

***What do I do if I have
more questions?***

Contact the Planning Counter. Staff is available from 7:30 a.m. to 4:30 p.m. Monday through Friday except holidays and will be happy to discuss your project with you. The Planning counter is located in the Community and Development Department on the 4th Floor of City Hall, 12725 SW Millikan Way.

The instructions contained within this brochure are not intended to replace the regulations found in the City Development Code (Ord. 2050). Accessory Structure regulations may be found on the City web site (www.beavertonoregon.gov) or may be obtained at the Planning Counter.

City of Beaverton

**Community Development
Department
Planning Division
12725 SW Millikan Way
Beaverton, OR. 97076**

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Accessory Structures

Development Assistance

**Community Development
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Planning Division

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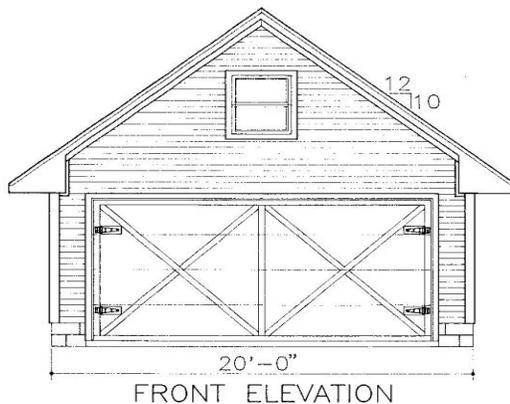
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Accessory Structures

What is an accessory structure?

An accessory structure is normal, incidental, and subordinate to the primary use of the property. For example, tool sheds, pool houses, and detached garages are permitted accessory structures to a single-family home (**Beaverton Development Code 60.50.05**).



If the property is located within a Commercial or Multiple Use zone, accessory structures must be reviewed through the Design Review process.

If the principal use has been granted Conditional Use approval, such as church in a residential zone, any accessory structures must be approved through Conditional Use and Design Review processes.

Are there any size or location restrictions?

All accessory structures shall comply with the following provisions (**BDC 60.50.05.A-H**):

- They shall have no more than 500 square feet of floor area (700 square feet of floor area is allowed if placed on a tax lot of 10,000 square feet of land area or greater)
- They shall not exceed one story and shall not exceed 15 feet in height
- They shall not be allowed in a required front yard
- They shall not be located within six (6) feet of main building or other accessory building
- Structures less than eight (8) feet in height, shall not be closer than three (3) feet to any lot line. For each foot or fraction thereof in height above eight feet, the accessory structure must be moved back an additional foot from all lot lines.
- They shall cause no encroachment upon or interference with the use of any adjoining property or public right-of-way
- They shall be built in accordance with building codes.

Detached garages must also meet the garage door setback regulations of the property's specific zoning district.

What if I can't meet the size or location requirements?

The Development Code does not offer any variances, adjustments, or other procedures which could allow any exceptions to the accessory structure. However, if you are having trouble meeting setbacks or maximum size requirements, think creatively! For example, have you thought of attaching the accessory structure to the main structure? If properly attached to the main building, the structure would qualify as an addition rather than an accessory structure, which is subject to different size and location regulations.



Do I need a building permit?

Please contact the Building Department at (503) 526-2403 and describe the structure you wish to construct. Not all structures require a building permit. For example, a building permit is not required if the structure does not exceed 200 square feet in size and 10 feet in height.