

# Accessory Buildings for Residential Zoning

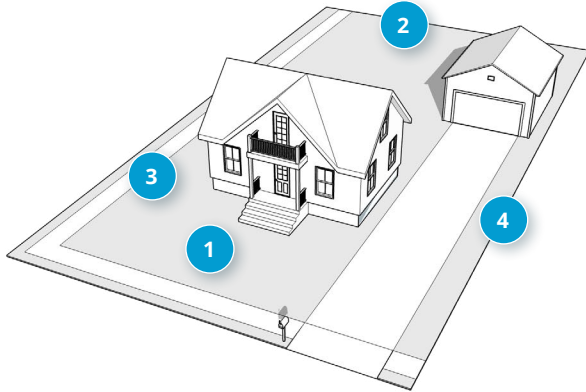
## Single & Two Family Zoning Districts



### What is an Accessory Building?

A secondary structure located on the same lot as the primary building and is used for purposes that support the main use of the property, such as a garage or shed. **Accessory buildings connected to the primary building by a wall or roof greater than 5" in width, are considered part of the primary building.**

### Setback Location Requirements



**1. Front Yard:** Structures are prohibited in the required front yard and must be setback at least as far as the house.

**2. Rear Yard:** Structures must be at least 1 ft. from a lot line, except when sharing a common wall with an accessory building on an adjacent lot. In **FR** & **FP** districts, they are prohibited in the rear yard.

**3. Corner Yard:** Structures are prohibited in the required corner yard. They must be setback 20 ft. from a public sidewalk and be located at least as far back as the house.

**4. Side Yard:** Structures must be behind the house and at least 1 ft. from the side lot line. In **FR** & **FP** districts, they are prohibited in the rear yard.

Required yard setbacks are specific to each residential zoning district. See [Chapter 21A.24](#).

### PLEASE NOTE

**A Building Permit is often required to construct an accessory building. Please check the [Building Services Info page](#) for those requirements.** All zoning standards must be met even if a permit is not required (i.e., setback, yard coverage, height). A Certificate of Appropriateness is always required for properties in a Local Historic District.

### ADDITIONAL REQUIREMENTS

#### Other Setback Requirements

- When in a side or rear yard, not allowed closer than 4 ft. to any portion of the house, including eaves.
- Not allowed closer than 10 ft. 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.

#### Maximum Building Coverage

Accessory buildings cannot occupy more than 50% of the area located between the rear facade of the house & the rear lot line.

- **FR, R-1, R-2, and SR Districts:** Structures can be up to 50% of the house's footprint or at least 480 sq. ft.; whichever is more. Structures not within a required yard area may be greater as long as it complies with the rear area and lot coverages.
- **SR-1A:** Maximum footprint is 480 sq. ft. with an additional 120 sq. ft. allowed for a secondary accessory structure.
- **Accessory Dwelling Units (ADUs):** See section [21A.40.200](#) for standards, you can also reference the [ADU Guide](#) for information on general guidelines, eligibility, ADU configurations, process, and more.

#### Maximum Building Height\*

The height of accessory buildings is typically measured from existing grade to the highest point of an accessory building.

- **FR, R-1, R-2, SR Districts:**  
Pitched Roof 17 ft. | Flat Roof 12 ft.
- **FP, RMF Districts:**  
Pitched Roof\*\* 17 ft. | Flat Roof 12 ft.
- **SR-1A:** Pitched Roof 14 ft. | Flat Roof 9 ft.
- **Yalecrest Overlay District:**  
Pitched Roof 15 ft. | Flat Roof 12 ft.

\* Height may be increased when setbacks are increased, see [21A.40.050.C](#).

\*\* Pitched roof in these districts only is measured to the midpoint of the roof.

#### Residential Driveways Brochure

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#### Residential Detached Garage Construction | [bit.ly/slc-info-brochures](http://bit.ly/slc-info-brochures)

**Garages accessed from alleys** must have 22' 7" in distance from the opposite side of the alley to the garage door.

**Rocky Mountain Power approval** is required when structure is within 10' from a power source or beneath a power line.

**Builder's Hot-Line** | 800.469.3981