

How do I know what my property is zoned? What am I allowed to do on my property?

Zoning information is available through our [interactive map](#). Once you find out your property's zoning, you can get information on what is allowed on your property on our [zoning information](#) page.

How can I find my property lines and how do I know what my required setbacks are?

Setbacks are measured from your property lines. To find your property lines:

- Locate the property markers; or
- Hire a surveyor.

To find your setback requirements, visit the [zoning information](#) page and click on your property's zoning. Property setbacks can be found in the table under Land Use District Standards.

Where can I build a fence around my home and how tall can it be?

Owners of single-family homes can build a fence anywhere up to and along the property line. Take a look at our [fencing handout](#) for information on the height maximums for your property. Generally speaking, rear-yard fences can be no taller than 6 feet and yard fences need to be lower. You do not need a permit to build a fence.

I want to build an accessory structure (like a shed) for a single-family home or duplex. What do I need to know?

A structure cannot be placed within the property's setbacks unless it is under 500 square feet. If it is under 500 square feet, take a look at our [residential accessory structure handout](#) for information on where your structure can be placed. If your structure is under 200 square feet, you do not need a permit but it will need to be at least 5 feet from your property line (unless the shed is movable).

What do I do if I want to build another unit (an accessory dwelling unit) on my property?

To add another unit inside your existing home, you will need a Type I permit. If you are adding to an existing structure, adding a unit on top of an existing garage, or building a new structure, you will need a Type II permit. You can find more information on our [accessory dwelling unit handout](#).

Can I open a business out of my home?

You may be able to operate a business through a "Home Occupation" permit. The type of permit depends on if people will be visiting the business at your home (Type II) or not (Type I). You can find more information on our [Handouts, Applications and Forms](#) page under the Home Occupations tab.

How do I submit an application?

Application forms for most types of permit can be found on our [Handouts, Applications and Forms](#) page. You can begin the process by completing the [ePlan review project information form](#) and submitting it to [ePlan Review@GreshamOregon.gov](mailto:ePlanReview@GreshamOregon.gov). Once your project information is received and an application is created, you will receive an ePlan Review email inviting you to upload drawings and documents. You will also receive information on how to pay the fee.

I received a public hearing notice. What does this mean?

The City has received an application for a project and they are reviewing it to make sure it meets the applicable Code sections. You have received the notice because you are within 300 feet of the proposed development site. You can ask questions or provide written comments by emailing the [Planner on Duty](#).

How do I provide comments on a proposed development?

Email or mail your comments to the Urban Design & Planning Department before the public comment period is closed. It is helpful if you have the project name or file number. Contact the [Planner on Duty](#) for more information.

How do I find out about the status of project applications or see what was applied for?

You can view land use files online. Visit [ePlan](#) and log in with the following: *Email: Public@GreshamOregon.gov*
Password: Gresham1

Search for a file by planning number. For files in review, plans will be in the Drawings or Documents folders. For approved files, find the documents in the Approved or Final folders. Here are a few tips:

- Try just the digits after the year and hyphen. For example, if you are looking for 19-26000001, type "26000001" into the search bar.
- If when you click on a drawing or document name nothing pops up, you may need to download the software.
- ePlan works best with Internet Explorer. If you do not have IE, Chrome preserves most of the functionality.

When do I need a tree removal permit?

- If the site is commercial, industrial, or multi-family; or
- When the tree is over 8 inches in diameter; or
- When the tree is located between your property line and the street (where the curb is); or
- When the tree is located in an environmentally-protected area, such as near a stream or on a sloped lot. *Please contact the Planner on Duty if you do not know if your property is in an environmental area.*

Can I get a tree removal permit online?

All tree removal permits can be found on this page under the Tree Removals tab. Once completed, you can submit applications for exemptions or Type I tree removals to the [Planner on Duty](#). You will need to include an aerial photograph or map showing where the tree(s) is/are located.