

General information

An accessory structure is a structure smaller in size and purpose to the primary structure on the property. Residential accessory structures include detached carports, garages, and storage sheds.

Code

Details about Residential Accessory Structures can be found in the Gresham Community Development Code under **Section 10.0200**.

Standards

- Accessory structures must conform to buffering, screening, and height transition standards.
- No accessory structure shall be placed closer to the street than the farthest back front wall of the dwelling unit closest to that street.
- More than one accessory structure may be placed or built on a site if:
 - Maximum Floor Area Ratio (FAR) standards are met.
 - On lots under one acre, total area for residential accessory structures does not exceed **1,000 square feet**.
- For accessory structures located **within 5 feet of a side or rear property line**, the structure must be moveable (i.e. on skids).
- Roof must be built so water runoff from the structure does not flow onto an adjacent property.

Minimum required setbacks

Accessory structure size	Condition	Setback from side lot line	Setback from rear lot line
Less than 200 square feet	Height up to 10 feet (finished floor to roof)*	3 feet**	3 feet**
	Height more than 10 feet (finished floor to roof)* <i>*See height requirements diagram.</i>	5 feet <i>**Must be movable.</i>	5 feet
Between 200 and 500 square feet		5 feet	5 feet
Between 500 and 1,000 square feet	LDR-5, LDR-7, TLDR, TR	5 feet	15 feet
	MDR-12, MDR-24, OFR	Underlying district standard	Underlying district standard
More than 1,000 square feet	Only on lots greater than 1 acre	Underlying district standard	Underlying district standard

