

Building Services & Code Enforcement

451 South State Street, Room 215

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Salt Lake City, UT 84114

www.slc.gov/buildingservices

801-535-6000

Updated 10-2012

Accessory Buildings & Garages for Single & Two Family Zoning Districts

Construction permits are required to construct an accessory structure or garage on your property if the square footage is over 120 ft². If 120 ft² or under, no permit is usually necessary but zoning standards must be met.

In addition, all accessory buildings located within Historic District regardless of size, requires building permits.

Accessory buildings

An accessory building is any detached structure over 120 ft² and that requires a building permit to construct. They include garages, carports, covered patios, greenhouses, gazebos and sheds..

Setbacks

Accessory buildings are prohibited in any required front, side, or corner side yard. They may be built no closer than one foot to a side or rear lot line if the garage walls are fire-rated. Generally, accessory buildings must be located within 5' of the rear property line. If built closer than 5' to any property line, fire rating must be provided.

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.

Corner lots

No accessory building on a corner lot may be built closer to the street than the distance required for corner side yards. At no time, however, may the accessory building be closer than 20' to a public sidewalk. In addition, accessory buildings must be set back at least as far as the main house.

Yard coverage

Any portion of an accessory building may not occupy more than 50% of the required rear yard.

Building coverage

The maximum coverage of all accessory buildings may not exceed 50% of the size of the principal structure up to a maximum of 720 ft² for a single-family dwelling and 1,000 ft² for a two-family dwelling. .

Building height

Generally, the height of accessory buildings with pitched roofs may not exceed 17' to the peak and flat roofs may not exceed 12' in height. The Yalecrest Overlay allows 15' to the midpoint of the roof pitch. In the SR-1A zone, 14' to the peak of the roof is permitted and a 9' maximum height for flat roofs is allowed.

Driveways

Driveways must be improved and maintained as hard surface, such as asphalt, concrete, pavers, or turf-block. Driveways must be at least 6' from abutting property lines and 10' from street corner property lines. In SR-1 and SR-3 Districts, driveways may not be over 22' in width. In all other districts, driveways may not exceed 30' in width.

Tapered driveways must be angled at a 3 to 1 ratio. For example, a driveway that needs to angle 10' would have to have a length of 30'.

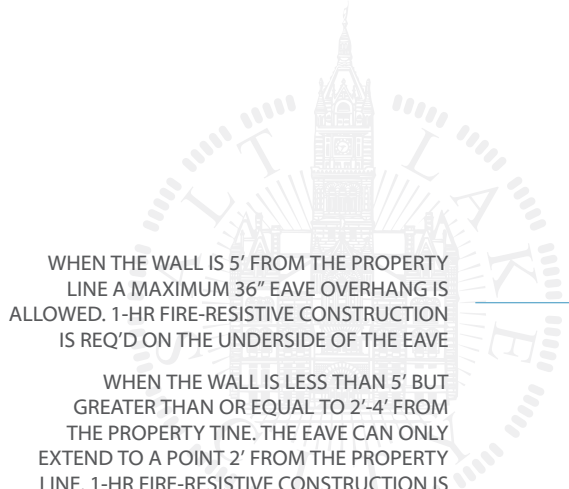
Further information on driveways, patios, and parking spaces is available at www.slc.gov/buildingservices under the "Brochures" section in the "Residential Driveways" brochure.

Alley access

Garages using alley access need to have a distance of 22' - 7" from the opposite side of the alley to the front of the garage. This dimension allows for easy access in and out of the garage.

Power lines

Rocky Mountain power approval is required for any structure within 10' horizontal distance to any power source / any structure beneath an existing power line. The Builder's Hotline is 800-469-3981.



WHEN THE WALL IS 5' FROM THE PROPERTY LINE A MAXIMUM 36" EAVE OVERHANG IS ALLOWED. 1-HR FIRE-RESISTIVE CONSTRUCTION IS REQ'D ON THE UNDERSIDE OF THE EAVE

WHEN THE WALL IS LESS THAN 5' BUT GREATER THAN OR EQUAL TO 2'-4' FROM THE PROPERTY LINE. THE EAVE CAN ONLY EXTEND TO A POINT 2' FROM THE PROPERTY LINE. 1-HR FIRE-RESISTIVE CONSTRUCTION IS REQ'D ON THE UNDERSIDE OF THE CAVE

WHEN THE WAIL IS LESS THAN 2'-4' BUT GREATER THAN 12' FROM THE PROPERTY LINE, A MAXIMUM 4' EAVE OVERHANG IS ALLOWED. 1-HR FIRE-RESISTIVE CONSTRUCTION IS REQ'D ON THE UNDERSIDE OF THE EAVE.

PROPERTY LINE

$\frac{7}{16}$ " OSB OR $\frac{1}{2}$ " CDX WALL SHEATHING. 8D @ 6' EDGE & BOUNDARY & 12' FIELD NAILING

$\frac{5}{8}$ " TYPE 'X' GWB (1-HR RATED) REQUIRED ON BOTH SIDES WHEN WALL IS LESS THAN 5' FROM PROPERTY LINE

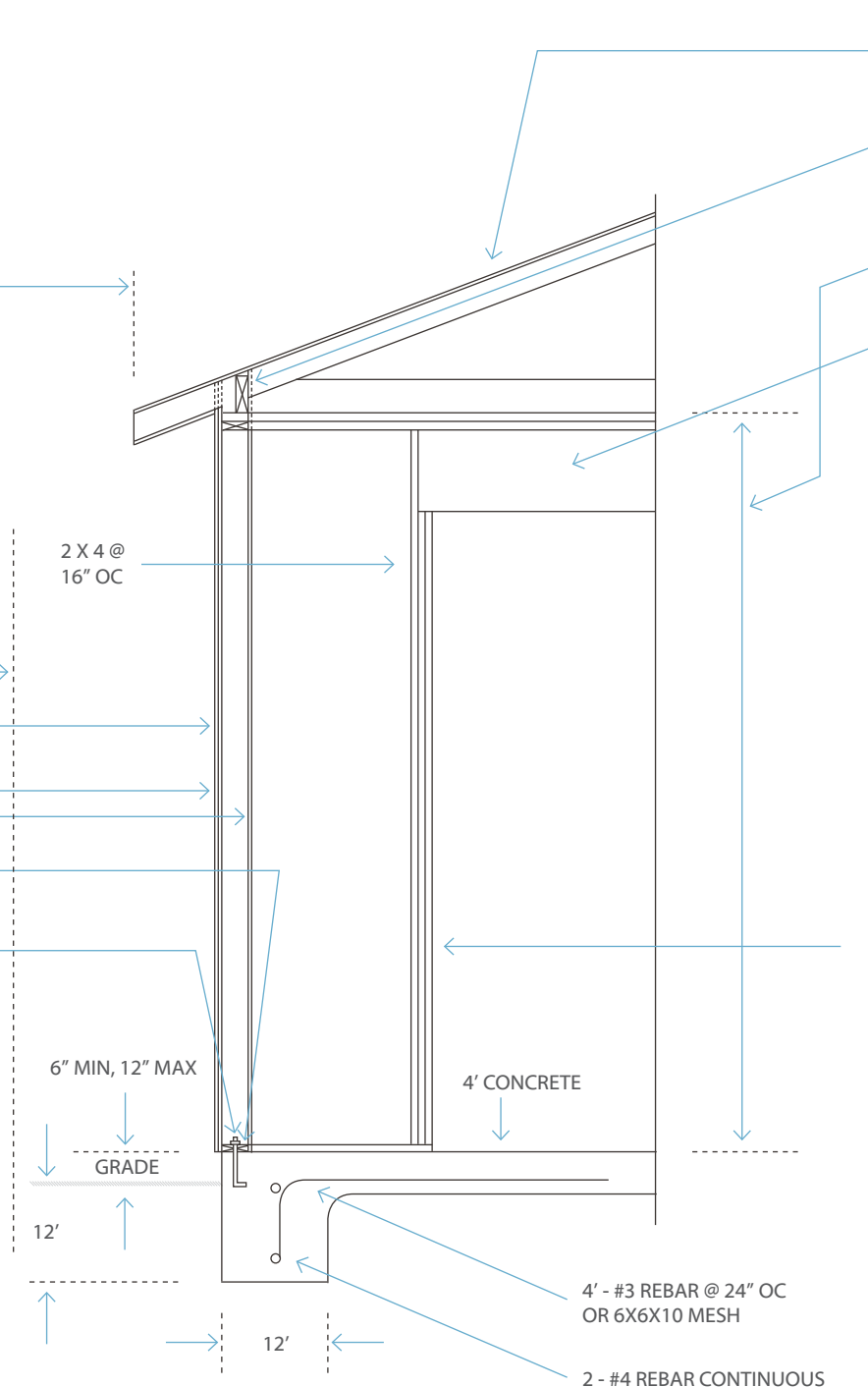
TREATED PLATE

$\frac{1}{2}$ " X 10" ANCHOR BOLT @ 32" OC $\frac{1}{4}$ " X 3" X 3" WASHER IS REQ'D. ANCHOR BOLT TO BE LOCATED 4" TO 12" FROM END OF PLATE. MINIMUM OF 2 BOITS PER PLATE.

WALL HT RETURN WALL WIDTH

8'	32" MIN
9'	32" MIN
10'	40" MIN

RETURN WALLS WITH WIDTHS LESS THAN THE TABLE ABOVE REQUIRE ENGINEERING OR A PROPRIETARY SHEAR WALL SYSTEM IS TO BE INSTALLED



$\frac{7}{16}$ " OSB OR $\frac{1}{2}$ " CDX PLYWOOD ROOF SHEATHING. 8D NAILS @ 6" EDGE & BOUNDARY AND 12" FIELD NAILING. OSB TO HAVE $\frac{1}{8}$ " GAP. ASPHALT SHINGLE OVER 15# FELT. DRIP EDGE REQ'D.

FULL HEIGHT SOLID BLOCKING REQUIRED BETWEEN TRUSSES

MONOLITHIC CONCRETE POURS ARE LIMITED TO 600 FT²

10' MAXIMUM WALL HEIGHT

(2) 2 X 12 OR (2) 1 $\frac{3}{4}$ " X 11 $\frac{7}{8}$ " LVL HEADER WHEN TRUSSES ARE PARALLEL TO THE HEADER. THE HEADER SIZE IS ALSO DETERMINED BY THE ROOF TRUSS FRAMING DIRECTION.

AN APPROVED CONNECTOR CAPABLE OF RESISTING 175 LB OR MORE OF UPLIFT IS REQ'D AT THE TRUSS TO TOP PLATE CONNECTION

ATTIC VENTILATION IS REQ'D IF A CEILING IS BEING INSTALLED

A CONCRETE ENCASED (UFER) GROUND IS REQ'D

ALL CONCRETE IS TO BE PLACED ON 4" TO 6" OF CRUSHED GRAVEL OR ON UNDISTURBED SOIL

THE THICKENED FOOTING IS REQ'D THROUGHOUT THE PERIMETER OF THE BUILDING

ALL CONCRETE PLACED ADJACENT TO THE GARAGE SLAB THAT IS WITHIN 6" OF THE TOP OF THE SLAB IS REQ'D TO HAVE A MINIMUM SLOPE OF 2% ($\frac{1}{4}$ " PER FOOT) TO A POINT 5' AWAY

MONOLITHIC CONCRETE POURS ARE TO BE COMPLETED IN ONE CONTINUOUS POUR

MINIMUM OF TWO TRIMMERS (JACK STUDS) REQ'D FOR OPENINGS 5' OR GREATER

OPENINGS IN GARAGE WALLS MEASURED FROM THE PROPERTY LINE:

- LESS THAN 3' - NOT ALLOWED
- 3' TO 5' - UP TO 25% OF WALL AREA
- GREATER THAN 5' - UNLIMITED

MONOLITHIC CONCRETE POURS ARE ONLY TO BE USED WHERE THE EXISTING GRADE VARIES A MAXIMUM OF 6" THROUGHOUT THE ENTIRE LENGTH / WIDTH OF THE GARAGE

MONOLITHIC CONCRETE POURS ARE LIMITED TO 600FT²