

Can I operate a business out of my accessory building?

It depends. Contact your County Planner for more information.

Can a mobile home be used as an accessory building?

Typically, no. A mobile home is designed as a place equipped for living quarter purposes, so even if modified, it is still a mobile/manufactured home. There are exceptions if the plumbing can be removed, all kitchen facilities removed, there are no sleeping provisions, and the HUD tag removed. Permits from Planning and Building Safety are required for the conversion. (By state law, in a resource zone, mobile homes used for medical hardship purposes cannot be converted to storage.)

What is an ‘Agricultural Exemption’?

An exemption is a deed restriction that exempts non-publicly accessed agricultural buildings from some building safety codes. Contrary to some misinformation, it has nothing to do with taxes.

How do I find my parcel’s zoning district or my County Planner?

Begin by visiting the Planning Division’s webpage, and click on the ‘Planner District Map’ link. From there, in the upper left corner, you can type in your address and find the zoning district the land is located in, as well as your County Planner. Your County Planner can walk you through the permitting process or answer any questions. If easier, phone 541.474.5421, or visit the county website at:

www.co.josephine.or.us/planning/

Violations

We take violations seriously. If non-compliant with state and county codes, it could result in legal action. (Attn. Marijuana Farmers: If you have an OLCC license, it could result in your license being revoked.)

Disclaimer

This brochure is for information purposes only and is not a complete list of all codes relating to accessory structures. This flyer is intended to clarify the most common questions about accessory structures. The complete set of codes is available online and at the Community Development Department. Rules are subject to change, and likely will. Please always check to verify you have the most current flyer or codes, both available on the website.



Josephine County Oregon

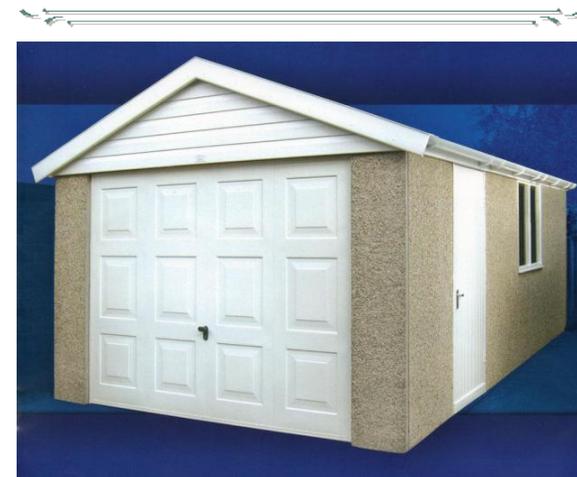
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Revised 12/04/18

JOSEPHINE COUNTY COMMUNITY DEVELOPMENT



ACCESSORY BUILDINGS & GREENHOUSES

What is an accessory building?

An accessory building is a building which is incidental to the primary intended use of the property. For example, in a Residential or Serpentine zoning district, the primary use is a home; therefore, if there is a home on site, you can have a garage, or other building which serves that primary use (the home). Attached garages (those attached to the home by an enclosed, 'wall-to-wall' connection) are not considered accessory. Garages attached to a home by an 'open', or three sided breezeway are considered accessory.

On a farm, in a farm zone, the intended primary use is farming. As long as the land is being farmed, you can have farm buildings.

Can I build a garage or greenhouse on vacant land?

A garage, no. A garage is accessory to a home, so the home would have to be on the property before you built a garage. If the garage is being built in conjunction with the home, some exceptions can be made provided there is significant progress on the home (for example, all permits secured, the septic installed, the foundation for the home has been poured). Separate permits are required for the home and the garage.

A greenhouse/shop/barn, maybe. A greenhouse or barn is accessory to agriculture; therefore, they would be allowed on a farm in a Farm or Forest zone. In Residential or Serpentine zones, a greenhouse is only allowed if a home exists on the property. There is no distinction between a greenhouse and a 'hoop house'. (Note: Be

advised new greenhouses for marijuana farms are not allowed in residential districts.)

An agricultural resource building in a Farm or Forest zone is allowed prior to a home being built. (In resource zones greenhouses are allowed for the production of marijuana.)

In all situations, permits are required.

What size accessory building can I build?

The size of the building is based on the size of the parcel. In calculating size, the *cumulative* total is considered. In other words, the total of *all* floors of *all* accessory buildings is limited based on the parcel size. Limitations are shown in the following table.

Accessory Building Size Limits

Lot Size	Total Sq. Ft. Allowed
<1 ac.	2500 sq. ft.
1<3 ac.	3500 sq. ft.
3<5 ac.	4000 sq. ft.
>5 ac.	6000 sq. ft.

Also, in the RR1, RR2.5 and a lot in excess of 2.5 acres in an RR5 zone, the total *footprint* (those areas that cover the ground) of all buildings on the lot shall not exceed 50% of the lot area.

Can I have a bathroom in my building?

Yes. However, a tub and shower are not permitted unless it can be shown it is essential to the use of the building or property, and, requires a deed restriction.

In addition to permits from the Community Development Department, a permit is required from the Oregon Department of Environmental Quality (DEQ) and the Building Safety Office.

What are the building setbacks?

Road setbacks are measured from the centerline (C/L*) of the road. Except for agriculturally used buildings, the minimum required setbacks are according to the following table.

Building Setbacks (ft.)

Zone	C/L*	Front	Side	Rear
RR	60	30	10	25
RC/CC	0	10	10	10
RI	0	10	10	10
CLI	0	10	20	20
CI	0	20	10	10
EF	60	30	30	30
FR	60	30	30	30
FC	60	30	30	30
WR	60	30	30	30
LD	60	30	30	30
AG	60	30	30	30
S	60	30	30	30

Are guesthouses allowed?

No. But, 'Detached Living Spaces' are allowed. Please see the Detached Living Space brochure for details.

Are lights regulated?

Yes. All exterior lighting, regardless of use or zone, shall use a hood and lens that cast light downward so as to ensure no light is cast onto neighboring properties or up into the night sky.

Be advised greenhouses also have limits on when the light can be visible from adjacent properties, and, hours of operation.