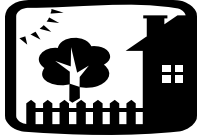


FENCES

- ◆ No permit required
- ◆ The fence may be built on the property line
- ◆ Height of a fence in a required front yard shall not exceed 3-1/2 feet
- ◆ Height of a fence in a required side or rear yard shall not exceed six feet
- ◆ Any fence that abuts two or more intersecting streets shall not exceed three feet within the clear vision area of the intersection
- ◆ Get a “locate” before digging



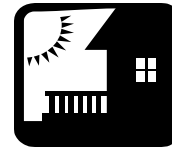
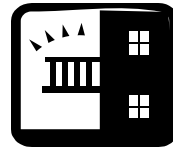
RETAINING WALLS

- ◆ Four feet in height and less:
 - No permit is required unless it is supporting a surcharge
- ◆ Four to six feet in height:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must go through plan review process—two sets of architectural designed construction drawings and two plot plans required
- ◆ Eight feet in height and higher:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must go through plan review process—two sets of engineered construction drawings and two plot plans required
- ◆ Additional information:
 - Any retaining wall that abuts two or more intersection streets shall not exceed three feet within the clear vision area
 - The height, or combined height when a fence is placed upon a retaining wall in a required side street, side or rear yard, shall not exceed six feet



DECKS

- ◆ Attached/Detached, with a height of less than 12 inches:
 - No permit required
 - Does not need to meet side or rear yard setback requirements
- ◆ Attached/Detached decks with a height of 12 to 30 inches:
 - Requires a development permit
 - Must conform to side yard setback requirements of the underlying zoning
 - May be placed as close as ten feet to the rear property line
- ◆ Attached/Detached decks over 30 inches in height:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must conform to side and rear yard setback requirements of the underlying zoning
 - Must go through construction plan review process
- ◆ All decks must be unroofed and unenclosed
- ◆ All decks, regardless of height, must meet front yard setback requirements of the underlying zoning
- ◆ Active easements must remain accessible



ROOFING

- ◆ No permit is required unless all or a portion of the sheathing is replaced
- ◆ If a permit is required, the fee is based on the valuation of the project
- ◆ The roofing needs to be installed per the manufacturer’s specifications for a 94.5 mph wind load area
- ◆ No more than three layers of roofing are allowed



City of Troutdale

REQUIREMENTS FOR RESIDENTIAL ACCESSORY STRUCTURES

Accessory structures can add beautiful accents to your home and yard. The following information will assist you to be sure these structures conform to the City of Troutdale standards.



CITY OF TROUTDALE
 104 SE KIBLING AVENUE
 TROUTDALE, OR 97060
 Phone: 503-665-5175
 Revised: 7/09

DETACHED GARAGES, SHEDS, GAZEBOS, PLAY STRUCTURES

- ◆ 120 sf or smaller in size with a height of 10 feet or less:
 - Requires a development permit
 - May be placed as close as three feet from the side and rear property lines provided it does not encroach on an active utility easement
- ◆ Over 120 sf up to 200 sf in size with a height of 10 feet or less:
 - Requires a development permit
 - Must conform to setback requirements, except that it may be placed as close as three feet from the rear property line provided it does not encroach on an active utility easement
- ◆ Over 200 sf in size with a height of 10 feet or less:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must conform to setback requirements, except that it may be placed as close as three feet from the rear property line provided it does not encroach on an active utility easement
 - Must go through construction plan review process
- ◆ Over 10 feet in height¹:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must conform to setback requirements of the underlying zoning
 - Must go through construction plan review process
- ◆ Maximum size is 1,000 sf

¹For purposes of a building permit, height is measured in accordance with the Oregon Residential Specialty Code.



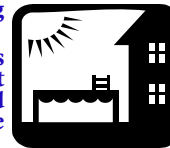
PATIO COVERS

- ◆ Patio covers 200 sf and smaller in size:
 - Requires a development permit
 - Must conform to the setback requirements of the underlying zoning
- ◆ Patio covers over 200 sf in size:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must conform to the setback requirements of the underlying zoning
 - Must go through construction plan review process



HOT TUBS/ ABOVE GROUND POOLS

- ◆ Requires a development permit
- ◆ If the hot tub/pool is hard wired, an electrical permit is required
- ◆ The hot tub must be at least three feet from the house
- ◆ A fence between four and six feet in height, with a self-closing, self-latching gate must be erected around a structure if the water is greater than 24 inches in depth
- ◆ The hot tub/pool must conform to the setback requirements of the underlying zoning
- ◆ A plumbing permit is required only if the hot tub/pool is hard plumbed to the house system



ARBORS

- ◆ Under 10 feet in height¹:
 - No permit required
 - No setback requirements
- ◆ Over 10 feet in height¹:
 - Requires a building permit
 - Must conform to setback requirements of the underlying zoning
- ◆ Arbors cannot block the clear vision area of a driveway

¹For purposes of a building permit, height is measured in accordance with the Oregon Residential Specialty Code.

FRAME-COVERED ACCESSORY STRUCTURES

- ◆ 120 sf or smaller in size with a height of 10 feet or less:
 - Requires a development permit
 - May be placed as close as three feet from the side and rear property lines provided it does not encroach on an active utility easement
- ◆ Over 120 sf up to 500 sf in size with a height of 10 feet or less:
 - Requires a development permit
 - Must conform to setback requirements, except that it may be placed as close as three feet from the rear property line provided it does not encroach on an active utility easement
- ◆ Over 500 sf in size with a height of ten feet or less:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must conform to setback requirements, except that it may be placed as close as three feet from the rear property line provided it does not encroach on an active utility easement
 - Must go through construction plan review process
- ◆ Over one story²:
 - Requires a building permit
 - The fee is based on the valuation of the structure
 - Must conform to setback requirements of the underlying zoning
 - Must go through construction plan review process
- ◆ Maximum size is 1,000 sf

²For purposes of a building permit, story is defined in the Oregon Residential Specialty Code.

