

# Accessory Structures for Residential Uses

## Development Code Updates-effective May 5, 2011



### ***Just in time for summer building season!***

The City's Zoning and Development Code requirements for accessory structures have been updated to reflect new size and height limits and changes to the setback requirements. The standards are summarized below. For the new code language see § 16.50 of the Development Code.

**New Size Limit: 600 square feet of ground floor area**

**New Maximum Height Limit: 15 feet**

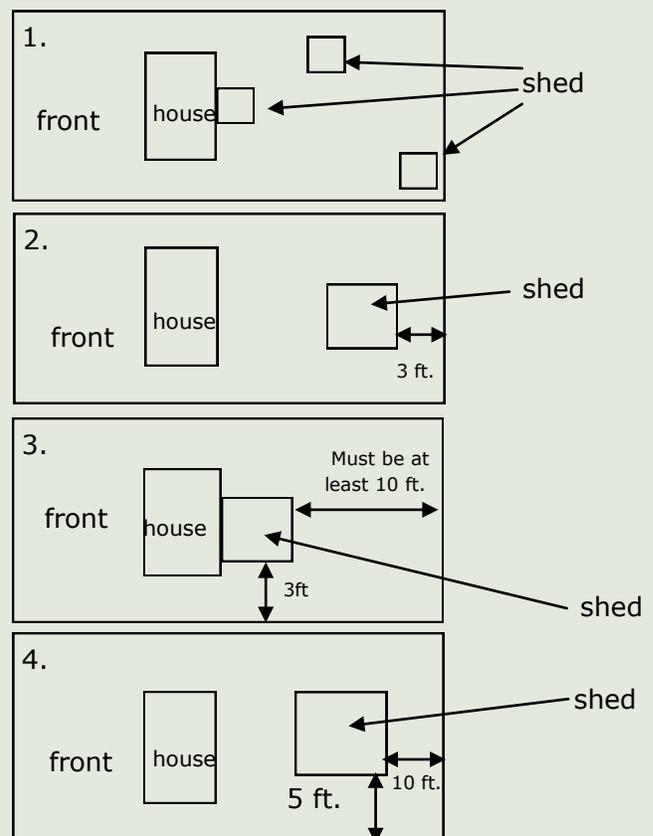
The following are examples of accessory structure locations under the new rules. The drawings are not to scale and do not include all of the possible locations for an accessory structure. No accessory structure over three feet tall is permitted in your front yard.

**Contact the Planning Department: 503-625-4202**

### **New Setback Rules for Accessory Structures**

1. Detached or attached accessory structures under **100 square feet and under 6 feet in height:** *Can be located anywhere in the backyard or side yard.*
2. **Detached** structures between **100-200 square feet and under 10 feet in height:** *Need to be at least 3 feet from the rear or side yard property lines.*
3. **Attached** structures between **100-200 square feet and under 10 feet in height:** *Need to be at least 10 feet from the rear and 3 feet from side yard property lines.*
4. **Detached** structures **between 200-600 square feet or over 10 feet in height\*:** *Need to be at least 10 feet from the rear property line and 5 feet from the side property line.*

\* Note: A Building Permit is Required.



**The following are not considered accessory structures for the purposes of the setback requirements and are exempt: pergolas, arbors, and trellises, play structures and swing sets, temporary and seasonal above ground pools, and flag poles under twenty feet tall.**

Every effort has been made to make this sheet as accurate as possible, but it is a summary and does not include all of the requirements found in the Sherwood Zoning and Development Code. Please refer to the Code Language: § 16.50 (Accessory Structures, Architectural Features and Decks). Please contact the City before relying on this publication for your next project. Planning Department: Contact Planning Department: 503-625-4202 or [www.sherwoodoregon.gov](http://www.sherwoodoregon.gov).