



# ACCESSORY BUILDINGS IN R-1 (WITHIN THE CITY LIMITS)

Accessory buildings, such as sheds, garages, shops, or greenhouses are allowed in R-1 Low-Density Residential zones when accessory to a one-family dwelling or duplex. They are typically detached buildings. The requirements below apply in the R-1 zone within the city limits. Check with Land Use staff to determine standards for other zones.

## Land Use Code Requirements

Eugene Code, Chapter 9, Section 9.2751

- Accessory buildings are either entirely detached or share less than eight feet of wall with the dwelling.
- Maximum square footage, calculated using all floors, of all accessory buildings on a lot cannot exceed 10 percent of the lot area.
- Maximum lot coverage is limited to 50 percent of the lot for all structures. Lot coverage does not include eaves or carports, porches or balconies that are at least 50 percent open.
- Interior yard setbacks must be at least five feet. In addition, at a point that is eight feet above finished grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally away from the property line to a maximum building height of 25 feet. See figure on page 2.
- For flag lots created after December 25, 2002, the minimum interior yard setback must be at least 10 feet. The sloped setback described above still applies.
- Eaves may intrude into the required interior yard setback up to two feet.
- Accessory buildings are not allowed to be used as an independent dwelling. See accessory dwelling standards for more information.
- Up to three plumbing fixtures are allowed in an accessory building. Up to two plumbing fixtures are allowed outright. Three plumbing fixtures requires a deed restriction to ensure that the building will not be used as a separate dwelling.

The following *additional* standards apply to accessory buildings within the boundaries of the **Amazon Neighbors, Fairmount Neighbors, and South University Neighborhood Association.**

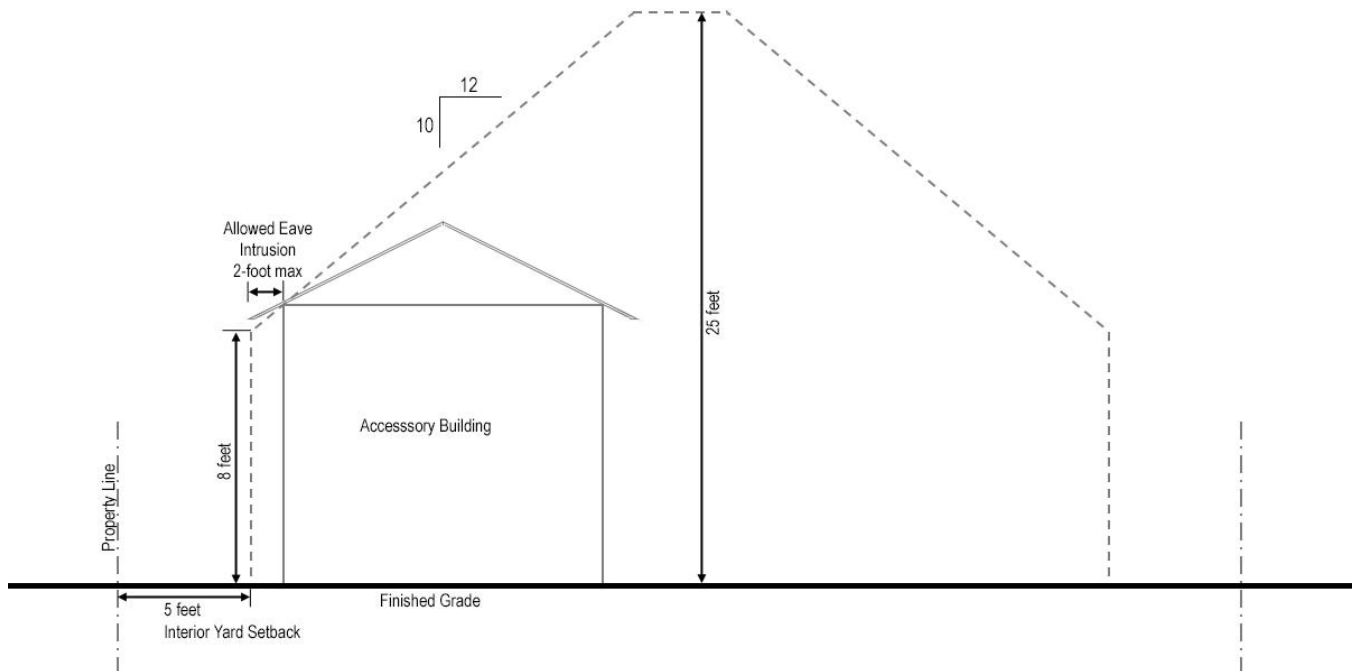
- One accessory building is allowed in addition to any accessory buildings existing prior to April 12, 2014.
- The accessory building cannot exceed 400 square feet in area.
- Maximum building height for an accessory structure is 18 feet.
- Accessory buildings greater than 200 square feet in area shall have a minimum roof pitch of 6:12.
- No more than one plumbing fixture is allowed in an accessory building and a deed restriction is required to ensure that the building will not be used as a separate dwelling.

## Other Things to Consider:

- Other development standards such as solar setbacks, undergrounding of utilities, or lighting standards.
- Location-specific requirements such as special setback requirements or conservation areas.
- Public or private utility easements.
- Private restrictions such as conditions, covenants, and restrictions (CC&Rs) which are not regulated by the City.
- Property line locations. It is the property owner's responsibility to know where property lines are located.
- Oregon Residential Specialty Code (ORSC) requirements apply to accessory structures associated with one-family dwellings and duplexes.
- Driveway location and standards.
- Stormwater standards.
- Floodplain development standards.

[www.eugene-or.gov/bps](http://www.eugene-or.gov/bps)

## Building Height/Interior Yard Setback for Accessory Buildings in R-1



Note that within the boundaries the **Amazon Neighbors, Fairmount Neighbors, and South University Neighborhood Association**, maximum building height for an accessory structure is 18 feet and accessory buildings greater than 200 square feet in area shall have a minimum roof pitch of 6:12.

### Is a Permit Required?

Accessory buildings may be exempt from permits under ORSC when:

- Floor area is 200 square feet or less and wall height is 10 feet or less.
- The building is a one story framed nonhabitable building 500 square feet in area or less where the structure is composed of a rigid framework that supports a fabric membrane.

Permits are required when electrical, plumbing, or mechanical work is involved. Building code and local laws, ordinances, and rules still apply.

### Additional Questions? Contact Us!

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*Note: This document should not be used as a substitute for adopted codes and regulations.*