

What is an Accessory Structure?

An **accessory structure** is defined by the City of West Jordan as a building or structure that is subordinate and incidental to the main building on the lot. Such structures often include garages, car ports, tool sheds, and other structural objects that are detached from the house.

A **garage** is defined by the City of West Jordan as a building designed and used for the parking or temporary storage of automobiles of the occupants of the premises, either constructed as attached to a principal structure or detached. Attached garages are considered part of the house and must adhere to the house setbacks for the zone in which it is located. Detached garages are considered an accessory structure and must comply with the requirements pertaining to accessory structure standards.



Examples of Accessory Structures

Will I Need a Building Permit?

Certain conditions will require a building permit. These circumstances are outlined below:

- The accessory structure has a floor area of more than two hundred (200) square feet.
AND/OR
- The accessory structure is 17 feet tall or taller.
AND/OR
- Utility services (water, power, gas, etc.) are hooked up to the accessory structure.

What Do I Need to Do

To Obtain a Building Permit?

A building permit application, as well as a site plan and construction drawings for the structure, must be submitted to the Development Office for City Staff review. This application is on the City's website (www.westjordan.utah.gov) or at West Jordan City Hall in the Development office.

Accessory Structure Requirements for Residential and Planned Community Zones

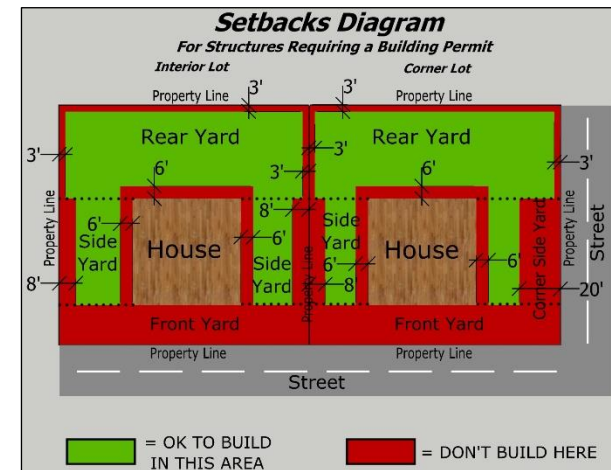
(Agricultural zones have some requirements that may differ from the following requirements. Consult the West Jordan Planning Department for more information.)

All Accessory Structures

- **Maximum Height:** Accessory structures shall not be taller than 20 feet.
- **Maximum Area:** An accessory structure cannot occupy more than 20% of the yard area in which it is placed. Only accessory structures placed fully within interior side yards are not required to meet this standard.
- **Combined Area of Structures:** The combined footprint area of the house, garage, decks and all accessory structures must not cover more than 35%-40% of the total area of the property. See zoning map for details.
- **House/Structure Area:** The area of the accessory structure must be smaller than the area of the house, unless it is located in an agricultural zone.
- **Easements:** No structure can be constructed over a platted easement area, unless an Easement Release is recorded with the Salt Lake County Recorder's Office. Consult with the Planning Department to determine easement locations on your property.
- **Front Yards:** Accessory structures are not allowed anywhere within a front yard.
- **House Required:** A house must be fully built on the property before an accessory structure can be placed on said property.
- **Animal Shelters:** If the structure will be used as shelter for animals, then it must be placed at least 40 feet from the house and all neighboring houses. Chicken coops are exempt from this requirement.

Structures Requiring a Building Permit

- **House Clearance:** Accessory structures must be set back from the house or any structure attached to the house by a minimum of 6 feet.
- **Rear Yards:** For an accessory structure that is located in a rear yard, the structure must be set back a minimum of 3 feet from the side and rear property lines.
- **Interior Side Yards:** For an accessory structure that is located in an interior side yard, the structure must be set back a minimum of 8 feet from the side property line.
- **Corner Side Yards:** For an accessory structure that is located in a corner side yard, the structure must be set back a minimum of 20 feet from the corner side property line and 3 feet from the rear property line.
- **Additional Setback:** An accessory structure that is taller than 17 feet (see diagram for measuring height) must add 1 foot of setback in addition to the required setbacks for every foot of height exceeding 17 feet.



Typical Setbacks for Structures 17-Foot Tall or Shorter.
Taller Structures Require More Setback Based on Height.

Structures That Do Not Require a Building Permit

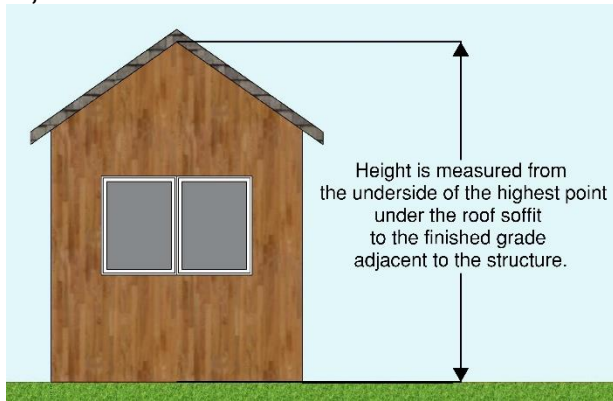
- **Corner Side Yard Setback:** For an accessory structure that is located in a corner side yard, the structure must be set back a minimum of 8 feet from the corner side property line.
- **Other Setbacks:** No setbacks are required from the rear or interior side property lines, nor from the house.
- **Clearance:** Accessory structures in side yards must maintain at least 3 feet of pathway access from the front yard to the rear yard.

Additional Garage Requirements

- **Driveway:** Only 1 driveway/curb cut is permitted per property.
- **Curb Cut:** The curb cut shall not exceed 30 feet in width.
- **If the detached garage is the only garage on the property:**
 - The driveway shall be concrete or asphalt.
 - The garage must be at least 20 feet wide by 20 feet deep.
 - The garage must be fully enclosed, meaning full height walls on all sides, a garage door and a roof.

Height Measurement

Structure height is measured from the underside of the highest point under the roof soffit to the finished grade adjacent to the structure.



Measuring the Height of an Accessory Structure.

How Do I Contact the City If I Have Questions?

If you have any questions, either in general or pertaining to your specific project, you may call the West Jordan Planning and Zoning Department at **801-569-5060** or visit us in person at **West Jordan City Hall (8000 South Redwood Road)** in the Development Services office. The city website address is www.westjordan.utah.gov.



The City of West Jordan

Planning & Zoning

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This brochure is for informational purposes only. Consult the West Jordan City Code for specific and most current regulations.



Accessory Structures A Guide to Residential Zoning Standards

