

Detached Accessory Structures

B-5

REV: 10-20-14



City of Taylorsville
Building Department
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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

General Regulations:

- Accessory structures may not 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.
- Only two accessory structures are allowed
- The accessory structure cannot be used as habitable (living) space

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

- Some, Any single story accessory structure which is 200 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). Any electrical, plumbing, or mechanical work installed in an accessory structure requires a permit, regardless of size

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). Contacting the Planning Department to determine what is allowed in the zone you live in.

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: 15 feet (measured to the peak of the roof) as a permitted use;

Maximum Size (Area): 25% of rear yard or 750 square feet whichever is smaller.

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.

When do I need to construct a firewall?

The *International Residential Code* (IRC) for residential structures requires that any accessory structure walls parallel to the property line 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.

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 cannot 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.

Does my structure need a foundation?

All accessory structures are required to have a footing/foundation to support the exterior walls. However, if your structure is light framed construction (wood or metal studs), is 600 square feet or less, and is no taller than 10’ at the top of the walls, frost protection is not required for the footing. An example can be found on our standard detail 01-monolithic footing detail.

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.

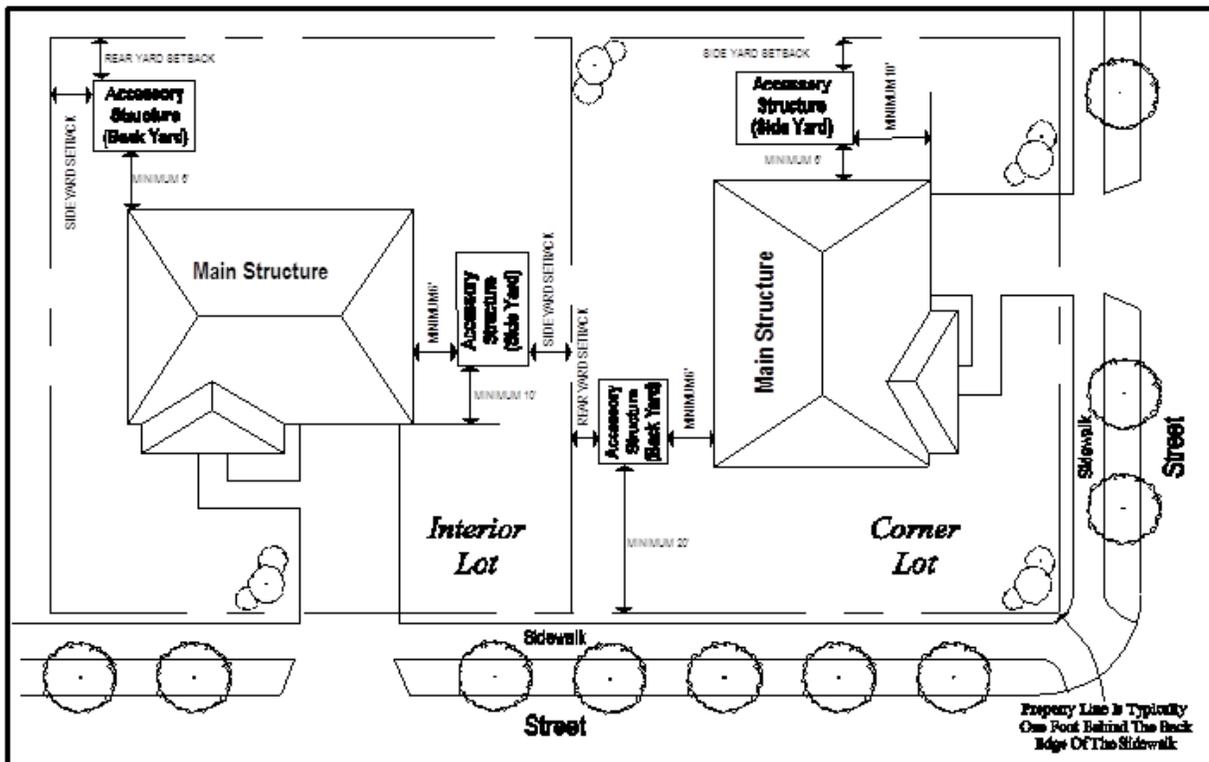


ILLUSTRATION 2 - CALCULATING SETBACKS FOR DETACHED ACCESSORY STRUCTURES.