



Accessory Structures (Storage Sheds)

Building Permit Requirements

All structures shall be permitted prior to construction, except non-habitable detached accessory structures, provided the floor area does not exceed 200 square feet and a wall height of 10 feet (Oregon Residential Specialty Code; ORSC Sec. R105.2).

ORSC R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws.

An electrical, plumbing or mechanical permit is required per the applicable code, even if a structural permit is not required.

Zoning Requirements

All structures are required to comply with setbacks for the zone in which the structure is located even if a building permit is not required. The exception for a setback reduction is listed in the Central Point Municipal Code (CPMC) section 17.60.030.

17.60.030 Accessory buildings and structures

Accessory buildings and structures shall comply with all requirements for the principal use except where specifically modified by this title and shall comply with the following limitations:

- A. Regardless of the side and rear yard requirements of the district, in a residential district a side or rear yard not adjoining a street may be reduced to five feet for an accessory structure erected more than fifty-five feet from the street right-of-way line on which the lot fronts, other than alleys, provided the structure is detached and separated from other buildings by ten feet or more.

Note: A corner lot requires a 10' side yard setback per CPMC 17.20.050

- C. Structural Dimensions. All accessory buildings and structures will be subject to the requirements of all building specialty codes adopted under the CPMC.
 1. Height. Accessory structures in residential (R) districts shall not exceed fifteen feet in height, measured from the base to the highest point.

Accessory Dwelling Unit (ADU) zoning requirements are listed in CPMC 17.77.

Setback and Yard Requirements

