

FOR YOUR INFORMATION...

City of Taylorsville
Information Form

B-8

ACCESSORY STRUCTURES
2nd Ed: 02-08



City of Taylorsville
Community Development Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84118 (801) 963-5400



Detached Accessory Structures

An accessory structure is any building that is located on the same lot as a home or other primary building that is detached and subordinate to the main building (i.e. garden sheds, green houses, barns, detached garages). By Taylorsville Code, the definition of an accessory structure does not include decorative landscape features such as arbors or pergolas nor does it include animal shelters measuring twenty-five square feet or less. Construction regulations for accessory structures are located in both the Building Code (construction methods, etc.) and Zoning Code (setbacks, maximum height, etc.). The following information addresses both the Building Code and Zoning Code and outlines the basic requirements and process for obtaining a building permit to construct a detached accessory structure. For information regarding accessory structures in commercial districts please contact the Taylorsville Planning Division.

Is a building permit required for construction of an accessory structure?

Yes – a building permit is required to construct all accessory structures in the City of Taylorsville with the following exception:

- Any single story accessory structure which is 120 square feet or less that does not contain electrical, plumbing or mechanical service does not require a building permit. Please note that even if your accessory structure does not require a building permit, it must still meet all applicable zoning standards (see height, size, and setback restrictions below).

Height, Size, and Setback Restrictions:

Taylorsville City Code stipulates that height, size, and setback standards for accessory structures are determined by your lot size, whether your parcel is a corner lot or an interior lot, and where you're placing the structure on your property (i.e. side yard, backyard). The Code further states that smaller accessory structures can be approved as a "permitted use" - meaning it can be approved at the staff level while larger structures are considered "conditional uses" and must be approved at a public meeting by the Taylorsville Planning Commission. For more information on conditional uses and the conditional use process, please see Taylorsville Information form **P5 Applying for a Conditional Use Permit**.

Regulations for Accessory Structures Located on Lots of 15,000 Square Feet or Less:

Structures located in the rear yard of an interior lot:

Maximum Height: 12 feet as a permitted use; 16 feet as a conditional use.*

Maximum Size (Area): 576 square feet as a permitted use; 25% of rear yard as a conditional use

Rear and Side Yard Setbacks: All accessory structures must be located at least six feet away from any other structure. In addition, accessory structures must also be at least five feet from any property line unless the structure utilizes "fire walls" on all walls adjacent to the property line, in which case the structure may be placed three feet from the property line. For more information regarding fire walls, please refer to the **When do I need to construct a fire wall** section below.

Structures located in the side yard of an interior lot or within the interior side yard of a corner lot:

Note: If any portion of an accessory structure is located within a side yard, the entire structure is deemed to be within the side yard and must comply with all applicable requirements for accessory structures located in side yards.

Maximum Height: 12 feet as a permitted use; 16 feet as a conditional use.*

Maximum Size (Area): 576 square feet and a permitted use; 864 square feet as a conditional use.

Rear and Side Yard Setbacks: All accessory structures must be located at least six feet away from any other structure. In addition, accessory structures must also be at least five feet from any property line unless the structure utilizes "fire walls" on all walls adjacent to the property line, in which case the structure may be placed three feet from the property line. For more information regarding fire walls, please refer to the **When do I need to construct a fire wall** section below. Accessory structures located in side yards must also maintain a minimum front setback of at least ten feet behind the front of the main structure.

Structures located in the backyard of a corner lot:

Maximum Height: 12 feet as a permitted use; 16 feet as a conditional use.*

Maximum Size (Area): 576 square feet as a permitted use; 25% of rear yard as a conditional use

Rear and Side Yard Setbacks: All accessory structures must be located at least six feet away from any other structure. In addition, accessory structures must also be at least five feet from any interior property line (a property line not contiguous to a street right-of-way) unless the structure utilizes "fire walls" on all walls adjacent to the property line, in which case the structure may be placed three feet from the property line. For more information regarding fire walls, please refer to the **When do I need to construct a fire wall** section below. For the street side property line, the minimum setback is 20 feet.

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Regulations for Accessory Structures Located on Lots of more than 15,000 Square Feet:

Structures located in the rear yard of an interior lot:

Maximum Height: 16 feet as a permitted use; 19 feet as a conditional use.*

Maximum Size (Area): 864 square feet as a permitted use; 25% of the rear yard as a conditional use

Rear and Side Yard Setbacks: All accessory structures must be located at least six feet away from any other structure. In addition, accessory structures must also be at least five feet from any property line unless the structure utilizes “fire walls” on all walls adjacent to the property line, in which case the structure may be placed three feet from the property line. For more information regarding fire walls, please refer to the ***When do I need to construct a fire wall*** section below.

Structures located in the side yard of an interior lot or within the interior side yard of a corner lot:

Note: If any portion of an accessory structure is located within a side yard, the entire structure is deemed to be within the side yard and must comply with all applicable requirements for accessory structures located in side yards.

Maximum Height: 16 feet as a permitted use; 19 feet as a conditional use.*

Maximum Size (Area): 864 square feet as a permitted use; 25% of the side yard as a conditional use

Rear and Side Yard Setbacks: All accessory structures must be located at least six feet away from any other structure. In addition, accessory structures must also be at least five feet from any property line unless the structure utilizes “fire walls” on all walls adjacent to the property line, in which case the structure may be placed three feet from the property line. For more information regarding fire walls, please refer to the ***When do I need to construct a fire wall*** section below. Accessory structures located in side yards must also maintain a minimum front setback of at least ten feet behind the front of the main structure.

Structures located in the backyard of a corner lot:

Maximum Height: 16 feet as a permitted use; 19 feet as a conditional use.*

Maximum Size (Area): 864 square feet as a permitted use; 25% of the rear yard as a conditional use.

Rear and Side Yard Setbacks: All accessory structures must be located at least six feet away from any other structure. In addition, accessory structures must also be at least five feet from any interior property line (a property line not contiguous to a street right-of-way) unless the structure utilizes “fire walls” on all walls adjacent to the property line, in which case the structure may be placed three feet from the property line. For more information regarding fire walls, please refer to the ***When do I need to construct a fire wall*** section below. For the street side property line, the minimum setback is 20 feet.

*In the City of Taylorsville, building height is defined as the vertical distance above the lowest original ground surface at any point on the perimeter of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves or cornice and the highest point of a pitched or hipped roof (see illustration 1).

When do I need to construct a firewall?

The *International Building Code* (IBC) for commercial structures and the *International Residential Code* (IRC) for residential structures requires that any accessory structure constructed within five feet of a property line be “fire rated”, meaning that all walls as well as the fascia and soffit (i.e. eaves) be constructed for fire exposure from both within and outside the structure. A typical fire rated wall will contain 1 layer of 5/8” Type X exterior grade sheetrock between the sheathing and the siding, and 1 layer of 5/8” Type X sheetrock on the inside of the wall. Otherwise all accessory structures must be setback at least five feet away from all property lines. The City of Taylorsville recommends that any property owner who constructs an accessory structure within five feet of a property line have a site survey conducted by a licensed surveyor to ensure accurate setbacks.

Design Standards for Accessory Structures Requiring a Conditional Use Permit:

Accessory Structures that require conditional use permits based on their height or size are subject to increased design standards and may be subject to a design review that may include:

- Architectural compatibility with the primary structure
- Height, size, and roof pitch
- Location on the site
- Exterior colors and materials.

Can My Accessory Structure be Built on a Utility Easement?

In most cases, accessory structures may not be built over utility easements (e.g. water, electricity, storm drain, etc.). If you have easements on your property, you should research them to see what restrictions apply. Please note that the City of Taylorsville can not verify the existence or exact locations of all easements on your property. Consequently, it is the responsibility of the property owner to ensure compliance with all existing easements.

Exterior Building Materials:

Accessory structures should be constructed using quality exterior building materials, with aluminum and vinyl as a minimum standard. Other acceptable materials include brick, stucco, stone, cement-fibrous board, exterior grade wood siding, or other similar products. Generally, colors and materials of the accessory building should be compatible with the colors and materials of the main building.

General Regulations:

- All storm water runoff from an accessory structure must be contained on the same lot where the building is located.
- No accessory structure may be constructed unless there is a principle building (i.e. a house) being constructed or already established on the same parcel.
- No accessory structure or group of accessory structures may cover more than 25% of the yard (side yard, rear yard) in which they are located.

Exceptions and Additional Requirements for Agricultural Structures:

Accessory structures that are used exclusively for agricultural purposes or for the keeping of livestock (i.e. barn, horse corral) may have additional restrictions and/or exceptions from the limitations placed on other accessory structures. For more information, please contact the Taylorsville Planning Division.

Step-by-step application process:

The following steps must be followed in order to obtain a building permit for an accessory structure:

- Step 1: **Contact the City Planning Department.** Before submitting an application for a building permit, you must contact the Taylorsville Planning Department. A member of the Planning Department will identify the zoning district and applicable ordinances for your project. Depending on the total amount of square footage, your accessory structure will be categorized as a “permitted use” or as a “conditional use”. If your accessory structure is categorized as a conditional use, you must first obtain a conditional use permit (CUP) before proceeding. For information on how to apply for a CUP, please see ***Taylorsville Information Form P-9 Applying for a Conditional Use Permit.***
- Step 2: **Submit a completed building permit application with the following required information:**
- Provide the property owner’s name, address, telephone number, and mailing address.
 - Provide the legal address of the construction site along with proof of ownership of the subject property.
 - Supply the contractor or owner-builder’s name, address, telephone number and, if applicable, contractor’s license number issued by the State of Utah, Division of Professional Licensing (DOPL).
 - Describe the intended use of the proposed accessory structure.
 - Show square footage amount of proposed and existing accessory structures (if any).
 - State the number of buildings to be constructed, the number of building stories and the type of construction to be used.
 - Supply a project valuation (i.e. an estimate of the cost of construction).
 - Submit 2 complete sets of plans with the following information:
 - A site plan showing property lines, dimensions of all existing and proposed accessory structures, set backs from property lines, distance between structures, vehicle access and parking, utility and drainage easements, north arrow and drawing scale.
 - Building elevations showing exterior wall coverings, roof pitch, attic ventilation, and grade height.
 - Footing and foundation details showing the depth of footings, reinforcement and damp-proofing of the foundation wall.
 - Wall cross sections showing structural components such as beams, headers, blocking, stud sizes and lengths, ceiling height, and insulation.
 - Floor and roof framing plans showing the size, spacing, span and type of materials used, and the layout of rafters or trusses.
 - Floor plans showing the use of all rooms, room sizes, attic accesses, window locations, door landings, and window and door types and sizes.
 - Electrical receptacles, lights, switches and panel locations.
 - Mechanical systems, ducting and plumbing layouts.
- Step 3: **Planning Department - zoning review.** Your building permit application will be initially assigned to the Planning Department for a zoning compliance review. A staff planner will check building setbacks, building heights, area of structures, percent of yard coverage, and proposed use of structures for zoning compliance. If your application does not comply with requirements of the zoning ordinance, you will be notified of any required changes and the plans will be returned to you for correction (minor changes can be completed at the counter). Plans must be resubmitted to the City after all required corrections have been made. Following zoning review and approval, your application will be forwarded to the Building Department for review.
- Step 4: **Building Department – plan review.** The Building Official will check your plans to insure that the structure is designed to meet or exceed the minimum specifications required by the IBC. If your plans are approved, you will be notified that the plans and the permit are ready for you to pickup. If corrections are needed, the plans will be returned to you to make the required changes. Once the changes have been made, you must resubmit your plans to the City for further review.
- Step 5: **Pickup building permit.** You must pay for and receive your building permit prior to starting any construction. For more information on building permit fees, please see ***Taylorsville Information Form P-17 Consolidated Fee Schedule.***
- Step 6: **Schedule inspections.** You are responsible to schedule all required inspections. For more information on inspections, please see ***Taylorsville Information Form B-2 The Inspection Process.***

Questions?

If you have any other questions regarding construction requirements for an accessory structure, please contact the Taylorsville Building Division at (801) 955-2030 or Planning Division at (801) 963-5400.

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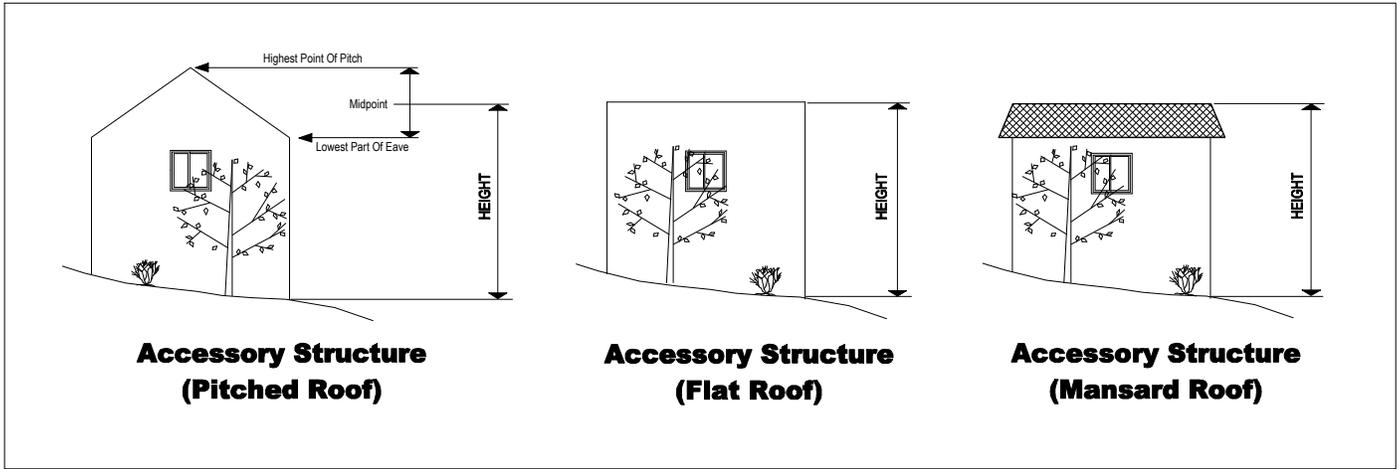


ILLUSTRATION 1 - HOW TO CALCULATE BUILDING HEIGHT FOR DETACHED ACCESSORY STRUCTURES

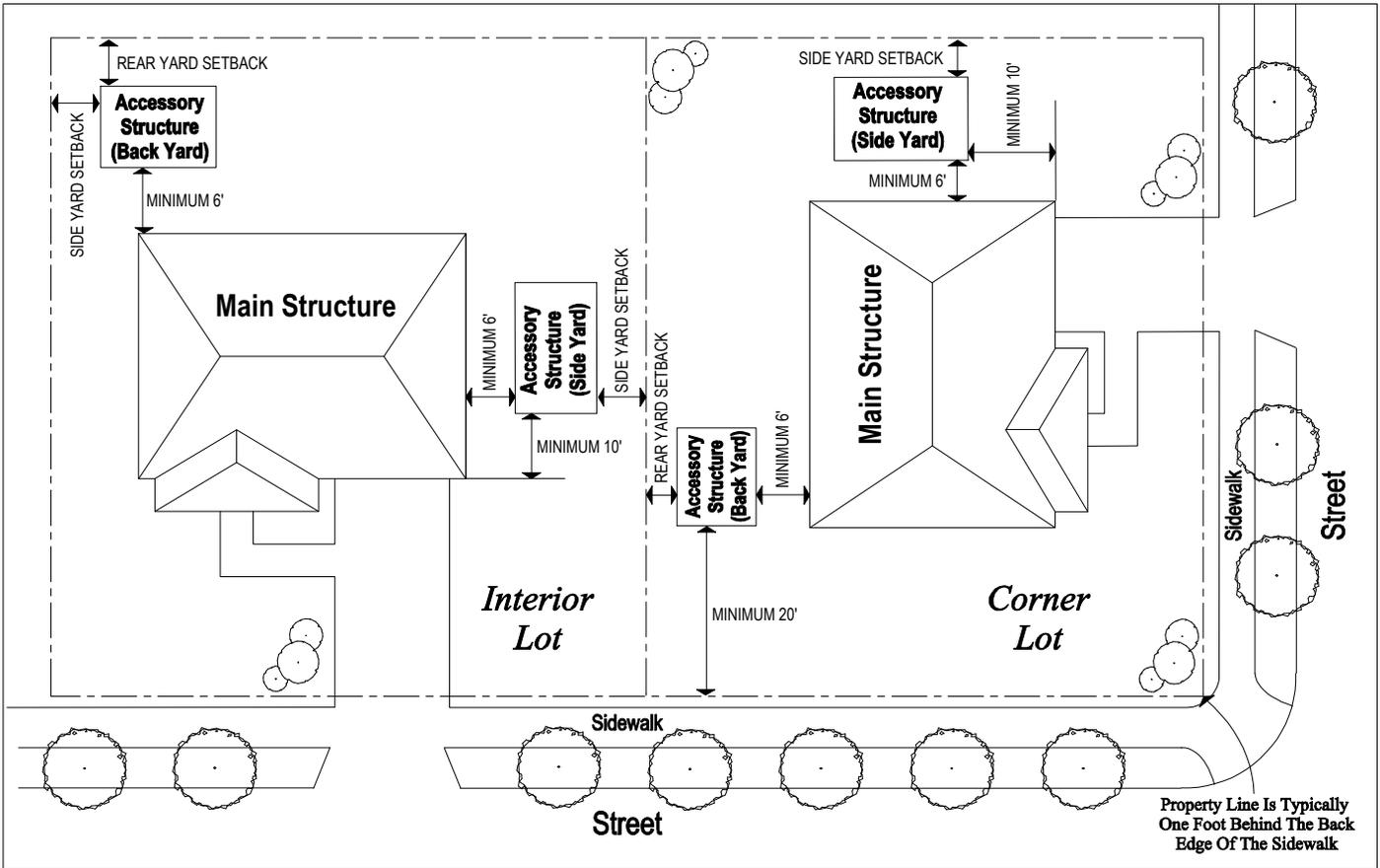


ILLUSTRATION 2 - CALCULATING SETBACKS FOR DETACHED ACCESSORY STRUCTURES.

FOR ADDITIONAL SETBACK REGULATIONS PLEASE REFER TO THE HEIGHT, SIZE, AND SETBACK RESTRICTIONS SECTION ON THE FRONT PAGE OF THIS FORM