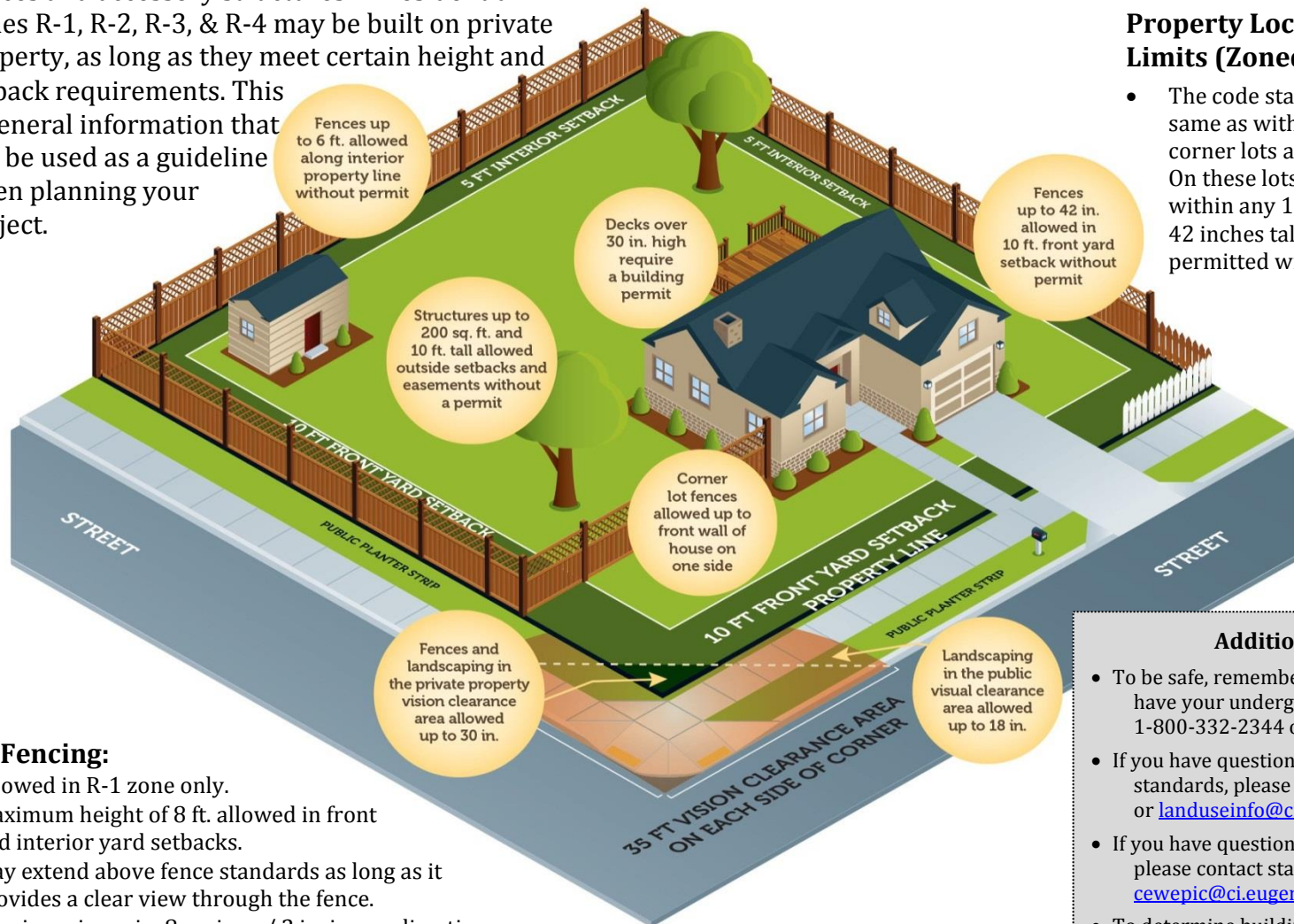


Fences and accessory structures in Residential Zones R-1, R-2, R-3, & R-4 may be built on private property, as long as they meet certain height and setback requirements. This is general information that can be used as a guideline when planning your project.



Property Located Outside City Limits (Zoned with a /UL Overlay):

- The code standards for fences are the same as within the City limits, except for corner lots and lots with double frontage. On these lots, the maximum fence height within any 10 foot front yard setback is 42 inches tall. Deer fencing is not permitted within the /UL overlay area.

Deer Fencing:

- Allowed in R-1 zone only.
- Maximum height of 8 ft. allowed in front and interior yard setbacks.
- May extend above fence standards as long as it provides a clear view through the fence.
- Tension wire, min. 8 sq. in. w/ 2 in. in any direction is allowed, but no horizontal structural component.
- Approved materials include wire fencing and a wire strand (1/4 in. max.).

Additional Information

- To be safe, remember to call before you dig, and have your underground utility lines located. 1-800-332-2344 or dial #811
- If you have questions regarding the land use standards, please contact staff at 541-682-8336 or landuseinfo@ci.eugene.or.us.
- If you have questions for Public Works Engineering, please contact staff at 541-682-8400 or cewepic@ci.eugene.or.us.
- To determine building code requirements, contact a residential code analyst at 541-682-5611 or residentialpermitinfo@ci.eugene.or.us.

www.eugene-or.gov/bps

Planning & Development

99 W. 10th Avenue, Eugene, OR 97401
P 541.682.5086 * F 541.682.5593

Form LU-254
Updated: July 2016

General Standards:

- It is important to determine where your property lines are before construction of a new structure or fence. Property lines are generally not located at the edge of the street or sidewalk. A typical street right-of-way includes room for the street paving, sidewalks, and street trees.
- Public Works staff may be able to determine the approximate distance of the property line from the street curb. If the original property pins (typically a metal post with a plastic tie or cap attached at the top) are still in place, you may be able to locate them by using a metal detector. Please contact Public Works staff for more information.
- Property lines that divide your lot from your neighbors can be difficult to locate. It is important not to assume that a fence between neighbors is on the property line.
- To determine precise locations of property lines, you may need to engage the services of a private land surveyor.
- Overlay zones, such as a water resource overlay may have additional standards that apply.
- Some subdivisions and Planned Unit Developments (PUD's) have additional setbacks for tree preservation and conservation areas that also regulate the location of a fence. Please contact Land Use staff for more information.
- These setback standards do not apply to flag lots.

Fence Standards:

- Fence standards apply to fences and screens of all types, whether open, solid, wood, metal, wire, masonry, or other materials.
- Posts, trellises, lattice, and any other material placed on top of the fence is considered to be part of the fence when measuring the overall height.
- A permit may be required when building a fence taller than seven feet in height. Fence height is measured from the adjacent grade when determining if a building permit is required. Contact Residential Building staff for more information.
- Similar to corner lots, double frontage lots may have a six foot high fence within one of the two front yard setbacks.

Deer Fencing Standards:

- Chain link and polypropylene or plastic fencing materials are prohibited.
- Fencing shall be installed and maintained to prevent sagging.

Note: This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this document.

Accessory Structure Standards:

- In R-1 only, the maximum square footage (all floors) of all accessory buildings shall not exceed 10% of the lot area.
- In R-1 only, at the 5 foot interior yard setback, at a point that is 8 feet above finished grade, the setback shall slope at a rate of 10 inches vertically for every 12 inches horizontally away from the property line to a maximum building height of 25 feet.
- A building permit is not required to build a detached non-habitable accessory building, such as a greenhouse or potting shed, which is 200 sq. ft. or less in area and is less than 10 feet in height, as measured from the floor to the average height of the roof. Even if no permit is required, the structure must still comply with zoning and building standards.
- Building permits are required for habitable structures, which cannot be rented or used as a separate dwelling.
- Electrical, plumbing, and mechanical work will require a permit.
- Structures are not allowed to be built in, or to overhang into, public utility easements (PUE's) or public way easements, such as pedestrian paths. In order to determine the location of any public easement, please contact Public Works staff.
- Structures 30 inches or less are allowed within the required setbacks.
- Buildings should not be placed over or within 2 feet of pipes, unless those pipes are of an approved material. Contact Public Works to receive a copy of your property's sewer connection record or visit the City's web page www.eugene-or.gov/sewerconnections.
- Different standards apply in Amazon Neighbors, Fairmount Neighbors, and South University Neighbor Association. Please contact Land Use staff for more information.

Additional Considerations:

- Covenants, Conditions, & Restrictions (CC&R's) may have additional standards that apply, which could be regulated by a homeowner's association.
- Private easements may be located on your property, which could also restrict your project.
- To find out if a contractor has the required licenses to perform the work hired to do, contact the Construction Contractor's Board (CCB) www.oregon.gov/CCB.
- A maintenance access easement agreement can be obtained for some development in residential zones that don't comply with the required interior yard setback. Please contact Land Use staff for more information.

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