

SHEDS AND NON-HABITABLE ACCESSORY STRUCTURES

Please Note: A building permit may not be required but a Zoning review **will** be required for any structure 120 sf or larger, please contact the Planning Department.

ALLOWABLE LOT COVERAGE:

R-1 Zone: 40% of lot (Gazebos & patio covers may cover an additional 5% of lot)- City of Hermiston Code of Ordinances 157.025(F)) Rear setback: 10 feet, Side setback- 7 feet (corner lot side setback is 10 feet on the street side or if a utility easement is present the setback may be increased to stay out of the easement)

R-2, R-3 & R-4 Zones: 45% of lot (Gazebos may cover an additional 5% of lot)- City of Hermiston Code of Ordinances 157.026-157.028. Rear setback: 10 feet Side setback- 5 feet (corner lot side setback is 10 feet on the street side or if a utility easement is present the setback may be increased to stay out of the easement)

LOT COVERAGE is the total square footage of the house, garage, carports, covered porches, and accessory structures over 120 sq ft in area on the lot.

PERMIT NOT REQUIRED: for non-habitable structures that are:

1. 120 sq ft or less in floor area and does not exceed a height of 15 feet, measured from grade plane to the average height of the highest roof surface **and** has a setback of 3 feet or more from property line.
2. More than 120 sq ft in floor area but less than or equal to 200 sq ft in floor area and does not exceed a height of 15 feet, measured from grade plane to the average height of the highest roof surface **and** can meet current setbacks of 10 feet in the rear and 7 feet or 5 feet on the side property line depending on which zone you are in (see above).

➤ **Setback requirements must be met.**

PERMIT REQUIRED for non-habitable structures that are over 200 sq ft in floor area **and/or** do exceed a height of 15 feet, measured from grade plane to the average height of the highest roof surface. All setback and code requirements will apply.

PLEASE NOTE: All structures over 15 feet in height require an additional setback of one (1) foot for each foot or fraction thereof in height over 15 feet (up to a maximum of 25 feet) in the rear. City of Hermiston Code of Ordinances 157.025(D(3)) – 157.028(D(3)).

Example: If the structure's height is anywhere between 15' 1" up to 16' the rear setback must be 11 feet.

