

TROUTDALE PLANNING DEPARTMENT
GENERAL INFORMATION
FEBRUARY 2021

In general:

- For accessory structures, such as sheds or detached patio covers:
 - If they are 200 square feet in area or smaller and 10 feet in height or shorter, no building permit is required and the structure must only be located at least three feet from rear or side property lines
 - If they are over 200 square feet in area or taller than 10 feet in height, a building permit is required and the structure must meet building setbacks
 - Any applicable trade permits are required as needed
 - These requirements are not all-encompassing. For all accessory structure standards, please see [Troutdale Development Code](#) Sec. 5.010
- For structures attached to the house:
 - The structure must meet building setbacks regardless of size
 - Please contact the building department to determine if any permits are required
- For fences:
 - See TDC Sec. 5.050 for full fence requirements:
 - “A. Fences and retaining walls on lots zoned residential shall comply with the following:
 - 1. The clear vision standards of Section 5.040 of this Code.
 - 2. Not exceed four (4) feet in height if located in a required front yard setback, except the height limit shall be six (6) feet for a dwelling that existed prior to June 9, 1987 and which fronts a major arterial.
 - 3. Not exceed seven (7) feet in height if located in a required side or rear yard setback area.
 - 4. Fences and retaining walls shall be constructed of wood, brick, masonry cement, chain link, plastic, wrought iron or similar residential-type materials. The use of barbed wire, electric fences, sheet metal or other non-residential materials is prohibited.”
 - Fences that meet these standards do not require a permit.

If anyone is ever unsure what may be required, we always recommend reaching out to our department for any applicable permits or land use applications – we are happy to help! I’ve copied our permit specialist here in case I’ve left anything out.

AMBER SHACKELFORD

Assistant Planner
office: 503-674-7230
amber.shackelford@troutdaleoregon.gov

CITY OF TROUTDALE

Community Development Department
2200 SW 18th Way – Troutdale, OR 97060

[website](#) | [facebook](#) | [twitter](#) | [instagram](#)



Also of note for you, Sally: From a building permitting standpoint, the use of any structures can be just as

important as the size. We typically ask residents questions on how they are using their proposed sheds / accessory structures. If they are using it for anything beyond normal yard / household storage needs, they may require additional permitting. I would recommend referencing the [2017 ORSC R105.2](#) for the written list of exemptions, and reaching out to us to confirm them as needed. We can do this when checking setbacks or otherwise.

Feel free to reach out to either of us with any questions on this at any point and we can help out.

Thanks!

BEN GARDNER

Permit Specialist

office: 503-674-7229

inspection@troutdaleoregon.gov



CITY OF TROUTDALE

Community Development Department
2200 SW 18th Way -- Troutdale, OR 97060

[website](#) | [facebook](#) | [twitter](#) | [instagram](#)

Notice: This email is subject to the state retention schedule and may be made available to the public through a records request.

COVID-19 Status: Our office is currently closed to the Public. All services are available online, and can be used in place of a visit. Please visit our [website](#) for more information.

The [Troutdale Planning Division](#) manages land use, zoning, and development according to the [Troutdale Development Code](#). Key regulations include permitting for structures over 200 sq. ft., 3-foot setbacks for accessory structures, and specific, often required, pre-application conferences for major developments. Contact them for permits, land use applications, and zoning information. [🔗](#)

Key Planning & Development Information

- **Permit Requirements:** A building permit is required for most new structures, additions, or exterior alterations, including sheds over 200 square feet or higher than 10 feet.
- **Accessory Structures:** Structures ≤ 200 sq. ft. and ≤ 10 ft. high generally do not require a building permit but must be at least 3 feet from property lines.
- **Fences:** Generally, fences cannot exceed 4 feet in height in front yard setbacks.
- **Zoning Approval:** Required for new structures, increased height/area, changes in use, and work in historic districts or flood zones.
- **Pre-Application Conferences:** Mandatory for Type III and IV applications to review codes and potential constraints.
- **Home Business:** Requires a business license per [Development Code Chapter 5.100](#). [🔗](#)

Resources

- **Planning Forms:** Applications for site review, variances, and land divisions are available online.
- **Town Center Plan:** Outlines development, infrastructure, and design strategies for the town center. [🔗](#)

For specific questions, contact the Planning Division at City Hall. [🔗](#)