



Title 17 – Accessory Structures Code Amendments

ORLAND CITY COUNCIL

4-1-2025

Accessory Structure – Shed Types/Styles



Lofted Barns



Utility Sheds



Tiny Rooms



Little Barns



Single Slope



Garages



Dormers



Animal Shelters



Porches



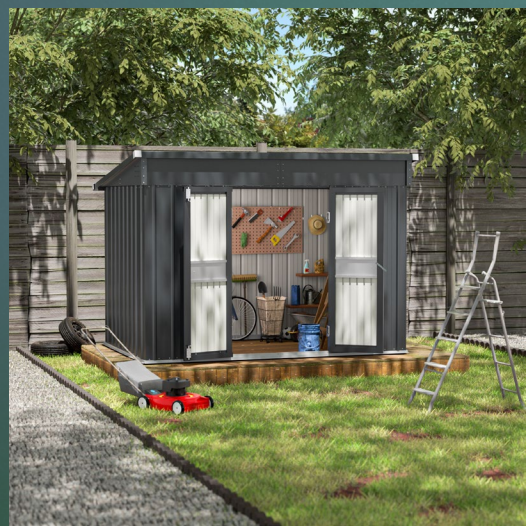
Side Gable



Cabanas



Chicken Coops



Sizes

~~8'x10' 8'x12' 8'x14' 8'x16' 8'x18' 8'x20' 8'x24'~~

~~10'x10' 10'x12' 10'x14' 10'x16' 10'x18' 10'x20' 10'x22' 10'x24'~~

~~12'x12' 12'x14' 12'x16' 12'x18' 12'x20' 12'x22' 12'x24' 12'x26' 12'x28' 12'x30' 12'x32' 12'x34' 12'x36' 12'x38' 12'x40'~~

~~14'x14' 14'x16' 14'x18' 14'x20' 14'x22' 14'x24' 14'x26' 14'x28' 14'x30' 14'x32' 14'x34' 14'x36' 14'x38' 14'x40'~~

~~16'x20' 16'x24' 16'x28' 16'x30' 16'x32' 16'x36' 16'x40'~~

Accessory Structure – Accessory Bldg.

Types/Styles



- ADU's
- Canports
- Shade Str's.
- Patio Covers
- Gazebos
- Workshops
- Detached Garages

Accessory Structure – Structure Heights



Accessory Structure - Height

Current Standard – 15' maximum



Proposed Standard – 25' maximum



18x40x16 RV Accessory Structure

Accessory Structure – Height

proposed tier structure

Accessory Structure Setbacks (side & rear)		
1	120 sq. ft. or less, below 6 ft. in height, and not requiring a building permit	0
2	Structures between 6 ft. and 15 ft. in height	4 ft.
3	Structures between 15 ft. and 25 ft. in height	Minimum 4 ft. setback, plus 1 ft. for each additional foot above 15 ft.

Accessory Structure – Height *proposed – 3 tiers*

6ft. or less



6ft. – 15 ft.



15 ft. – 25 ft.



Accessory Structure - Height

Current Standard – 15' maximum

Proposed Standard – 25' maximum



Accessory Structure – Setbacks



Accessory Structure – Front Setback / Detached Garages

Proposed Standard – **20 feet minimum**, shall not exist in the front plane of a primary structure.



Accessory Structure – Front Setback

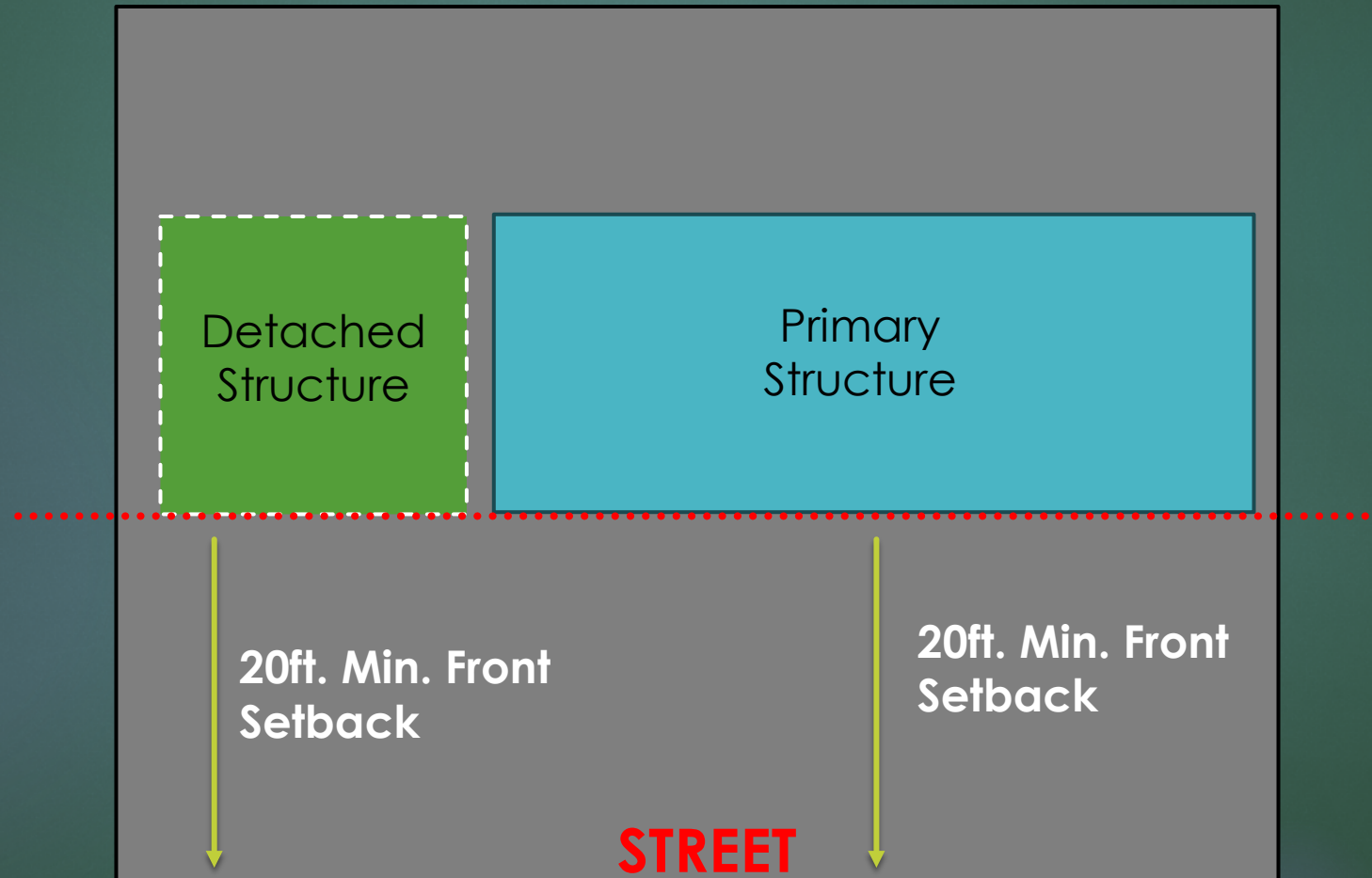
Proposed Standard – 20 feet minimum, shall not exist in the front plane of a primary structure.



‘Snout Houses’:
garages in the
front plane of the
primary structure
would **not be
permitted closer
than 20’ to the
Public R/W.**

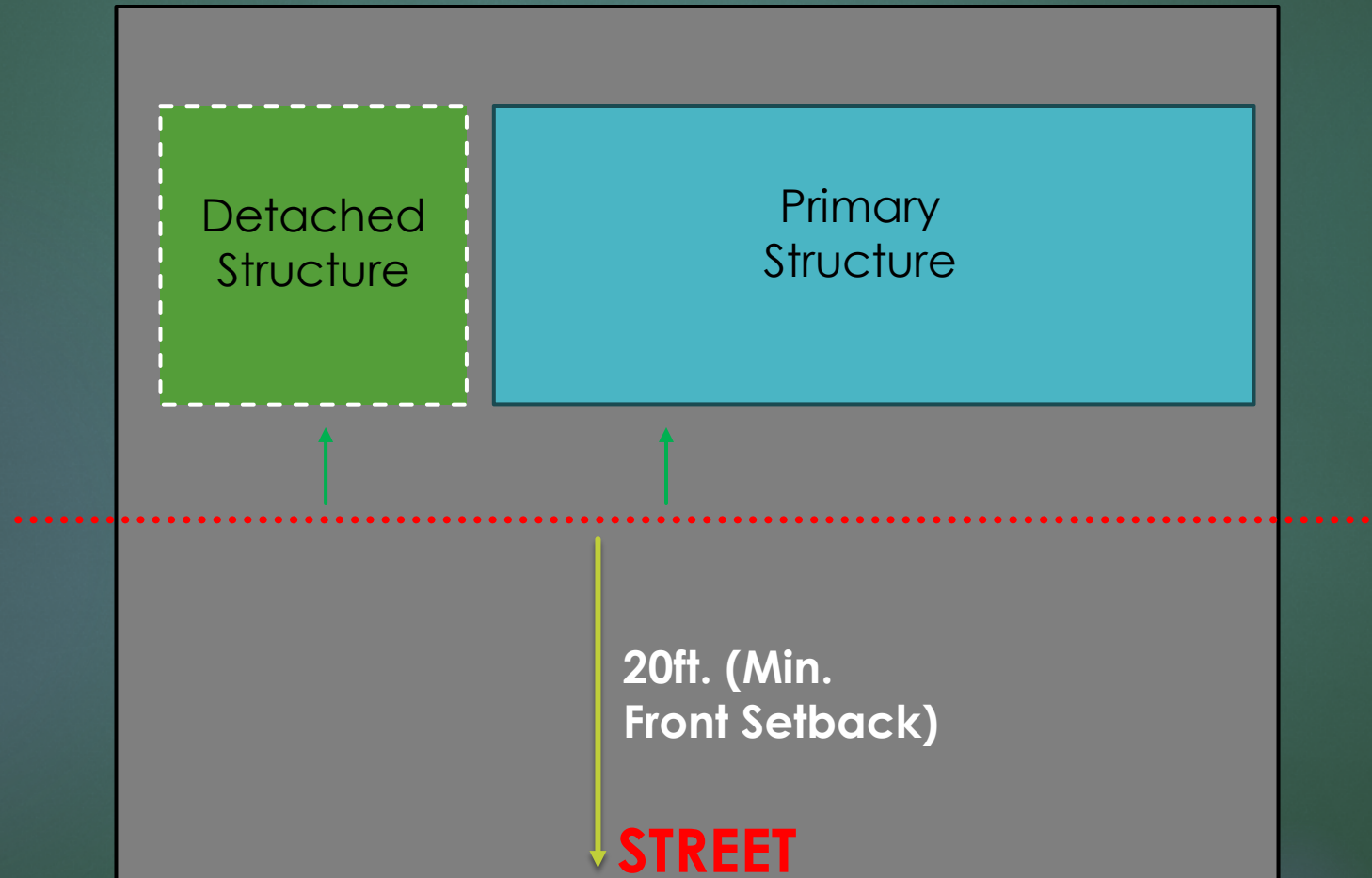
Accessory Structure – Front Setback

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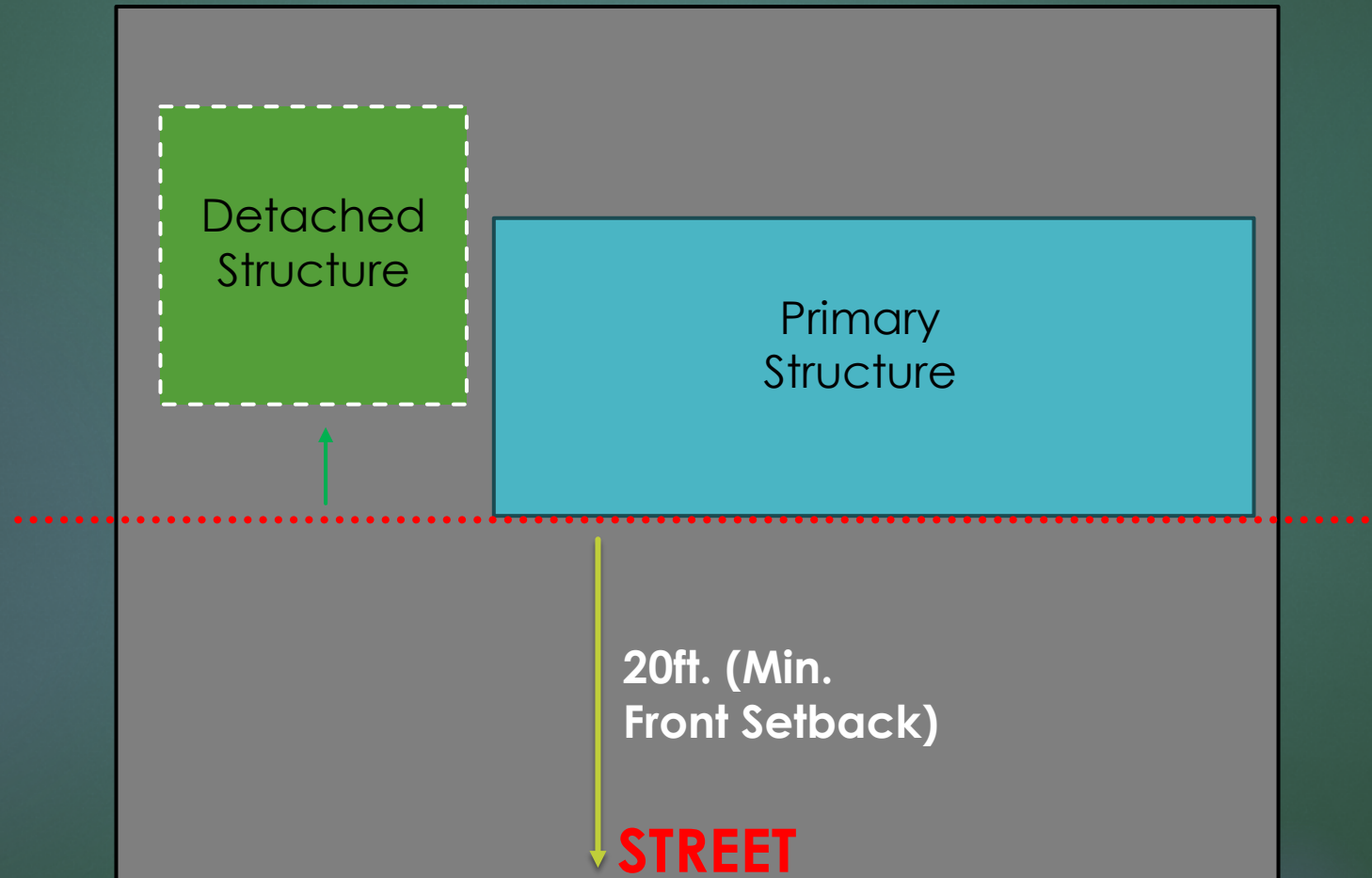
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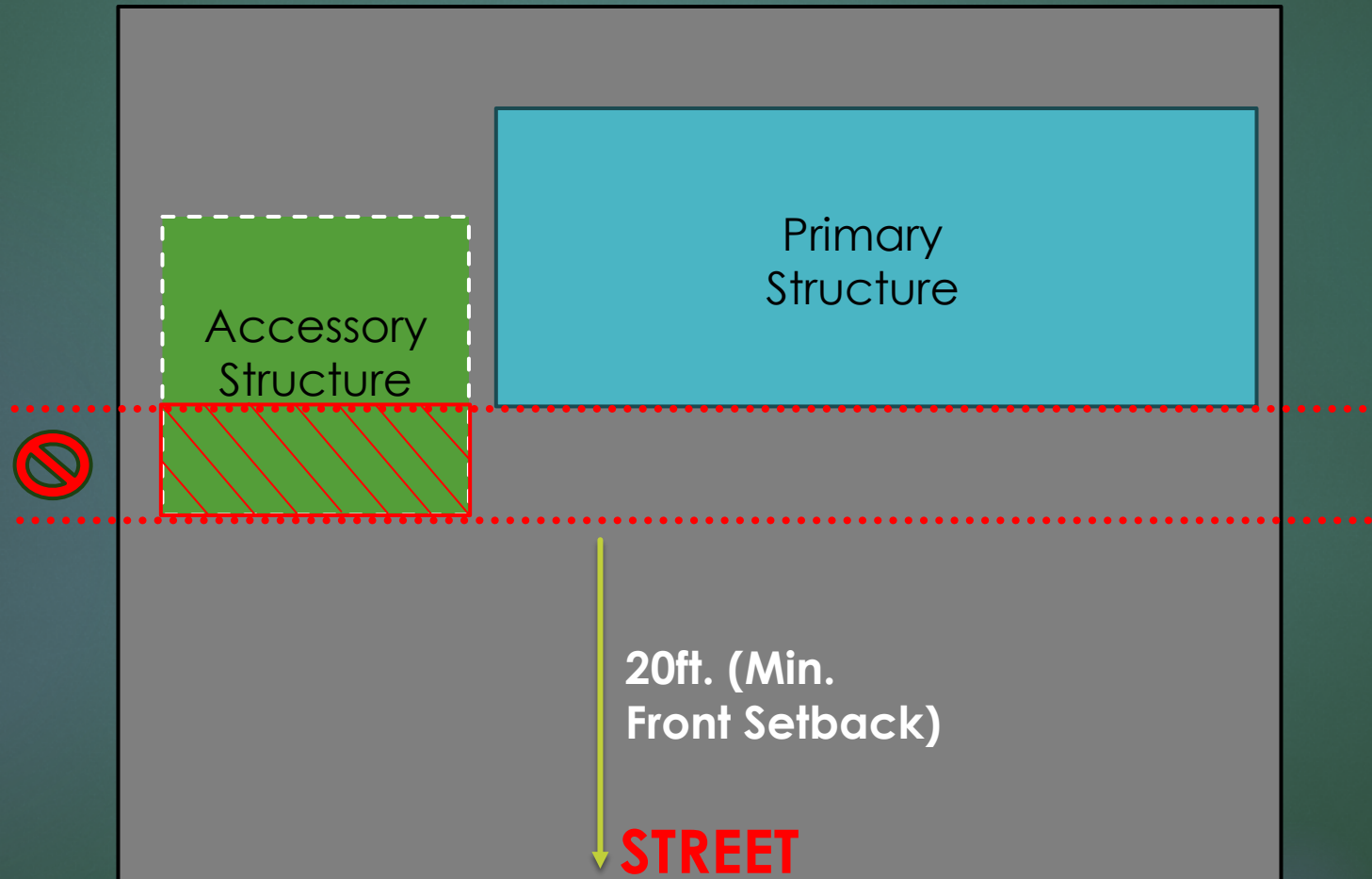
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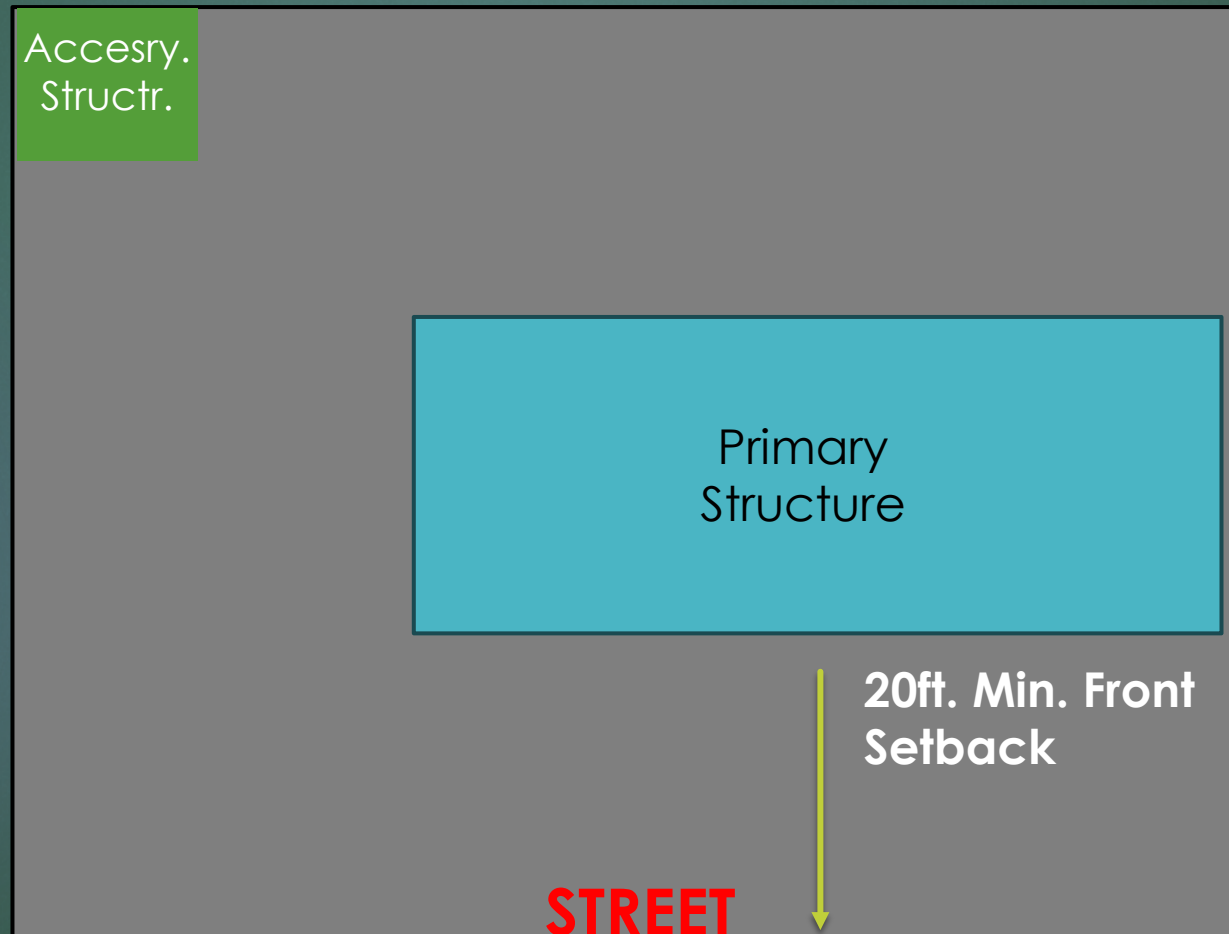


Accessory Structure – Setback

Placement/Location Scenarios:

- 1) Into the Corner
- 2) ADU / Minimum Setback
- 3) Minimum Setback + Height

Accessory Structure – No Setback (0')

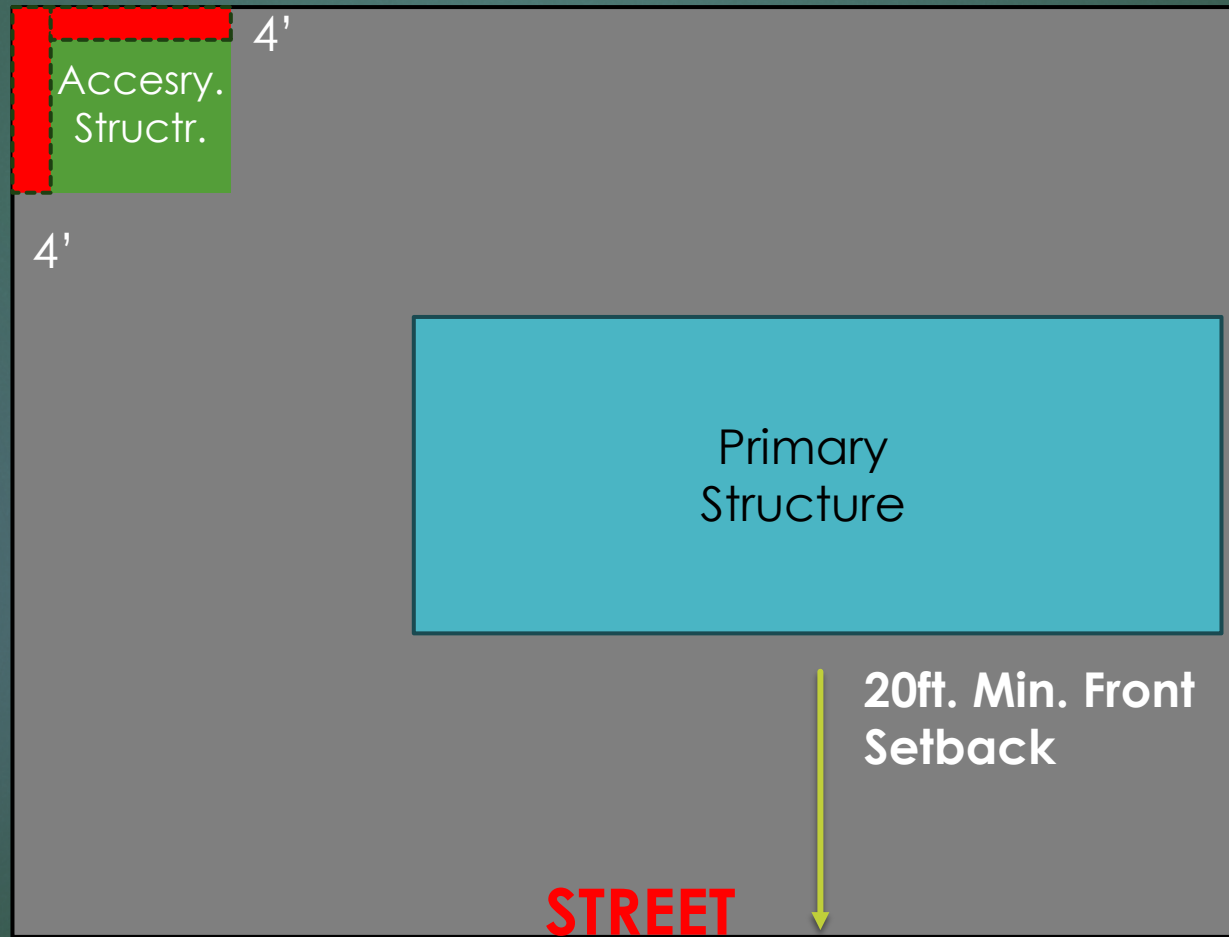


Accessory Structure – Setback

Proposed Standard – Minimum 0' side & rear setbacks for structures **120 sq. ft. or less, 6ft. or less in height, and not otherwise requiring a building permit.**



Accessory Structure – 4' Setback

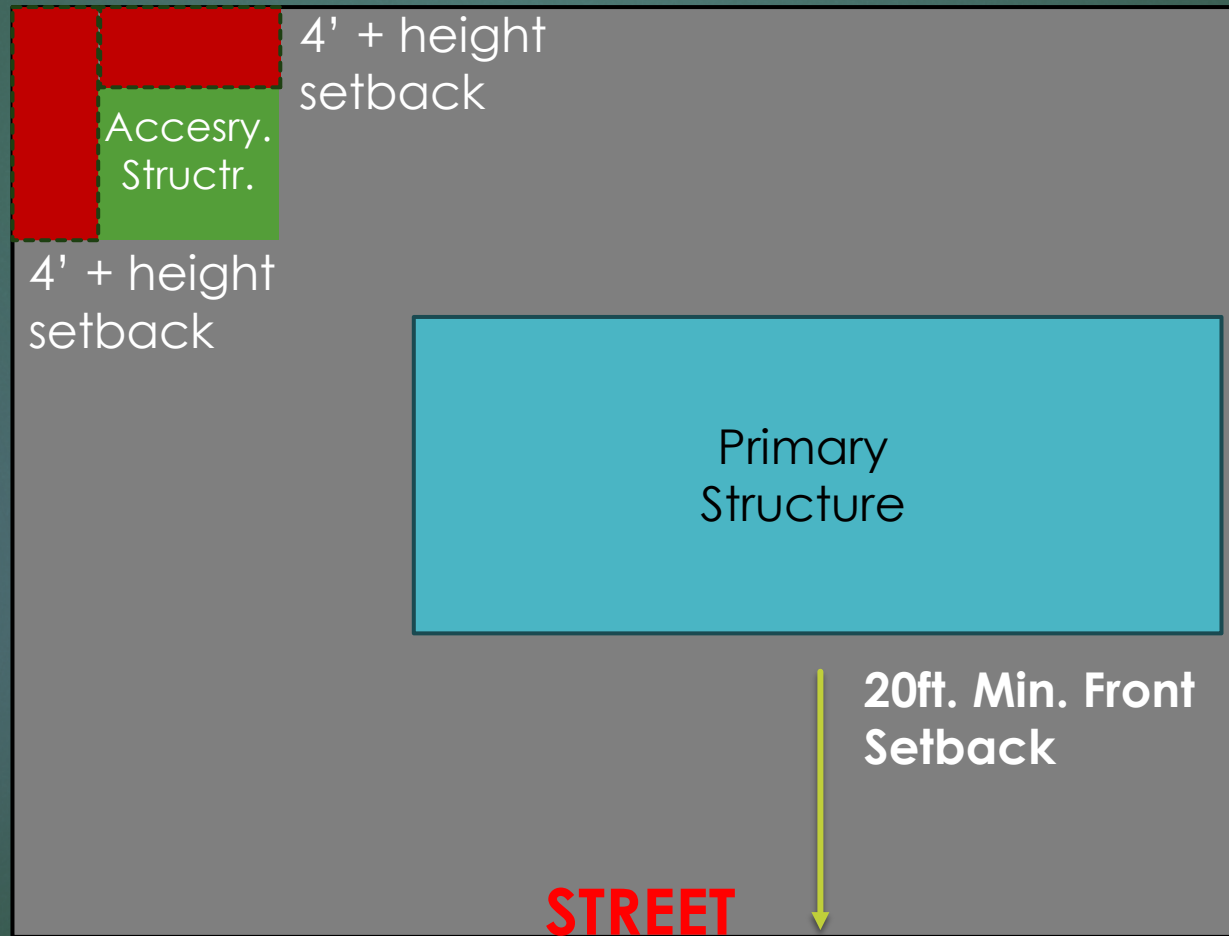


Accessory Structure – Setback

Proposed Standard – Minimum **4'** side & rear setbacks for structures, **6ft.**
to 15ft. in height



Accessory Structure – 4' Setback



Accessory Structure – Setback



Proposed Standard – Minimum **4'+** side & rear setbacks for structures,
15ft. to 25ft. in height



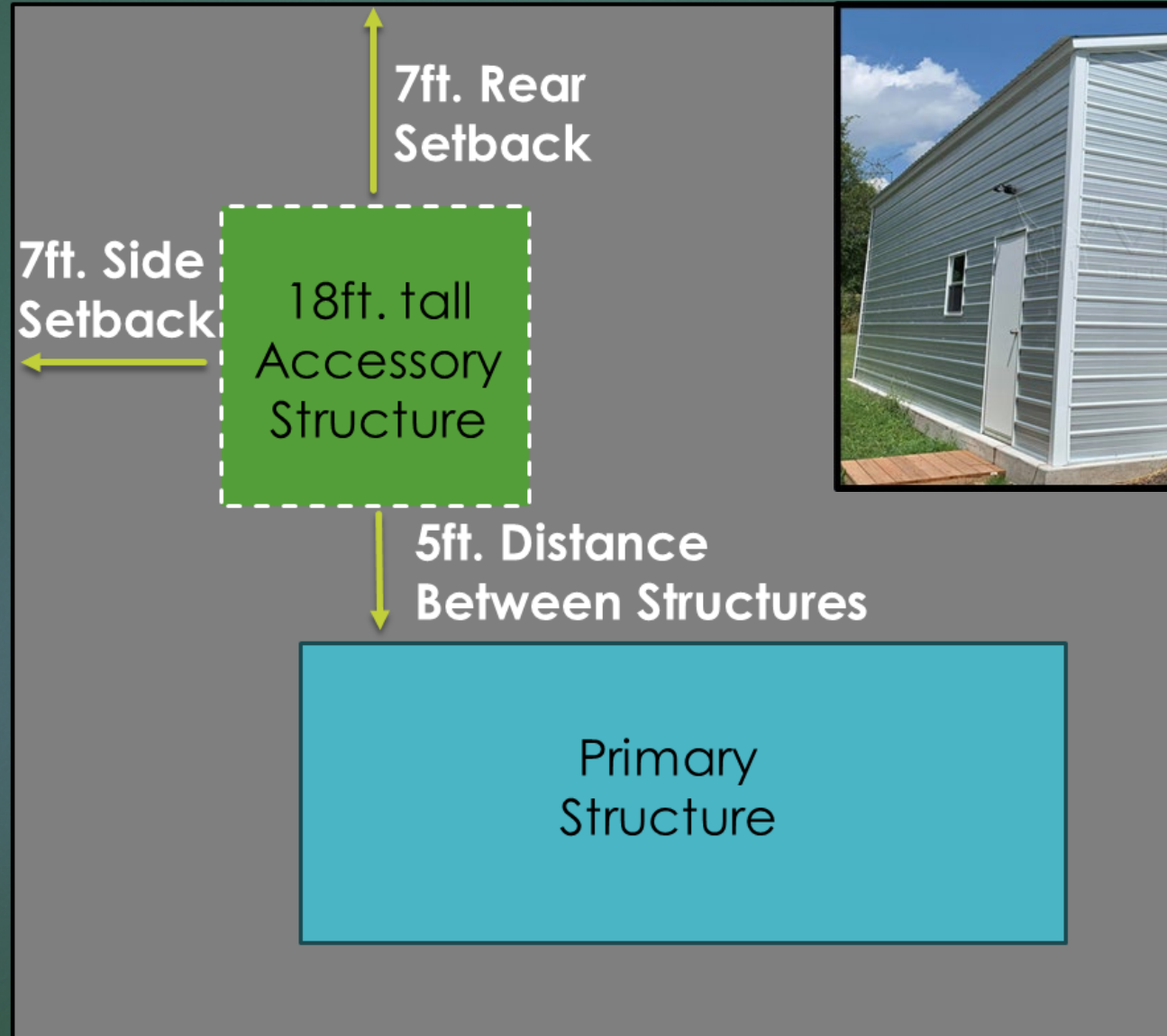
Accessory Structures - Setbacks

Structures 15ft. – 25ft. tall shall have a minimum 4ft. setback, **plus 1 ft. for each additional foot above 15ft.**

(18' bldg. height = 's

4' min. setback + 3' height-based setback = 's

7' total req'd setback)



Accessory Structure – Shade Structures / Other

Placement/Location Scenarios:

- 1) Detached Garages
- 2) Workshops
- 3) Shade Structures / Patio Covers

Accessory Structure – Shade Structures / Other



Patio Cover



Lot size constraints

Setback vs. height constraints



Accessory Structures – General

Placement/Location Scenarios:

- 1) Examples / Locations

Accessory Structure – Shade Structures / Other



House at rear of lot vs. house at front of lot

Large grouping of Accry. Str's and Detached Str's.

