



# Constructing a Cover for your Deck or Patio at Your Home

The requirements for covering your deck and patio may be found in Title 17 of the Oregon City Municipal Code and Section 105.2 of the Oregon Residential Specialty Code.

## Step 1: Research

**Setbacks:** All deck and patio covers must be separated (setback) a minimum distance from the property lines. Each property is assigned a zoning designation with a specific setback distance. Your zoning designation may be found at [www.orcity.org](http://www.orcity.org) by clicking on "Maps" then "Property Report". The zoning will be listed under "Land Use and Planning". Though some developments such as PUD's and historic homes have site specific setbacks, the minimum setback for most development is:

Zoning Designation	Setback from Front Property Line	Side Yard Setbacks: If your lot is located in the middle of a block	Side Yard Setbacks: If you lot is located on the corner of a block	Setback from rear property lines
R-10	15 feet	10' (one side) 8' (opposing side)	15' (corner side) 8' (interior side)	15 feet
R-8	10 feet	9' (one side) 7' (opposing side)	15' (corner side) 7' (interior side)	15 feet
R-6	5 feet	9' (one side) 5' (opposing side)	15' (corner side) 5' (interior side)	15 feet
R-3.5	0 feet	Detached - 5' Attached - 7'	10' (corner side) 5' (interior side for detached)	10 feet

\*A complete description of each zoning designation can be found on the city website in Title 17 of the City Code Book.

\*\*The cover may project up to 2 feet into the setbacks, provided they do not touch the ground.

**Overlay Districts:** Construction on properties with or near streams, steep slopes, landslides, high water tables, floodplains or historic structures may be reviewed in more depth. The overlays are listed under "Land Use and Planning" on the Property Zoning Report. If a "Y" is marked please contact the Planning Division at 503.722.3789 to verify if additional research is needed and the setbacks may be different for your property.

**Property Lines:** A survey is the only way to be certain of your property boundary. The Clackamas County Surveyor's Office at <http://cmap.clackamas.us/> may have a copy of your subdivision plat or a survey available.

**Commercial, industrial, Mixed Use or Multi-Family:** Additional review is needed by the Planning Division if the property is anything other than a single-family home or duplex.

**CC&R's, Easements and other Restrictions:** Past landowners may have placed private restrictions on your property. Check your title report or a trio report for your easements and restrictions and your neighborhood CC&R's (if applicable).

## **Step 2: Submit your Plans**

Permits are required for deck or patio covers 200 square feet or greater. The permit ensures the structure is safe, complies with setbacks, and not harmful to utility lines, the environment, etc. If the deck or patio cover is less than 200 square feet and supported entirely by the exterior wall of the structure, even though a building permit might not be needed, you are required to comply with the setbacks and all applicable standards.

### **Planning Application**

Complete a Planning application (<http://www.orcity.org/planning/how-build-deck>) demonstrating your deck or patio cover complies with the setbacks, overlays and height restrictions and draw a site plan (birds eye view of your property and the proposed cover). Please make sure the site plan is drawn to scale and includes any easements as well as the setback distances between the cover and the property lines.

### **Building Permit Application**

Approval of your building permit application will assure that the cover is constructed safely. With your application you must also provide:

- A completed building permit application
- Two (2) sets of detailed construction plans
- The contractor's name and state license (CCB) number if a contractor will be doing the work
- Oregon City or Metro business license number if a contractor will be doing the work

Once all necessary drawings and research has been completed it is time to submit your plans to the City. The applications can be obtained at [www.orcity.org](http://www.orcity.org) or at our office located at 221 Molalla Avenue, Suite 200 from Monday – Friday between 8:30am and 3:30pm. Applicants are encouraged to submit the Planning and Building applications at the same time. Please feel free to call us at 503.722.3789 with any questions about your project or for an estimate of the fee. Depending on the quality and time of your submittal, the review process can range from over the counter to approximately two weeks. Once your plans have been reviewed by the City you will be notified that your permit is ready. After you pick up your permits you may begin construction.

## **Step 3: Inspections**

You are responsible for arranging an inspection from the Building Division for the following:

- Foundation
- Framing
- Final

You may request an inspection at [www.orcity.org](http://www.orcity.org), by fax at 503.722.3880 or over the phone at 503.496.1551.