

# ACCESSORY BUILDINGS

## Where can I get more information?

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**Main Office:** Deschutes County Community Development Department  
P.O. Box 6005, 117 NW Lafayette Ave.  
Bend, OR 97708-6005  
Phone: (541) 388-6575 Fax: (541) 385-1764  
[www.deschutes.org/cd](http://www.deschutes.org/cd)



**Redmond:**  
657 SW Glacier  
(541) 317-3188

**La Pine:**  
16345 Sixth St.  
(541) 536-5852

Please send all mail to the Main Office P.O. Box.

## What is an accessory building?

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An accessory building is a building that is incidental and subordinate to the main use of the property. An accessory building is always located on the same lot as the main use. Examples of accessory buildings include garages, barns, storage buildings, shops and pump houses.

- An accessory building requires a building permit if the building is over 200 square feet or over 10 feet in height measured at the building's highest point.
- An accessory building may require land use approval if it is located in a landscape management combining zone, sensitive bird and mammal habitat combining zone, a flood plain zone or in conjunction with a commercial use.
- Accessory buildings are limited in size, architectural features and other items, and require a garage door if the primary use of the property is not established.

## How do I establish a primary use?

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You establish a primary use on your property by applying for a building permit to build a home or to place a manufactured home on your property, farming the property, raising livestock, or receiving a special assessment for growing trees on your property.

## Can I have an accessory building on my property if I have not established a primary use?

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Yes, but there are limitations on the accessory building.

1. The accessory building(s) must not exceed a combined total of 2,000 square feet.
2. In addition, the accessory building cannot:
  - have windows
  - have plumbing or stack vents through the roof or walls, or
  - require plumbing or mechanical permits; and the building must have an operable garage door.

**ACCESSORY BUILDING WITH PRIMARY USE ESTABLISHED**

**Frequently asked questions:**

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**Can I build an accessory building on my land if it is vacant?**

Vacant land is land that does not have an established primary use. You can build an accessory building on your property but the accessory building will be subject to the requirements in the table on the next page unless you first establish a primary use permitted in the property zone

**Can I put an accessory building on my property if it has been denied septic?**

Yes, you can place an accessory building on your property if the zone allows accessory buildings, and if the building meets setbacks and accessory building requirements. Plumbing would not be permitted.

**My building will look like two stories with a raised center ridge, but will only have one floor. Is this permitted if I have not yet established a primary use?**

Yes, your accessory building may look like a two-story building from the outside, but it can have only one floor on the interior and cannot have windows.

**Are other features permitted on accessory buildings when the primary use of the property is not established?**

An accessory building may have main doors and additional garage doors.

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**ACCESSORY BUILDING WITHOUT PRIMARY USE ESTABLISHED**

<b>ACCESSORY BUILDING REQUIREMENTS</b>		
	<b>With the primary use established</b>	<b>Without the primary use established</b>
Building supports the primary use	YES	N/A
Building meets height and setback standards for zone.	YES	YES
Multiple stories	PERMITTED	NOT PERMITTED
Windows	PERMITTED	NOT PERMITTED
Plumbing and stack vents	PERMITTED	NOT PERMITTED
Improvements that require plumbing or mechanical permits	PERMITTED	NOT PERMITTED
Garage door	PERMITTED	REQUIRED
Man door(s)	PERMITTED	PERMITTED
Accessory buildings exceed a combined total of 2,000 s.f.	PERMITTED	NOT PERMITTED