

City of Woodburn – Planning Division

Lot Coverage Worksheet

Lot Coverage: The percentage, or portion, of total lot area covered by primary and/or accessory buildings, including roofed but unenclosed structures, but excluding covered structures less than five feet in height and having less than 20 square feet of gross floor area (such as pet shelters and play houses). (WDO 1.02)

1. Street Address:
2. Zoning:
3. Lot Size:
4. House Footprint square footage:
Height/Stories:
Applicable max % coverage: 35% 40% n/a b/c:
5. Other Structures:
Dimensions/square footage(s):
6. Proposed building/patio cover square footage(s) & dimensions:
7. Proposed in rear yard?: Yes No
If yes, is 25% max met? Yes No n/a b/c not RS

Staff Calculations:

Conclusions:



No



Unclear



Yes

Date:

Staff:

Lot Coverage Worksheet Completion Guide

- A. To determine the applicable zoning of a property, view the [Woodburn Zoning & Other Maps webpage](http://www.woodburn-or.gov/dev-planning/page/woodburn-zoning-other-maps) at www.woodburn-or.gov/dev-planning/page/woodburn-zoning-other-maps.
- B. Refer to the [Woodburn Development Ordinance \(WDO\) online](http://www.woodburn-or.gov/dev-planning/page/woodburn-development-ordinance-wdo) at www.woodburn-or.gov/dev-planning/page/woodburn-development-ordinance-wdo within Section 2.02 Residential Zones for the applicable table:

<i>Zone</i>	<i>Abbreviation</i>	<i>Site Development Standards Table</i>
Residential Single Family	RS	2.02B
Retirement Community Single Family Residential	RSN	2.02C
Nodal Single Family Residential	R1S	2.02D
Medium Density Residential	RM	2.02E
Nodal Multi-Family Residential	RMN	2.02F

- C. See and mark the next sheet in this lot coverage packet, “Do I Need a Building Permit?”
- D. If lacking a contractor, consultant, or the ability to make or pay for professional computer-aided drafted site plans, as a bare minimum draw on the lot coverage packet Site Plan Zoning Compliance Review sheet to demonstrate conformance with site development standards.

Name:

Address:

Phone:

E-mail:

<i>DATE:</i>

Do I Need a Building Permit?

Size: If the accessory structure (shed, workshop, gazebo) is 200 square feet or more - YES

Height: If the accessory structure is more than 10 feet high, from floor to the top of the top plate - YES

If it's an addition to your house or garage - YES

Regardless of size, you need Planning approval on this worksheet before starting to build.

The minimum distance between any two structures on your property is 6 feet.

Site Plan

Zoning Compliance Review

What to include in a Site Plan

- Property lines with dimensions
 - Footprint of existing buildings
 - Adjacent Street and street names
 - Sidewalk(s) and driveway(s)
 - Existing fences, trees, and other features
 - A north arrow (N↑)
 - Approximate drawing scale
- If proposing a structure, also include:
- Location and elevation of proposed structure
 - Dimensions of proposed structure
 - Distance between proposed structure and existing features and/or property lines

Please draw the site plan in the space provided below or attach a copy of the site plan.

Street Front

Address: _____