

# Accessory Structures

## In Residential Zones



### Constructing a Residential Accessory Structure

The Dallas Development Code (DDC) and the Oregon Residential Specialty Code (ORSC) regulate accessory structures within the City of Dallas. This information is not intended to replace those regulations.

### What is an Accessory Structure?

An accessory structure is a structure that is customarily incidental and subordinate to the main use of the property. The structure is freestanding and structurally separated from the main use. Accessory structures are not permanent living areas. Accessory structures typically include sheds, shops, barns, carports, or garages that are detached.

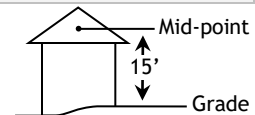
### Permits and Applications

**Zoning Review:** The construction of all new accessory structures requires approval by the City of Dallas Planning Department via a ZONING COMPLIANCE APPLICATION prior to construction.

**Building Permits** The ORSC requires a structural building permit for the construction of accessory structures that exceed 200 square feet or a building height of 15 feet from grade. Plumbing or electrical connections will also require the appropriate permits.

### Size and Placement Restrictions

**Height / Width:** Maximum height is 15 feet from highest ground to roof mid-point. Maximum width is 50% or less of the dwelling width. Taller and/or wider structures require a Conditional Use Permit.



**Lot Coverage:** Structures and impervious paved surfaces shall not occupy more than 50% of property.

**Placement:** Where an accessory structure is visible from the street, it shall be no closer to the street than the primary building. May be closer in street side yards if behind a 6 foot fence. All vehicular openings must be at least 20 feet from street property line.

	Less than 15' high	More than 15' high (C.U. Permit Req.)
Interior Side Yard Setback:	Three (3) feet	Five (5) feet
Rear Yard Setback:	Three (3) feet	Ten (10) feet

### More Information

Additional standards may apply. To ensure your plan complies with all current development standards, please discuss your project with the City of Dallas Planning Department at [503.831.3571](tel:503.831.3571) or [planning@dallasor.gov](mailto:planning@dallasor.gov)