

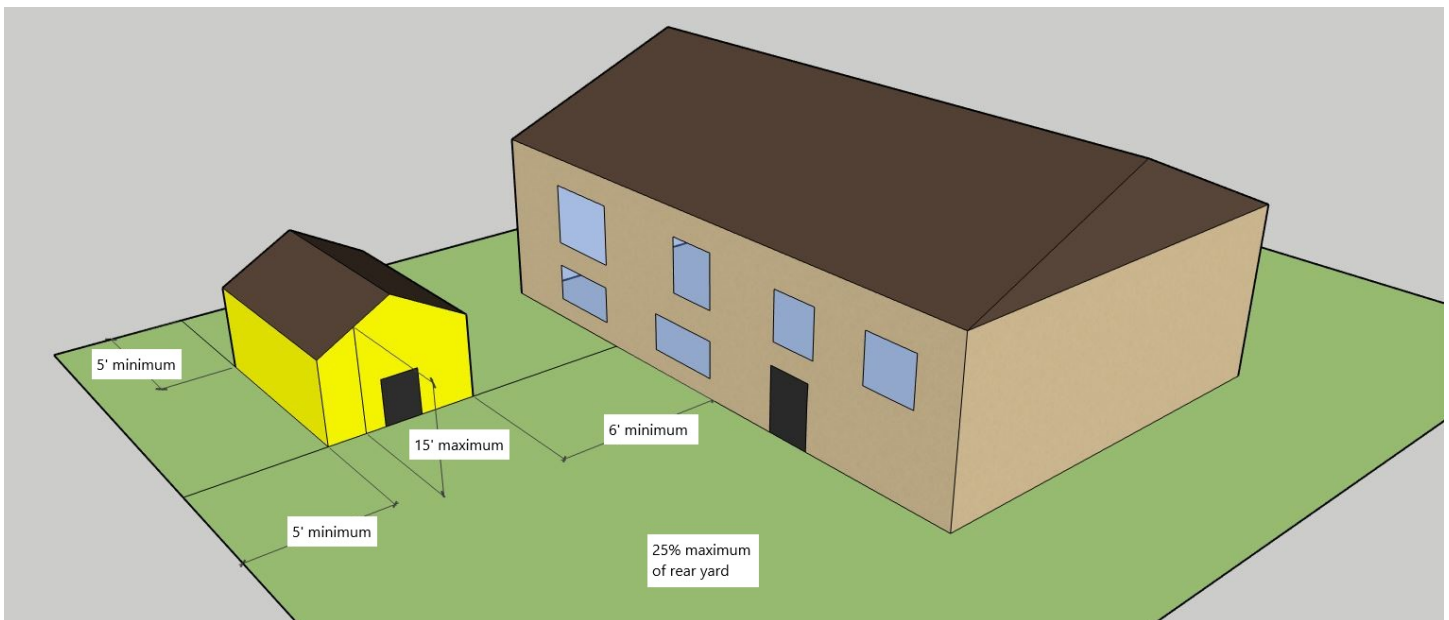
Garages, Sheds, & Other Accessory Structures for Residentially-Zoned Properties

This handout is a guide, outlining the development standards and other considerations to take into account for landowners wishing to add an accessory structure on their properties. Accessory structures are detached from the primary structure (a house, typically). Please contact the Community Development Department with any questions.

Accessory Dwelling Units (ADUs) have additional regulations not covered by this handout.

Accessory Structures:

- Must be 5 feet from rear and side property lines.
- Must be at least 6 feet from all other buildings.
- Count towards total lot coverage, which is the percentage of a lot occupied by structures. Most lots have a maximum lot coverage of 35% or 40%.
- Can occupy up to 25% of a rear yard.
- Are prohibited within easements or within 50 feet of creeks and wetlands.
- Eaves may encroach into setbacks: 1.5 feet into a side setback and 2 feet into a rear setback.
- Can be no taller than 15 feet. This is measured to the middle of a pitched roof or peak of a flat roof.



Additional information on the next page.

Garages, Sheds, & Other Accessory Structures

for Residentially-Zoned Properties

A building permit is required if:

- The structure is greater than 200 square feet in size; or
- The walls are greater than 10 feet in height, measured from the finished floor to the top of the wall.

Additional guidelines:

- Tax Maps showing approximate property lines can be found via the Marion County Assessor's Office. Search property records here: <https://mcasr.co.marion.or.us/>.
- Many properties have metal pins at corners delineating property lines. The Public Works Department has a metal detector that can be borrowed for up to 24 hours at no charge. Call 503-982-5236.
- Electrical and plumbing permits are handled through Marion County Public Works. Call 503-588-5036 for more information.
- Homeowners' Associations (HOAs) may have privately enforced covenants, conditions, and restrictions (CC&Rs) for accessory structures. The City does not track or enforce such contracts.

Disclaimer: This handout is intended purely as a guide. The information contained in it is subject to change at any time. Refer to the Woodburn Development Ordinance (WDO) or contact the Community Development Department to confirm any details.