

Accessory Buildings & Garages for Single & Two Family Zoning Districts

Permit required

Construction permits are required to construct an accessory structure or garage on a property if the square footage is over 200 sq. ft. in area. If an accessory structure is 200 sq. ft. or less in area, no building permit is required; however, all zoning standards shall still be met (i.e., setback, yard coverage, height ... etc.).

Accessory building/structure defined

A subordinate building or structure located on the same lot as the main building, occupied or devoted to an accessory use. When an accessory building/structure is attached to the main building in a substantial manner, as by a wall or roof, said accessory building shall be considered a part of the main building and no longer considered accessory.

Front yard setback

Accessory buildings are prohibited in any required front yard and shall be set back at least as far as the principal building when the principle building exceeds the required front yard setback.

Corner yard setback

No accessory building on a corner lot shall be closer to the street than the distance required for corner side yards. No accessory building shall be closer than 20' to a public sidewalk or public pedestrian-way and setback at least as far as the principle building.

Side yard setback

Accessory buildings are prohibited in any required interior side yard except when located wholly behind the primary structure on the property an no closer than 1' to the side lot line.

Rear yard setback

No accessory building shall be closer than 1' to a side or rear lot line except when sharing a common wall with an accessory building on an adjacent lot.

Other setback requirements

- No portion of an accessory building may be built closer than 4' to any portion of the main house. This clearance includes eaves.
- No portion of an accessory building may be built closer than 10' to any portion of a house on an adjacent lot.
- In general, hoop houses and cold frame structures solely for growing food and/or plants are permitted in required yard areas. See Section 21A.040.050(A) for specific required yard area standards.

Rear yard coverage

Any portion of an accessory building shall occupy not more than 50% of the total area located between the rear facade of the principle building and the rear lot line.

- FR, R-1, R-2, SR-1 and SR-3 residential districts, the maximum building coverage of all accessory buildings, excluding hoop houses, greenhouses, and cold frames, shall not exceed 50% of the building footprint of the principal structure up to a maximum of 720 sq. ft. for a single-family dwelling and 1,000 sq. ft. for a two-family dwelling.
- SR-1A, the maximum footprint for an accessory structure is limited to 480 sq. ft. with an additional 120 sq. ft. allowed for a secondary accessory structure.

Building height

In most residential zones, the height of an accessory building with a pitched roof may not exceed 17', measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Buildings with a flat roof may not exceed 12' in height. See Section 21A.040.050(C) for height standards in the FP, RMF, RB, R-MU, RB, RM-U, SNB, RO and SR-1A zones. In the Yalecrest Overlay District, the maximum overall height for an accessory structure with a pitched roof is 15'.

Driveways leading to garages

Driveways must be improved and maintained as hard surface, such as asphalt, concrete, pavers, or turf-block. At the point where it crosses a public sidewalk, driveways must be at least 6' from an abutting property line and 10' from a street corner property line. In SR1 and SR-3 Districts, driveways may not be over 22' in width. In all other districts, driveways may not exceed 30' in width. Further information on driveways and parking spaces is available at www.slc.gov/buildingservices under the "Information and Brochures" section entitled "Residential Driveways".

Alley access

In general, access to garages from an alley shall be 22' 7" in length measured from the opposite side of the alley to the front of the garage.

Power lines

Rocky Mountain Power approval is required for any structure within 10' horizontal distance to any power source or any structure beneath an existing power line. Builder's Hot-Line is 800-469-3981.

Residential Garage Construction

