

What do I do if I have more questions?

Contact the Planning Counter. Staff is available from 7:30 a.m. to 4:30 p.m. Monday through Friday except holidays and will be happy to discuss your project with you.

The Planning counter is located in the Community and Economic Development Department on the 4th floor, 12725 SW Millikan Way.

The instructions contained within this brochure are not intended to replace the regulations found in the City Development Code (Ord. 2050). Deck and patio regulations may be found on the City web site (www.beavertonoregon.gov) or may be obtained at the Planning Counter.

City of Beaverton

**Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076**

Phone: 503-526-2420
Fax: 503-526-2550
Web: www.beavertonoregon.gov



Decks and Patios

Development Assistance

Community Development Department

Planning Division

12725 SW Millikan Way

PO Box 4755

Beaverton, OR. 97076

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Decks and Patios

Decks and patios are subject to location requirements which vary depending on the type of deck or patio proposed and on the specific setbacks of the zoning district in which the property is located.

How do I find information about setbacks?

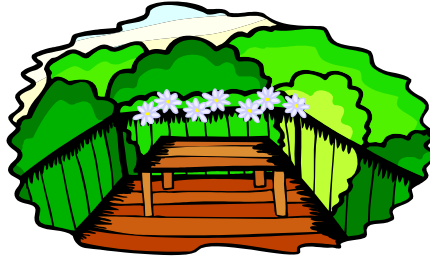
The Planning Division can help you determine your property's zoning designation and what required yard setbacks would apply to structures in that zone. Staff can also help determine whether any special setbacks or buffers apply to your property.

Are there any size or location restrictions for uncovered decks or patios?

If the uncovered deck or patio is elevated less than 30 inches above grade, it is not considered part of the main structure and can be built into the required yard setback. However, uncovered decks and patios can not be placed within 3 feet of the property line or built over an easement, whichever is most restrictive (**Beaverton Development Code 60.50.05.E**). If the deck or patio is elevated more than 30 inches above grade, it must meet required yard setbacks.

What about a covered deck or patio?

A covered deck or patio, regardless of the height from ground level, must meet required yard setbacks.



Do I need a building permit?

Please contact the Building Division at (503) 526-2403 and describe what you wish to construct. It is recommended that you bring into the Building Division a sketch drawn to scale showing the property, including the existing house and where you would like to construct the patio or deck.

Are there any other permits I might need?

If you are planning to put your deck or patio on anything other than a single-family detached dwelling, it is likely that you will also need to go through the Design Review process. The Design Review process is different than the building permit process, although the two may run concurrently. For more information about Design Review, contact the Planning staff at (503)526-2420.

Are exceptions ever made to setback rules?

Many residential zones have provisions for flexible setbacks which, depending on the zone, may allow a reduction to side or rear setbacks to as little as 5 feet. Applications for flexible setbacks may be obtained through the Planning Division. The applicant is required to obtain the signatures from all abutting property owners of record. If the abutting property owners' names cannot be obtained, the applicant may submit the request to the Planning Commission. Please speak with Planning staff about the processing fees and required submittal materials which must accompany the application.

