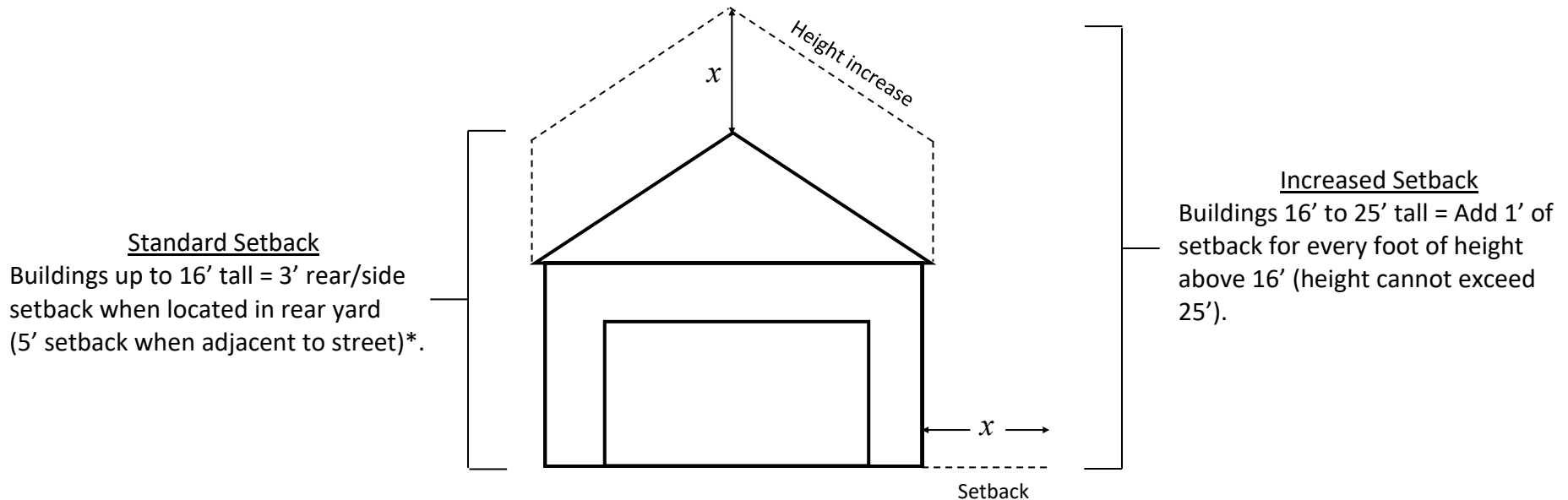


Summary of Accessory Building Requirements



Additional Requirements:

- Buildings > 200 sq. ft. shall have minimum 3:12 roof pitch over a majority of the structure and require a building permit. Buildings in the R-1.8, A-1, or A-5 zones shall have a minimum 1:12 roof pitch.
- Area of building < 60% of main house footprint.†
- When located within 20' of property line...
 - ⇒ No openings allowed on floors > 4' above grade.
 - ⇒ Average wall height < 16' above grade.
- Buildings in side yard shall meet main structure setbacks.
 - ⇒ Buildings with height < 10' located in side yard = 5' setback.

When is a Conditional Use Permit (CUP) required?

- For buildings that don't meet maximum footprint requirement (cannot exceed footprint of house†).
- For buildings that exceed the height of the house.
- For exceptions to requirements for buildings located within 20' of property line.

Applicants must demonstrate that structure is consistent with character of the neighborhood and not prohibited by CC&R's.

*Applicant must obtain easement release letters from utility companies when encroaching into a Public Utility Easement (PUE).

†In the R-1.8 zone, the footprint of an accessory building shall not exceed the footprint of the main building, except with a CUP.

Disclaimer: This information sheet is only a summary of applicable requirements. It is up to each resident to follow the requirements for accessory buildings primarily found in South Jordan City Municipal Code § 17.40.200. The City Code can be found by visiting <http://www.sjc.utah.gov/city-code/>.