



ACCESSORY STRUCTURES

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 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.

The zoning ordinance defines “Structure” as that which is built or constructed. An edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and which requires location on the ground or which is attached to something having a location on the ground.

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 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.

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.

Do You Still Have Questions?

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

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.