structure on your property. You still must meet the requirements of the Woodburn Development Ordinance (WDO).**

An accessory structure is a detached shed or other storage building.

To better determine the specific requirements, you will need to know your property's zoning district. The Woodburn Zoning Map is available online at: <http://www.ci.woodburn.or.us/?q=node/472> or contact Planning for help at: [planning@ci.woodburn.or.us](mailto:planning@ci.woodburn.or.us).

The Woodburn Development Ordinance is available online at: [http://www.ci.woodburn.or.us/?q=development\\_ord](http://www.ci.woodburn.or.us/?q=development_ord). The relevant Sections for building accessory structures will include:

- ➡ Specific requirements for setbacks, lot coverage, and height for structures.
  - WDO 2.02 B: RS zone property site development standards.
  - WDO 2.02 C: RSN zone property site development standards.
  - WDO 2.02 D: R1S zone property site development standards.
  - WDO 2.02 E: RM zone property site development standards.
  - WDO 2.02 F: RMN zone property site development standards.

- ➡ Additional regulations for accessory structures WDO 2.06.03 A and B.
  - \*Only if your accessory structure is attached to the dwelling will it be treated the same as your primary structure for purposes of setbacks, lot coverage, height, architectural design standards, and special overlay area restrictions.

- ➡ Specific allowances for encroachments into setback areas, such as for eave overhang, and special setback areas:
  - WDO 3.03.02 for special setback areas.
  - WDO 3.03.04 for projections into a side setback.
  - WDO 3.03.05 for projections into a rear setback.

- ➡ Not all Homeowners Associations have the same rules at the City; be sure to check with your HOA for their approval prior to building any structure.

- ➡ Your property line is not necessarily located at the street or at the curb. Many properties have a "special setback" area or an area of property that looks like your property but really belongs to the City for future right-of-way improvements. For help with determining your property line location, contact Planning; our office has maps showing approximate boundary lines and any special setbacks that apply to your property.

- ➡ Structures cannot be placed within Public Utility Easements (such as for storm, water, sanitary sewer, or other utilities) and must be located at least 5' from any access easement. Check with Planning for questions on these easement areas.