



CITY OF KEIZER DEVELOPMENT BULLETIN

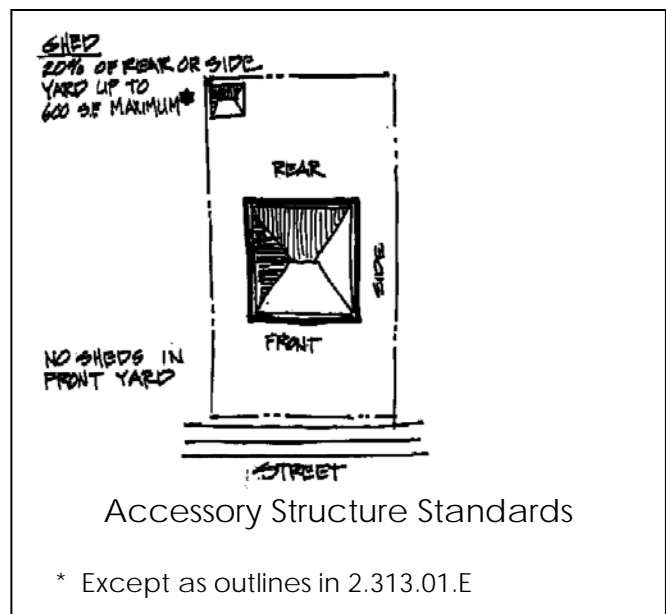
Requirements for Placement of Residential Accessory Structures

The following information is from Section 2.313.01 of the Keizer Zoning Ordinance as amended by Ordinance No. 98-389.

2.313.01 For Single Family residential and Duplex uses on an individual lot.

Accessory structures are considered secondary to the primary use occurring on the property and require that the primary use be located on the same parcel as the accessory structure. For single family residential and duplex uses on an individual lot the following standards apply: (2/16)

- A. Location and Number. Accessory structures shall be located within the rear or side yard. A maximum number of two accessory structures are permitted. (01/07)
- B. Height. The maximum allowable height is 24 feet, except that the accessory structure shall not exceed the height of the primary building. (5/98)
- C. Property Setbacks. An accessory structure less than 8 feet in wall height including gabled ends may be located at the property line provided it is constructed consistent with building and fire code regulations. For each 1 foot increase in the wall height above 8 feet, the setback shall increase 1 additional foot. The minimum setback adjacent to an alley shall be 1 foot. (2/16)
- D. Building Separation. An accessory structure shall be separated from the primary building by a minimum of 6 feet. An accessory structure that is less than 6 feet from the primary structure, or is connected to the primary structure by a fully

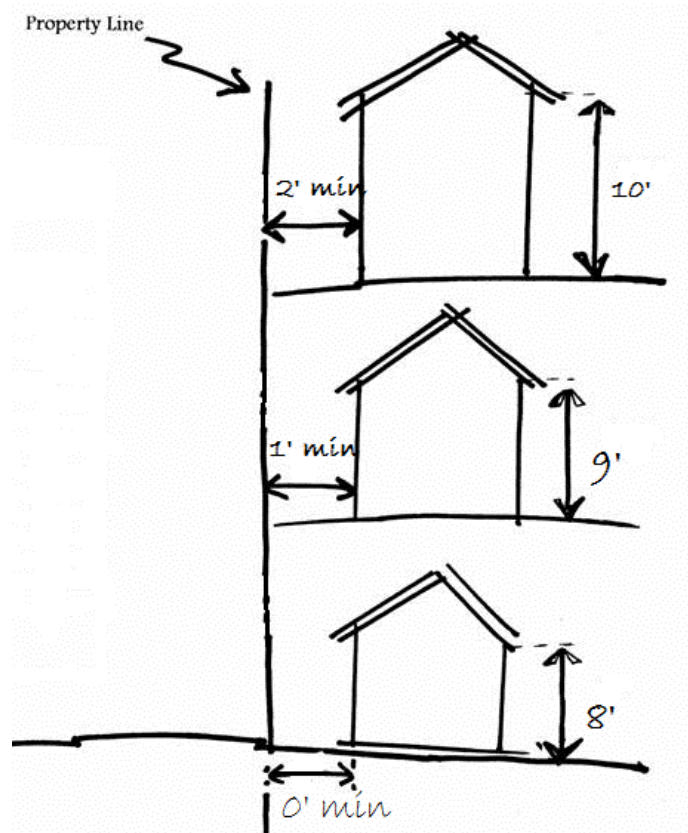


* Anything built within 3' of a property line may have some restrictions regarding fire wall installations. Please check with the Marion County Building Department for further information. All accessory structures, regardless of size, are subject to the guidelines outlined in the Uniform Building Code (UBC). While those under 200 square feet in area and under 10' in height (including greenhouses) do not require a building permit they are required to be built according to standards outlined in the UBC.

enclosed walkway which is architecturally compatible with the architecture of the primary structure, will be subject to the setback requirements of the primary structure. However, the requirements governing height, size, lot coverage and exterior finish will still apply. (2/16)

- E. **Building Size and Lot Coverage.** The accessory structure shall be limited to a maximum ground floor area of 600 square feet. If no garage exists on the property and the new accessory structure is proposed to accommodate a vehicle it may be 750 square feet in size. Additionally, in no case shall the accessory structure occupy more than 20% of the entire rear or side yard. The building size limitation shall be considered the maximum allowable area permitted for all accessory structures on the property. (2/16)
- F. **Exterior Finish.** Accessory structures greater than 200 square feet in area shall be compatible with the existing residential structure. Metal siding other than horizontal lap siding that is residential in character shall be prohibited. (2/16)
- G. **Prohibited materials.** Unmodified shipping containers, tarps or other material not intended for long-term exposure to the elements are not considered to be accessory structures and are prohibited. (2/16)

Setback of Structure	
Height of Structure (may not exceed height of primary bldg)	Setback from Property Line
8'	0
9'	1'
10'	2'
11'	3'
12'	4'
13'	5'
14'	6'
15'	7'
16'	8'
17'	9'
18'	10'
19'	11'
20'	12'
21'	13'
22'	14'
23'	15'
24'	16'



* Anything built within 3' of a property line may have some restrictions regarding fire wall installations. Please check with the Marion County Building Department for further information. All accessory structures, regardless of size, are subject to the guidelines outlined in the Uniform Building Code (UBC). While those under 200 square feet in area and under 10' in height (including greenhouses) do not require a building permit they are required to be built according to standards outlined in the UBC.