



ACCESSORY STRUCTURE PERMIT PROCESS

Are you considering building or placing a shed, greenhouse, garage, or other type of accessory structure on your residentially zoned property? The information in this handout will help to answer your questions.

What is an Accessory Structure?

An accessory structure is a structure whose use is incidental and secondary to the main use of the property, and which is located on the same tax lot with the primary use. For example, a detached garden shed (accessory use) is secondary to the residential dwelling (primary use) on the same lot.

Harrisburg Municipal Code 19.55 defines a structure as:

“Structure” means, except as provided by applicable building codes, any object constructed in or on the ground. Structure includes buildings, decks, fences, towers, flag poles, signs, utility vaults, and other similar objects. Structure does not include paved areas or vegetative landscaping materials.

What Materials Can You Use to Build an Accessory Structure?

Structures can be made of any standard construction material. However, the location of an accessory structure may dictate the materials used. For example, an accessory structure must be constructed of the same materials and architectural style of the primary structure if it is:

- Located in the front yard;
- Located within 10 feet of a side property line that abuts a public right-of-way;
- Located within 20 feet of a rear property line that abuts a public right-of-way; or,
- More than 12 feet in height

Shipping and truck containers, semi-trailer boxes, and mobile and manufactured homes cannot be used as accessory structures in residential zones.

What are the Setback Requirements for an Accessory Structure?

Accessory structures must comply with the setbacks for the zone in which they are located. In a residential zone, a side and/or rear yard setback may be reduced to three (3) feet for an accessory structure meeting all of the following requirements:

- It must be at least 65 feet from a street;
- It must be at least 5 ft. from other accessory structures and at least 6 ft. from a dwelling;
- It must not be more than one story high; and,
- It must be less than 450 square feet in size.

Do I Need a Building Permit?

A residential building permit is required for accessory structures larger than 200 square feet, or more than 10 feet in height. A permit is also required for any electrical, gas, or plumbing fixtures installed in the accessory structure. If you do need building, electrical or plumbing permits, please utilize the online ePermitting system found here:

[BuildingPermits.Oregon.gov \(accela.com\)](http://BuildingPermits.Oregon.gov (accela.com))

The City of Harrisburg utilizes the State of Oregon Online permit system. Once the permit is reviewed and approved, the applicable permit fees can be paid online through the ePermitting system. Once all applicable fees are paid, your permit will be issued, and your project can begin!

Is a Patio Covering an Accessory Structure?

Yes. A patio covering not attached to the dwelling is an accessory structure and is subject to the accessory structure requirements.

Please note the following:

An Accessory Structure, by itself, is NOT allowable as Accessory DWELLING (HMC 18.50.150 (8)). For example, you cannot use a “Tuff Shed”, or similar type storage unit, trailer, Conex Box/rail car or recreational vehicle as an Accessory Dwelling due to their “temporary” nature and potential danger due to lack of escape/egress.

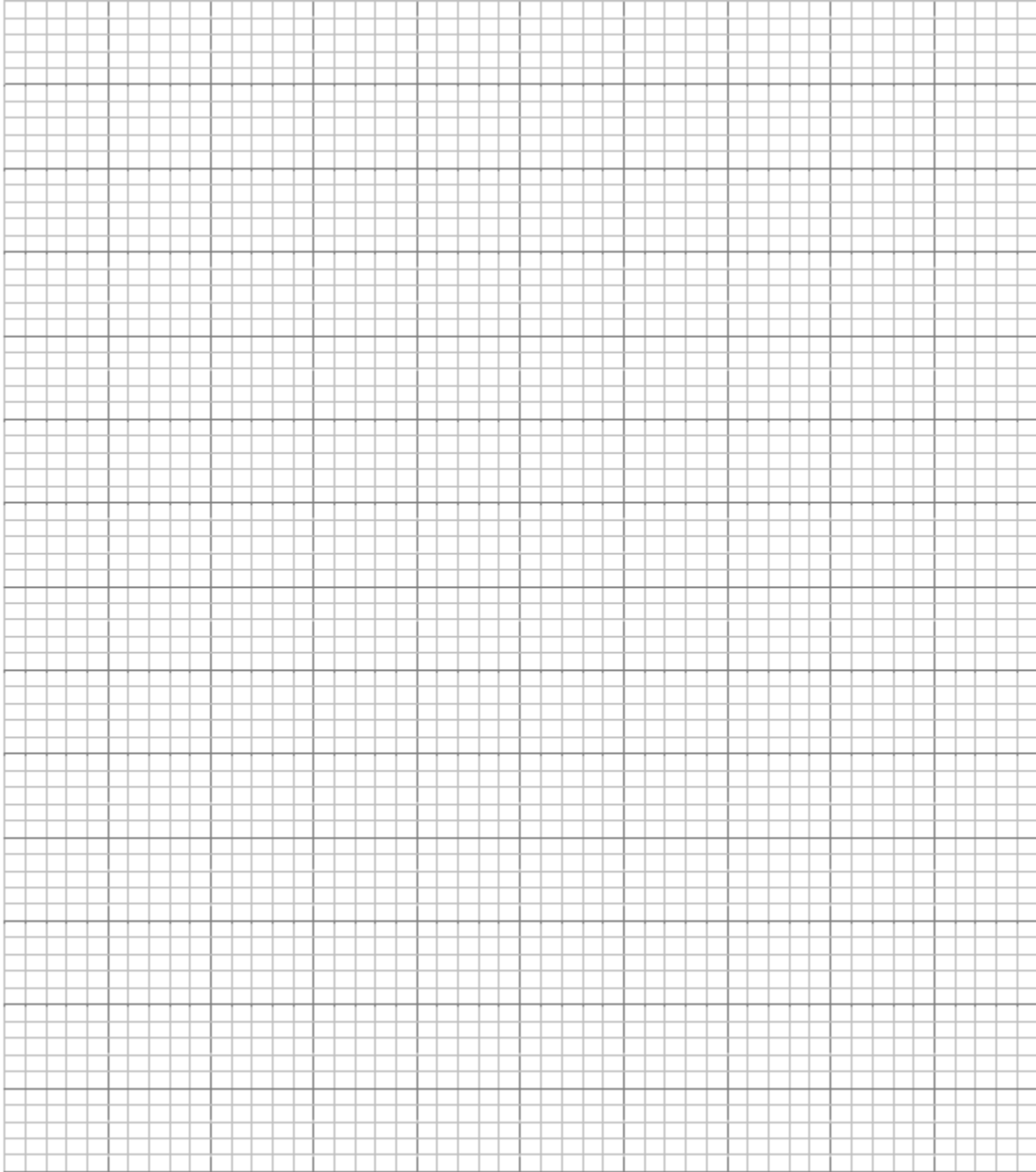
All Accessory Dwelling structures are required to obtain a building permit, regardless of size (HMC 18.50.160 (10)).

Conversion of an accessory structure to an accessory dwelling shall require a change of use building permit, regardless of size (HMC 18.50.160 (11)); and your property must be large enough to allow one. Contact City staff for any questions.

Disclaimer:

There are numerous rules that apply to accessory structures and this handout may not address every possible scenario. The City of Harrisburg encourages you to review the information in this handout, the municipal code, and applicable state building codes to ensure your accessory structure complies with all relevant rules and laws.

Provide a scale drawing of your structure plans. Include property lines, existing buildings, adjacent streets or alleys, and any neighboring driveways within 15 feet of your property, utilizing the grid on the following page.



Do You Still Have Questions?

Contact the City Planner or Building Permit Clerk for more information. Phone number is (541) 995-6655 or visit City Hall at 120 Smith Street, Harrisburg, OR 97446.