



Before beginning any accessory structure project contact the planning department for property setbacks and other land use requirements at tigardplanneronduty@tigard-or.gov or call 503-718-2421.

Planning - Development Code

18.290.050 Accessory Structures

Accessory structures are allowed on all lots with single detached houses subject to the following standards:

- A. The maximum size of accessory structures is 528 square feet on lots less than 2.5 acres and 1,000 square feet on lots 2.5 acres or larger;
- B. The maximum height of accessory structures is 15 feet;
- C. Accessory structures may not cause the lot to exceed the maximum lot coverage allowed in the base zone;
- D. Accessory structures are prohibited in the required front setback; and
- E. Accessory structures may be located in the required side, street side, or rear setback provided they are a minimum of 5 feet from the side, street side, and rear property lines, except for garages and carports, which are subject to specific setback standards for the side of the structure designed for vehicle access.

Building Code Information

The following information can be found in the 2017 Oregon Residential Specialty Code book.

Definitions

Accessory Structure: A structure not greater than 3,000 square feet in floor area, and not more than two stories in height, the use of which is that is accessory to and incidental to that of the dwelling(s) and that is located on the same lot. Accessory structures include but are not limited to garages, carports, cabanas, storage sheds, tool sheds, playhouse and garden structures. See section R328 for allowable areas.

Conditioned Area: That area within a building provided with heating or cooling systems or appliances capable of maintaining, through design or heat loss or gain, 68 degree F during the heating season or 80 degree F during the cooling season, or has a fixed opening directly adjacent to the conditioned area.

Habitable Space: A space in a building for living, sleeping, eating and cooking. Bathrooms, toilet rooms, closets, halls and storage or utility spaces and similar areas are not considered habitable spaces.

Living Space: Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

NOTE: Exemption from building permits does not exempt your project from the planning requirements as set forth in Title 18 of the Tigard Municipal Code. Please contact the planning division at 503-718-2421 or tigardplanneronduty@tigard-or.gov regarding property setbacks and zoning prior to the construction of your project.



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Work exempt from permit R105.2.

Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in a manner in violation of the provisions of this code or any other laws. Nothing in this code limits the local municipality's ability to require application of its ordinances, or to enforce its own ordinances. See section R101 for the application and scope of this code. Permits shall not be required for the following:

1. Non-habitable one-story detached accessory structures, provided that the floor area does not exceed 200 square feet and does not exceed a height of 15 feet measured from grade plane to the average height of the highest roof surface.

Exception: Where the structure is located on a parcel of 2.0 acres or greater in area, and the structure is located a minimum of 20 feet from all property lines and regulated structures, the floor area may be increased to 400 square feet.

Heating and cooling of accessory structure

Chapter 11 Energy Efficiency

N1101.1 General

The provisions of this chapter regulate the exterior envelope, as well as the design, construction and selection of heating, ventilating and air-conditioning systems, lighting and piping insulation required for the purpose of effective conservation of energy within a building or structure governed by this code.

All conditioned spaces within residential buildings shall comply with Table N1101.1(1) and two additional measures from Table N1101.1(2).

Exceptions:

1. Application to existing buildings shall comply with Section N1101.2.
2. Application to additions shall comply with Section N1101.3.
3. Heated or cooled detached accessory structures that are not habitable shall meet the following envelope requirements without any additional measures: Walls: R-21/U-0.064; Roofs: R-38/U-0.027 (attic) or R-20 continuous insulation/U-0.048 (above deck); Windows: U-0.35; Opaque doors: U-0.70; Roll-up doors: U-0.50.

Permits

Site Plan Review - www.tigard-or.gov/permits

Permit applications can be found at www.tigard-or.gov/forms

Storm water management

OPSC 1101.2 Where Required. Roofs, paved areas, yards, courts, courtyards, vent shafts, light wells, or



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similar areas having rainwater, shall be drained into a separate storm sewer system, or into a combined sewer system where a separate storm sewer system is not available, or to some other place of disposal satisfactory to the Building Official.

A plumbing permit application will be required for a rain drain connection inspection. The only approved disbursement of rain drain water is to the city storm drain system. Any alternate disbursement requires approval from the building official or designee.