

# Frequently Asked Questions

## Related Questions

### How do I find out what a parcel of land is zoned?

The City's [interactive map](#) shows the zoning districts for all parcels within the city. A PDF version of the zoning map is also available [here](#). If you are not sure or would like a zoning verification letter, please contact the [Planning Division](#) at [comdev \[at\] troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) or 503-674-7230.

### How can I find out what is a permitted use on a particular property?

Permitted uses are determined by the zoning district of a property. Once the zoning district is determined, you can read about what is or is not permitted in that zoning district in Chapter 3 of the development code. If you are not sure or would like a zoning verification letter, please contact the [Planning Division](#) at [comdev \[at\] troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) or 503-674-7230.

### What are my setbacks?

Setbacks are typically determined by the zoning district on a property. However, some properties are unique given their subdivision. Contact the [Planning Division](#) for a property specific determination of your setbacks.

### Can I divide my property?

Property owners may or may not be able to divide their properties, based on the size of their lot and the zoning district it is located in. Please contact the [Planning Division](#) to have Staff evaluate your specific property.

## **What is a Conditional Use Permit?**

The Planning Commission may permit certain uses by granting a conditional use permit. Each zoning district has a list of conditional uses. Applications for a conditional use permit require a public hearing and may be considered provided that such conditional use would not be detrimental to the adjoining properties or to the purpose and intent of the Comprehensive Land Use Plan.

## **What is a nonconforming use?**

The Troutdale Development Code defines a nonconforming use as: "A use that was legally established before this code was adopted or amended, but does not comply with or is not permitted to exist due to subsequent enactments or amendments to this code".

## **What is a Pre-Application Conference and when is it required?**

The Pre-Application Conference is an opportunity to sit down with the planning staff as well as other city, county, and state agencies to review issues that are specific to your proposal. A Pre-Application Conference is required for all commercial and multi-family residential proposals. Contact the Planning Division to schedule a Pre-Application Conference. There is a charge of \$400.

## **When is a development permit required to build an accessory structure on my property?**

Please contact [comdev \[at\] troutdaleoregon.gov](mailto:comdev@troutdaleoregon.gov) (subject: Accessory%20Structure) () for further guidance.

## **Do I need a permit to build a fence?**

A permit is not required for a residential fence, given that it is not taller than 4 feet in height if located in a front yard and 7 feet in height if located in a side or back yard. All fences are

required to meet clear vision standards. For more information on fences and clear vision standards, please see [Chapter 5](#) of the TDC.

## **I want to grow berries/grapes/flowers/etc. on a structure. What requirements apply?**

The requirements depend on the type of structure. If the structure resembles an arbor (a wooden framework with an arch or roof) it is considered an accessory structure, and cannot be located in the front yard or less than 3 feet from a property line. If the structure is more closely related to a trellis (it does not have a roof), then the accessory structure requirements do not apply. Please contact us if you have additional questions or need assistance classifying your structure.

## **Is a business license required to operate a business from my home?**

Yes, [Chapter 5.100](#) of the Development Code provides the requirements for home occupations. A business license application and more information on business licensing can be found [here](#). For questions regarding business licensing, please call or email [kelly.graham \[at\] troutdaleoregon.gov](mailto:kelly.graham@troutdaleoregon.gov) (Kelley Graham).

## **When is a Flood Hazard Permit required?**

If you have property that is within a Special Flood Hazard Area (commonly called a 100-year floodplain) or is otherwise adjacent to the Sandy River, Beaver Creek or Arata Creek, a **Flood Hazard Permit** is required prior to:

- grading,
- removing vegetation,
- bringing in top soil or fill
- building on the property

## **What do I do if I want to rezone my property?**

Consult the [Planning Division](#) for all the requirements. This request requires public hearings at a Planning Commission meeting and at City Council meetings. Rezoning must be approved by a majority vote of the Council and the entire procedure may take up to 120 days.

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