

## **ENB-15.14 - Setbacks for Garages - UBC/3/#4 & CABO/3/#2**

### **SETBACKS FOR GARAGES**

*Administrative Rule*

*Adopted by Bureau*

*Pursuant to Rule-Making*

*Authority*

ARB-ENB-15.14

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**TOPIC:** Residential Construction-UBC/3/#4 & CABO/3/#2

**CODE:** Structural Specialty Code: 1998 Edition  
One & Two Family Dwelling Specialty Code: 1996 Edition

**REVISED:** March 1, 1999

**REFERENCE:** Chapter 3 - Structural Specialty Code  
Chapter 3 - One & Two Family Dwelling Specialty Code  
Section 33.110.250 - Zoning Code

**SUBJECT:** Setbacks for Garages

**QUESTION:** How are garages which include attic storage areas treated with respect to zoning requirements?

**RESPONSE:** Garages with attic storage space completely beneath the roof framing (with no wall height except for gable ends) and void of any openings for natural light will be treated as one (1) story structures, regardless of any stairs to this area and may be built within zoning setbacks in accordance with the following criteria from Title 33 of the Portland City Code:

1. The garage entrance is 40 feet from a front lot line and, if on a corner lot, 25 feet from a side street lot line;
2. The garage is no more than 240 square feet in area; and
3. The garage walls are no more than 10 feet high.

Walls, including gable ends which are located within 3 feet of a property line other than a street or alley lot line shall be constructed to one-hour fire resistive standards as provided in Section 302.1 of the One & Two Family Dwelling Specialty Code.

Garages attached to houses must comply with the same setbacks as required for the dwelling, including garages connected by above grade wood decks and/or trellises.

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## **HISTORY**

Updates July 1, 1996 edition

Replaces Code Guide UBC/12/#3 & CABO/2/#3 which replaced Policy & Procedure # D-12.

Revised March 1, 1999

Filed for inclusion in PPD September 29, 2004