City of Scappoose Zoning Requirements:

Property Address; Scappoose, OR 97056

Zoning (from City’s current zoning map); (R-1, R-4, MH, A-1)

Zoning restriction;

- Minimum Lot Area; __________ sq. ft.
- Setbacks for HOUSE; Front _____ / Rear _____ / Side ______
- Setbacks for DETACHED ACCESSORY STRUCTURE; Rear _____ / Side ______
- Maximum Height; ______ feet
- Maximum Lot Coverage Area; _______ percentage

LOT COVERAGE CALCULATIONS;

- House Dimensions; _______ x _______ = __________sq. ft.
- Entry Dimensions; _______ x _______ = __________sq. ft.
- Garage Dimensions; _______ x _______ = __________sq. ft.
- Patio Dimensions; _______ x _______ = __________sq. ft.
- Misc./add’l Structure; _______ x _______ = __________sq. ft.

Add dimensions of above to get the TOTAL LOT COVERAGE: ____________ sq. ft.

Divide by TOTAL LOT AREA (from County Assessor): ____________ sq. ft.

Equals the PERCENTAGE OF LOT COVERAGE; ____________ (round to nearest tenth)

ATTACHED A PLOT PLAN WHICH MUST SHOW THE FOLLOWING;

- EXACT PROPERTY LINE DIMENSIONS (from County Assessor Maps)
- ABUTTING STREET NAME(S) & NORTH ARROW IN TOP RIGHT CORNER
- DESCRIPTION & LOCATION OF ALL STRUCTURES; EXISTING AND PROPOSED
- DIMENSION OF EXISTING STRUCTURE(S) AND PROPOSED STRUCTURE(S)
- FRONT YARD SETBACKS OF EXISTING STRUCTURE(S) AND PROPOSED STRUCTURE(S)
- REAR YARD SETBACKS OF EXISTING STRUCTURE(S) AND PROPOSED STRUCTURE(S)
- SIDE YARD SETBACKS OF EXISTING STRUCTURE(S) AND PROPOSED STRUCTURE(S)
- LOCATION OF PROPOSED STREET TREE REQUIRED BY SMC 13.28.020

Include any items below relevant to your proposal;

- Easements
- Drainage facilities
- Utility lines; water, sewer, storm, cable, electrical, etc.
- Steep slopes greater than 15% (additional planning dept. permits are required)
- Floodplains and/or wetlands (additional planning dept. permits are required)