

**Chapter 7.111**  
**ACCESSORY BUILDINGS AND STRUCTURES**  
[Amended by Ordinance No. 16-698-O 12/18/16]

**7.111.010 Purpose.** It is the purpose of this Chapter to provide the minimum standards for accessory buildings and structures within Columbia City.

**7.111.020 Applicability of Provisions.** Accessory buildings and structures shall comply with all requirements of this chapter.

**7.111.030 Application Submittal Requirements.** The following information shall be submitted on a site plan either 8 ½" x 11" or 11" x 17" and accurately drawn to scale:

1. The applicant's and property owner's contact information
2. The Columbia County Tax Map and Tax Lot Number
3. The Zoning Designation
4. All property lines and dimensions
5. All existing structures, decks and paving
6. Proposed structures, including building materials and colors
7. Distances of building footprint(s) set back from property lines
8. Lot coverage calculations
9. Building elevations, including height dimensions

**7.111.040 Approval Standards.** Accessory buildings, structures and uses shall comply with all requirements of this chapter.

A. Footprint Less Than 200 Square Feet: An accessory building or structure with a footprint less than 200 square feet may be approved by the City Planner provided the following are met:

1. The structure is located behind the front building line of the primary building;
2. The structure does not exceed a height of ten (10) feet, (measured from the average grade on the front of the structure to the midpoint of the roof) consistent with the 2014 State of Oregon Structural Specialty Code measurements;
3. The interior side and rear yard setbacks shall be five (5) feet for an accessory structure and its projections, provided:
  - a. It is detached and separated from other buildings or structures by at least six (6) feet;
4. The front of garages, carports or any other building or structure used for vehicle storage shall be located a minimum of twenty (20) feet from the property line where access occurs, except:
  - a. Adjacent to an alley right of way, where the point of vehicular access shall be no less than five (5) feet from the alley right-of-way;

- b. Adjacent to an eighty (80) foot wide local street, public right of way, where the point of vehicular access shall be no less than ten (10) feet from the public right of way;
    - c. Where a primary residence existing on or before May 17, 1978 is being attached to a detached garage existing on or before May 17, 1978, no additional setback shall be required.
  - 5. The lot coverage of all buildings, structures and paving on the site shall not exceed 50%, except R-3 zoning is 70%.
- B. Footprint from 200 to 600 Square Feet: An accessory building or structure with a footprint from 200 to 600 square feet may be approved by the City Planner provided the following are met:
  - 1. The structure is located behind the front building line of the primary building;
  - 2. The structure does not exceed the height of fourteen (14) feet (measured from the average grade on the front of the structure to the midpoint of the roof) consistent with the 2014 State of Oregon Structural Specialty Code measurements;
  - 3. The interior side and rear yard setbacks shall be five (5) feet for one (1) accessory structure and its projections, provided:
    - a. It is detached and separated from other buildings or structures by at least six (6) feet.
  - 4. The front of garages, carports or any other building or structure used for vehicle storage shall be located a minimum of twenty (20) feet from the property line where access occurs, except:
    - a. Adjacent to an alley right of way, where the point of vehicular access shall be no less than five (5) feet from the alley right-of-way;
    - b. Adjacent to an eighty (80) foot wide local street, public right of way, where the point of vehicular access shall be no less than ten (10) feet from the public right of way;
    - c. Where a primary residence existing on or before May 17, 1978 is being attached to a detached garage existing on or before May 17, 1978, no additional setback shall be required;
  - 5. The lot coverage of all buildings, structures and paving on the site shall not exceed 50%, except R-3 zoning is 70%;
  - 6. The structure is compatible with, and constructed of, similar exterior building materials and same color as the primary building;

7. The applicant applies for all required building permits.

C. Footprint Over 600 Square Feet: One (1) accessory structure with a footprint in excess of six hundred (600) square feet may be approved by the City Planner provided the following are met:

1. The structure is located behind the front building line of the primary building;
2. The building does not exceed the height of twenty-four (24) feet (measured from the average grade on the front of the structure to the midpoint of the roof) consistent with the 2014 State of Oregon Structural Specialty Code measurements or the height of the primary building;
3. The building meets the minimum required setbacks of the zoning district in which it is located;
4. The front of garages, carports or any other building or structure used for vehicle storage shall be located a minimum of twenty (20) feet from the property line where access occurs, except:
  - a. Adjacent to an alley right of way, where the point of vehicular access shall be no less than five (5) feet from the alley right-of-way;
  - b. Adjacent to an eighty (80) foot wide local street, public right of way, where the point of vehicular access shall be no less than ten (10) feet from the public right of way;
  - c. Where a primary residence existing on or before May 17, 1978 is being attached to a detached garage existing on or before May 17, 1978, no additional setback shall be required;
5. The lot coverage of all buildings, structures and paving on the site shall not exceed 50%, except R-3 zoning is 70%;
6. The structure is compatible with, and constructed of, similar exterior building materials and same color of the primary building;
7. The applicant applies for all required building permits;
8. The accessory building footprint may not exceed 50% of the primary structure building footprint, or 800 square feet, whichever is greater;

D. Membrane or Fabric Covered Storage Buildings or Structures: Membrane or fabric covered storage buildings or structures areas are not permitted in the City of Columbia City as of the (date of this ordinance). Exceptions to this section may be made by the City Administrator for temporary storage of materials as long as the membrane or fabric covered storage building or structures is removed within thirty (30) days and is not seen as a nuisance to the City. Membrane or fabric covered storage buildings and structures

must be installed per manufacturers standards.