Building Services & Code
Enforcement

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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.
- <u>SR-1A</u>, 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.

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

When a wall is 5' from a property line, a maximum 36" eave overhang is allowed.

When a wall is less than 5' but greater than or equal to 2' from the property line, an eave may only extend to a point that is 2' from the property line.

When a wall is less than 2' but greater than 12" from the property line, a maximum 4" eave overhang is allowed.

One-hour fire-resistant construction is required on the underside of the eave .

7/16" Oriented Strand Board (OSB) or CDX plywood wall sheathing, attached with 8d nails at 6" edge and 12" field nailing.

5/8" type 'X' Gypsum Wall Board (GWB); 1-hour rated is required on both sides when a wall is less than 5' from the property line.

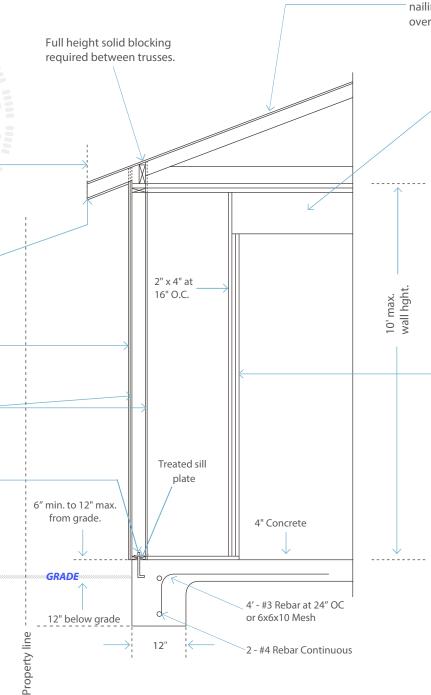
1/2" x 10" anchor bolt @ 32" O.C.; first anchor bolt to be located 4" to 12" from the end of the plate.

Minimum of 2 bolts per plate.

Use 1/4" x 3" x 3" plate washers.

Return walls with widths less than the table below require engineering or the installation of a proprietary shearwall.

Wall Height	Return Wall Height
8'	32" min.
9'	36" min.
10'	40" min.



7/16" OSB or 1/2" CDX plywood roof sheathing. 8d nails at 6" edge and boundary and 12" field nailing. OSB to have 1/8" gap. Asphalt shingle over 15# felt. Drip edge required.

(2) 2" x 12" or (2) 1 3/4" x 11 7/8" LVL header is required when trusses are parallel to the header. The header size will need to be determined if the roof trusses bear on the header.

An approved connector capable of resisting 175 lbs. or more of uplift is req. at the truss to top plate connection.

Attic ventilation is required (1:150 venting ratio) if a ceiling is being installed.

Openings in garage walls measured from the property line:

- less than 3' not allowed
- up to 25% of the wall area, openings are unlimited if the wall is 5' or more from the property line.

Minimum of 2 trimmers (jack studs) required for openings 5' or wider.

Concrete work:

All concrete placed adjacent to the garage slab is required to have a minimum slope of 2% (1/4" per foot) to a point 5' away.

All concrete is to be placed on 4" to 6" of crushed gravel or undisturbed soil.

If electrical service is to be provided a concrete encased UFER ground is required and shall be designed/installed appropriately.

Monolithic concrete pours are limited to 600 sq. ft. and are only to be used where the existing grade varies a maximum of 6" throughout the entire length and/or width of a garage. Monolithic pours are to be completed in one continuous pour and its perimeter shall have thickened footings throughout.