

When do I need a Building Permit for a Shed?

- A Building Permit is **Not Required** for One-story detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, provided the floor area **does not exceed 200 square feet**. (Minimum Setbacks (accessory buildings not requiring a building permit): See § 19.05.11 of the City Code)
- A Building Permit is **Required** for detached *accessory structures* used as tool and storage sheds, playhouses and similar uses, that are **larger than 200 square feet**. You are required to submit for and obtain a building permit and all required inspections.
- A Shed requiring a Building Permit shall meet minimum setback requirements as shown in table below (19.04.07. of the City Code).

**Minimum Setbacks (accessory buildings requiring a building permit):
See § 19.05.11 for additional requirements**

Development Standard	A	RA-5	RR	R-1	R-2	R-3	R-4	R-5	R-6	R-10	R-14	R-18
Interior Side, Rear	25'	25'	25'	25'	5'	5'	5'	5'	5'	5'	5'	5'
Front: Same as Primary Structure	X	X	X	X	X	X	X	X	X	X	X	X
Corner Lots: street side: Same as Primary Structure	X	X	X	X	X	X	X	X	X	X	X	X
Distance away from any Dwelling Unit	60'	60'	60'	60'	5'	5'	5'	5'	5'	5'	5'	5'

19.05.11. Accessory Buildings in Residential Development.

Accessory buildings may be placed on residential lots subject to the standards in the applicable zone districts as outlined in Chapter 19.04, and the standards of this section.

1. All accessory buildings shall meet the following standards:
 - a. In all zones except for the A, RA-5, and RR zones, shall not be taller than any main structure or dwelling for buildings with a building permit, or fifteen feet for buildings not requiring a building permit;
 - b. Shall be of color and construction compatible with and similar to the primary structure; and
 - c. Shall be regularly maintained in a clean and well-kept manner; and

- d. Shall not drain onto adjacent properties or onto public property; and
- e. Shall not be located in a required clear view triangle as outlined in Section 19.06; and
- f. Shall have a minimum twenty foot long driveway if housing a car, truck, RV, or other automobile.

2. Accessory buildings requiring a building permit according to the International Building Code:

- a. shall meet the accessory building setbacks identified in the applicable zone district, and
- b. shall not occupy more than 30% of any side or rear yard, subject to the lot coverage limitations of the applicable zone district.

3. Accessory buildings not requiring a building permit according to the International Building Code shall not be required to meet interior side yard and rear yard setbacks, and street-side yard setbacks for corner lots where the rear property line abuts the rear property line of the adjacent lot. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. If placed within a required setback, such buildings:

- a. are placed at the property owners' risk per Utah Code Chapter 54-3; and
- b. shall have a maximum height of ten feet, as measured from the finished grade of the surface directly beneath the building to the highest point of the building roof; and
- c. shall not have openings facing adjoining properties; and
- d. shall have minimum one-hour fire rated construction for surfaces facing adjoining properties; and
- e. shall not be used for the housing of animals or birds; and
- f. if within the street side-yard setback, shall not have openings facing the street side property line.