

Accessory Buildings for Residential Zoning

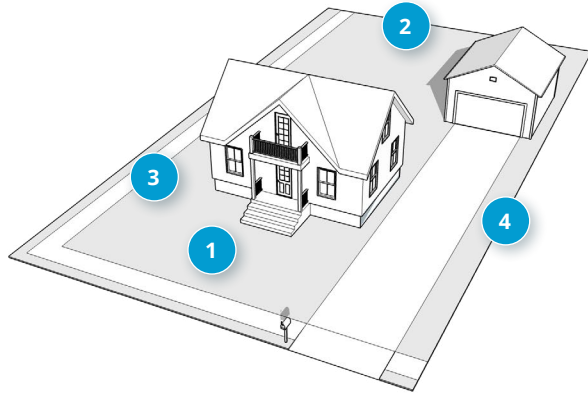
Single & Two Family Zoning Districts



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 measured from existing grade to the highest point of an accessory building (pitched roofs are measured to the midpoint of the roof).

- **FR, R-1, R-2, SR Districts:** 17 ft. (pitched roof) and 12 ft. (flat roof).
- **FP, RMF, RB, R-MU, RB, RM-U, SNB, and RO:** 17 ft. (pitched roof) and 12 ft. (flat roof).
- **SR-1A:** 14 ft. (pitched roof) and 9 ft. (flat roof).
- **Yalecrest Overlay District:** 15 ft. (pitched roof) and 12 ft. (flat roof).

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

Residential Driveways Brochure

bit.ly/slc-info-brochures

Residential Detached Garage Construction | 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