

# **SHEDS AND ACCESSORY STRUCTURES**

## **ALLOWABLE LOT COVERAGE:**

R-1 Zone: 40% of lot (Gazebos 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 15 feet)

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 15 feet)

**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 wall height of not more than 10 feet **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 a wall height of no more than 10 feet **and** has 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**

❖ ***Wall Height of structure is measured from finished floor level to the top of the top plate.***

**PERMIT REQUIRED** for non-habitable structures that are over 200 sq ft in floor area **and/or** have a wall height over 10 feet.

**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.*