



COMMUNITY DEVELOPMENT

DETACHED ACCESSORY STRUCTURE (DETACHED RESIDENTIAL GARAGES, SHEDS, ETC.)

Do I Need a Building Permit for Detached Residential Accessory Structures?

A building permit application is required for all detached accessory structures, regardless of size.

- If the structure is **200** square feet or smaller, the application will be used for zoning review only. **(No Fee)**
- If the structure is **201** square feet or larger, the same application will be reviewed for both zoning and building permit approval. **(Fee Required)**

All structures must comply with applicable zoning regulations and building code requirements, including setbacks, height limits, and structural safety.

What About Carports or Tarp Shelters?

These are not considered mobile and must meet the same zoning and building code requirements, including proper anchoring for wind and seismic safety.

How Do I Obtain Approval for an Accessory Building or Structure?

All accessory structures must be approval through Brigham City's online portal:

<https://connect.bcutah.org>

Paper Applications are not accepted.

Application Must Include:

For structures 200 sq. ft. or less:

- Site plan with:
 - Address, north arrow, home and existing structures (with footprint square footage)
 - Proposed structure location and setbacks from property lines and home
- Elevation views (front and side) showing wall and roof height
- If using a contractor: State of Utah business license

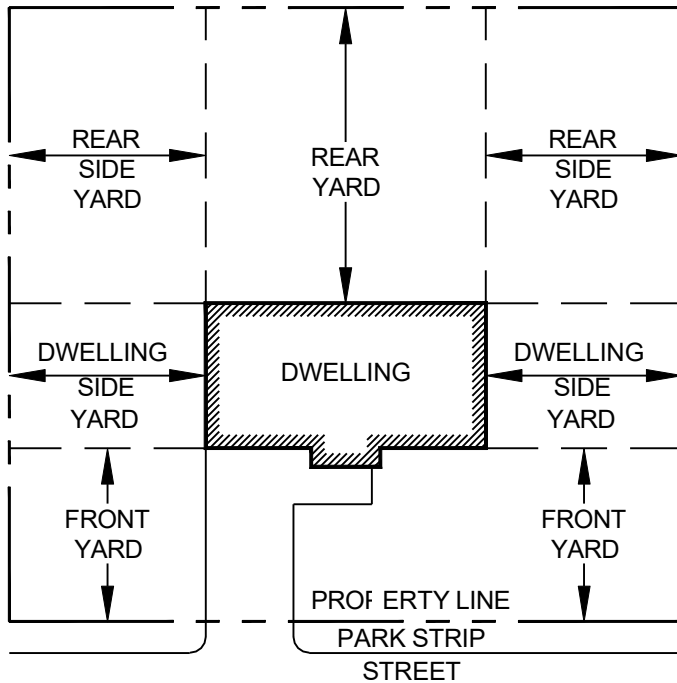
For structures over 200 sq. ft.:

- All of the above, plus:
 - Footing/foundation/slab details
 - Floor plan (show windows, doors, lights, outlets)
 - Construction details (framing, trusses, wood/metal method)

Please allow a minimum of two weeks for review and processing.

SEE ATTACHED PAGES AND EXHIBITS TO HELP GUIDE YOU THROUGH THE ACCESSORY BUILDING/STRUCTURE PLANNING PROCESS.

TYPICAL DWELLING LOT LAYOUT



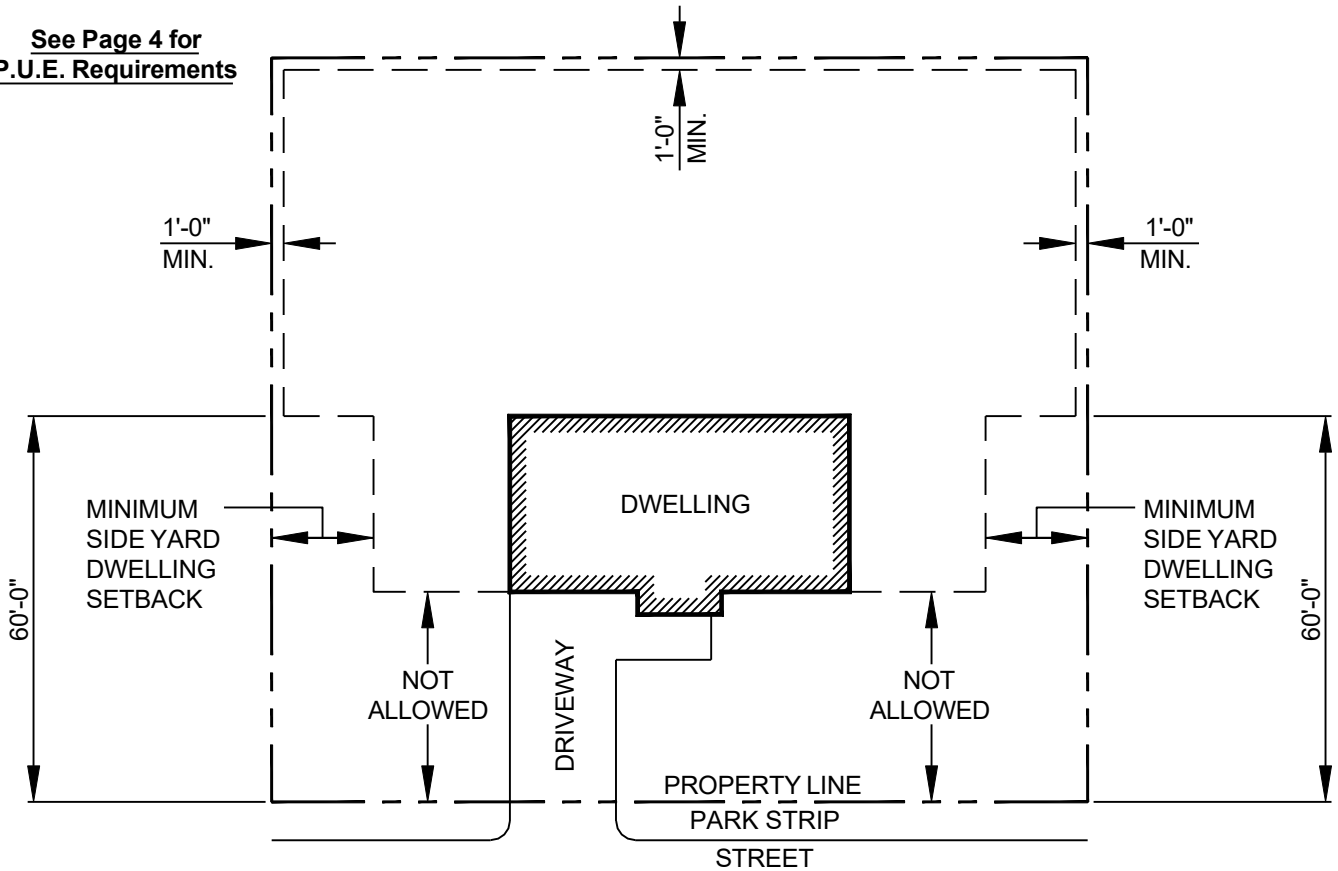
GENERAL NOTES:

1. Applicant shall verify property boundaries, zoning setbacks, and public utility easements prior to the placement of accessory buildings.
2. Accessory buildings are **not** allowed in front yards and accessory buildings shall not have a front yard depth less than the main building(s).
3. **All public utility easements may dictate otherwise.**

ZONING DISTRICT:	R-1-6	R-1-8	R-1-10	R-M-7	R-M-15	R-M-30
Code Section 156.117. Rear Yard Regulations. Minimum rear yard setbacks for accessory buildings:	5'	5'	5'	5'	5'	5'
except for accessory buildings 200 Sq/Ft or less:	1'	1'	1'	1'	1'	1'
provided that on corner lots which rear on a side yard of another lot accessory buildings in all such districts shall be located no closer than six feet (6') to such side yard:	6'	6'	6'	6'	6'	6'
Code Section 156.118. Side Yard Regulations. Minimum side yard setbacks in feet for any dwelling and accessory buildings in districts shall be:	6'	6'	8'	6'	6'	6'
and the total width of the two (2) required side yards:	16'	16'	18'	18'	18'	18'
for private garages and accessory buildings located sixty feet (60') or more from the front property line may have a minimum side yard of:	5'	5'	5'	5'	5'	5'
except for accessory buildings 200 Sq/Ft or less:	1'	1'	1'	1'	1'	1'
provided that no private garage or other accessory buildings shall be located closer than to a dwelling on an adjacent lot.	10'	10'	10'	10'	10'	10'
on corner lots, the side yard in feet which faces on a street for both main and accessory building shall not be less than:	20'	20'	20'	20'	20'	20'
Code Section 156.119. Height Regulations. Maximum height for accessory buildings in feet:	20'	20'	20'	20'	20'	20'
except for accessory buildings within five feet (5') of the property line, the maximum interior wall height shall be:	8'	8'	8'	8'	8'	8'
in number of stories:	1	1	1	1	1	1
Code Section 156.120. Coverage Regulations. Maximum lot coverage for all structures are limited in per cent (%) for any lot in the districts shall be:	40%	35%	35%	40%	50%	50%
Note: All accessory buildings, which are customarily incidental to the permitted use is limited to twenty-five (25%) of the rear lot area.						

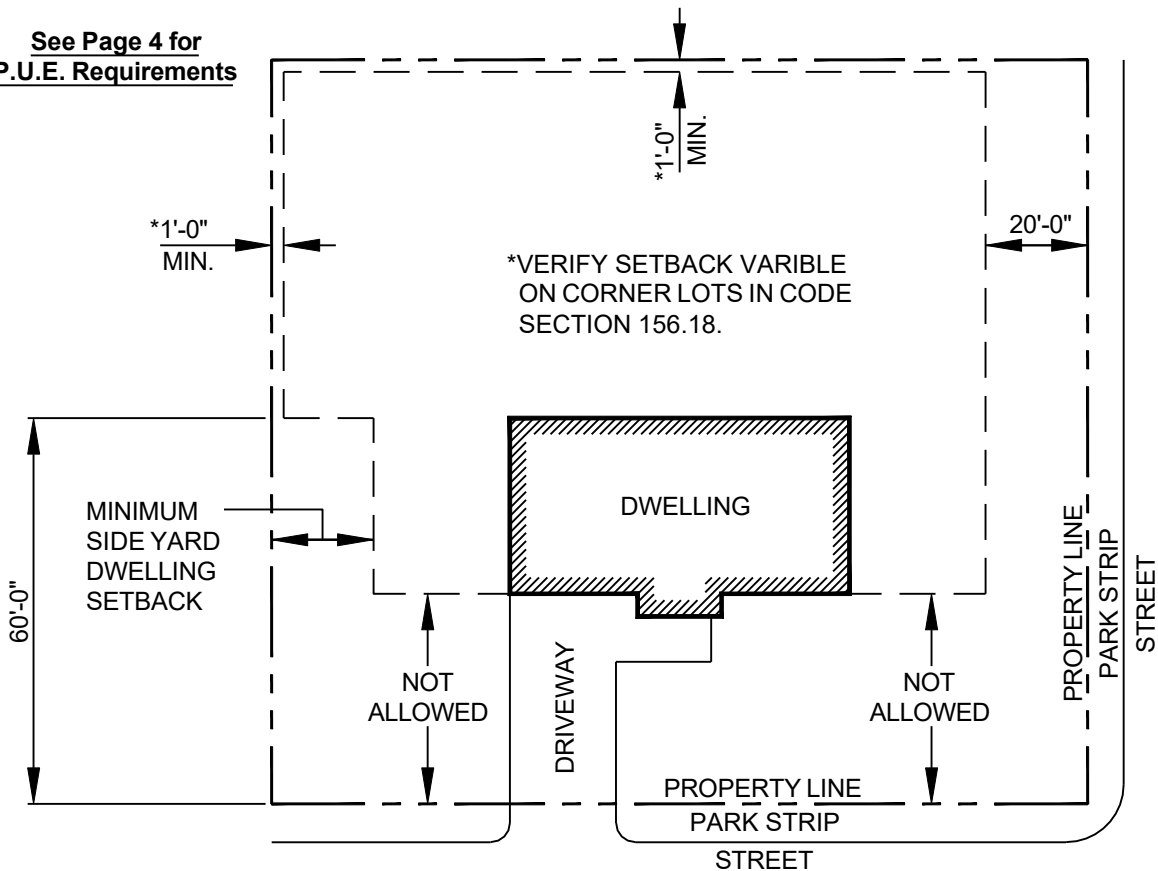
ALLOWED PLACEMENT FOR ACCESSORY BUILDINGS 200 SQ. FT. OR LESS

See Page 4 for
P.U.E. Requirements



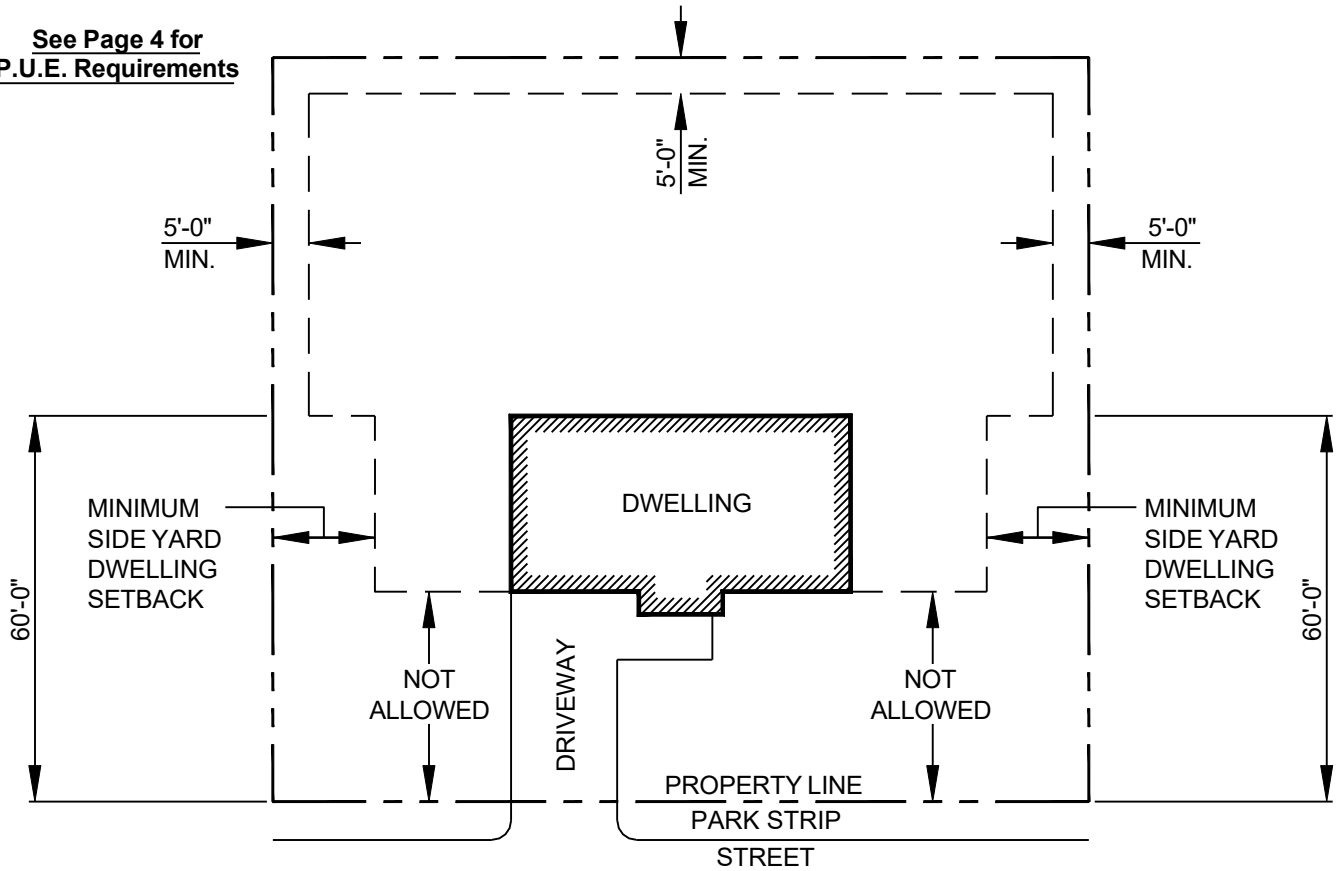
ALLOWED PLACEMENT FOR ACCESSORY BUILDINGS 200 SQ. FT. OR LESS ON A CORNER LOT

See Page 4 for
P.U.E. Requirements



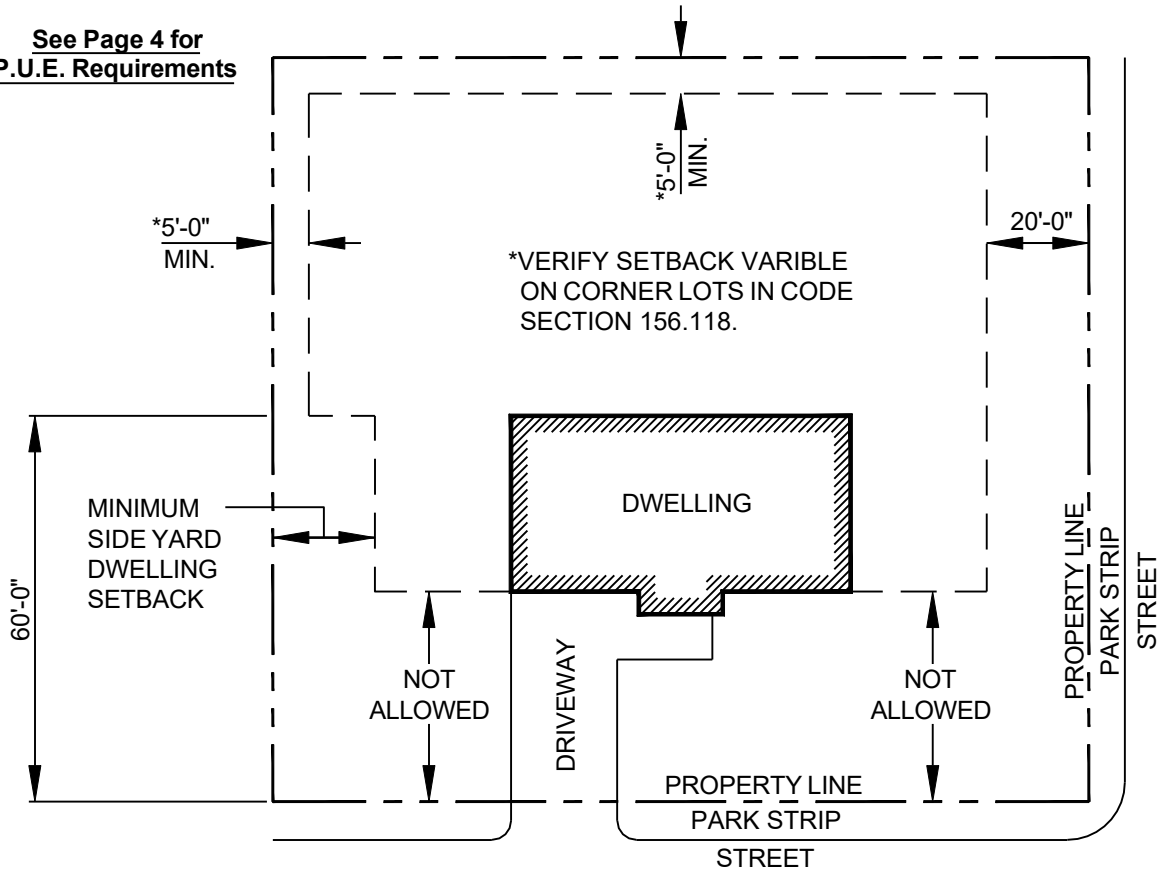
ALLOWED PLACEMENT FOR ACCESSORY BUILDINGS GREATER THAN 200 SQ. FT.

See Page 4 for
P.U.E. Requirements



ALLOWED PLACEMENT FOR ACCESSORY BUILDINGS GREATER THAN 200 SQ. FT. ON A CORNER LOT

See Page 4 for
P.U.E. Requirements



ALLOWED PLACEMENT FOR ACCESSORY BUILDINGS WHERE PUBLIC UTILITY EASEMENTS OCCUR

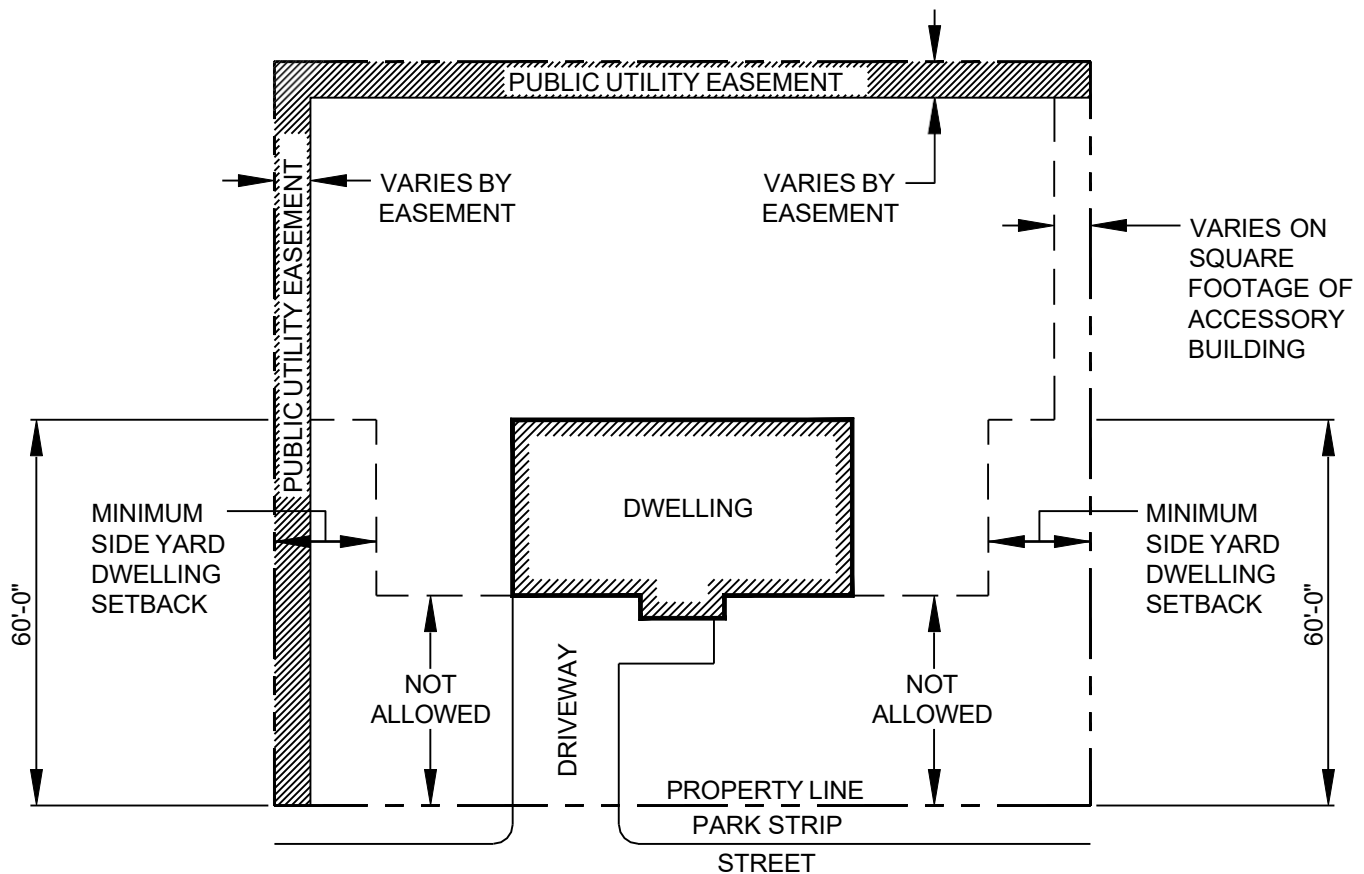
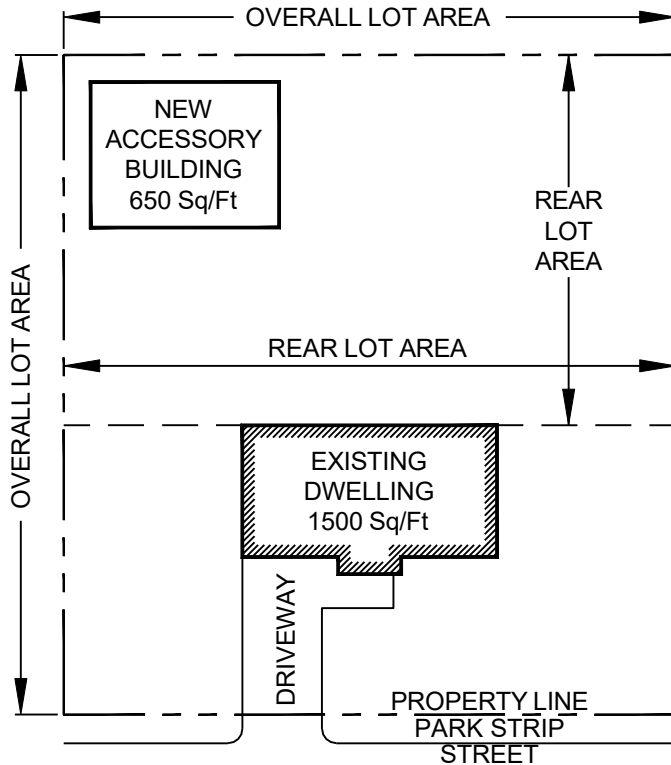


EXHIBIT ABOVE IS SHOWN AS AN ILLUSTRATIVE EXAMPLE ONLY. APPLICANT SHALL VERIFY PUBLIC UTILITY EASEMENT REQUIREMENTS PRIOR TO PLACEMENT OF ACCESSORY BUILDINGS

Accessory buildings may be permitted within rear and/or side yard utility easement only under appropriate permitting and the following conditions: Code Section 156.342(C)

1. No dwelling, main building, accessory building or structure shall be located within a recorded easement area unless the property owner either produces evidence satisfactory to the Director or designee that the easement has been vacated, or executes a recordable document, in a form approved by the City Attorney, indicating that notwithstanding apparent vacation of the easement, the building or structure may be subject to the superior interest of the easement holder and may be required to be relocated at the property owner's expense to accommodate such interests.
 - a) Location: Any building or structure in an easement area shall be located pursuant to the setback and other applicable requirements of this title.
 - b) No expansion of legal rights: Nothing in this section is intended to expand or restrict the rights or obligations of any party to any recorded easement.
2. Buildings or structures that are located in a location where utilities are or may be constructed aboveground, buildings and structures may be built or provided at least:
 - a) Fifteen feet clearance is maintained between any part of the building structure and utility lines; and
 - b) Five feet clearance is maintained between the building structure and any utility pole. The owner shall agree to make utility accommodation, up to and including removal of the building or structure, if necessary, at his/her own expense, if future utility placement, replacement or maintenance require such action and with the city or franchised utility bearing no liability for any cost incurred.

CALCULATING OVERALL LOT COVERAGE FOR NEW ACCESSORY BUILDING



GENERAL NOTES:

1. This illustration is prepared as an example for calculating lot coverages. Applicant shall verify property boundaries and building square footages unique to the applicant's site.
2. Applicant shall refer to Code Section 156.117 (see page 1) for accessory building rear lot coverage.
3. Applicant shall refer to Code Section 156.120 (see page 1) for overall maximum lot coverage.
4. Lot coverage calculations are determined as follows in this example:

Zoning: R-1-8 Residential Single

Overall Lot Coverage	=	35%	Max.
Rear Lot Coverage	=	25%	Max.
Overall Lot Area	=	8000	Sq/Ft
Rear Lot Area	=	3000	Sq/Ft
Existing Dwelling	=	1500	Sq/Ft
New Building	=	650	Sq/Ft
Total Building Area	=	2150	Sq/Ft

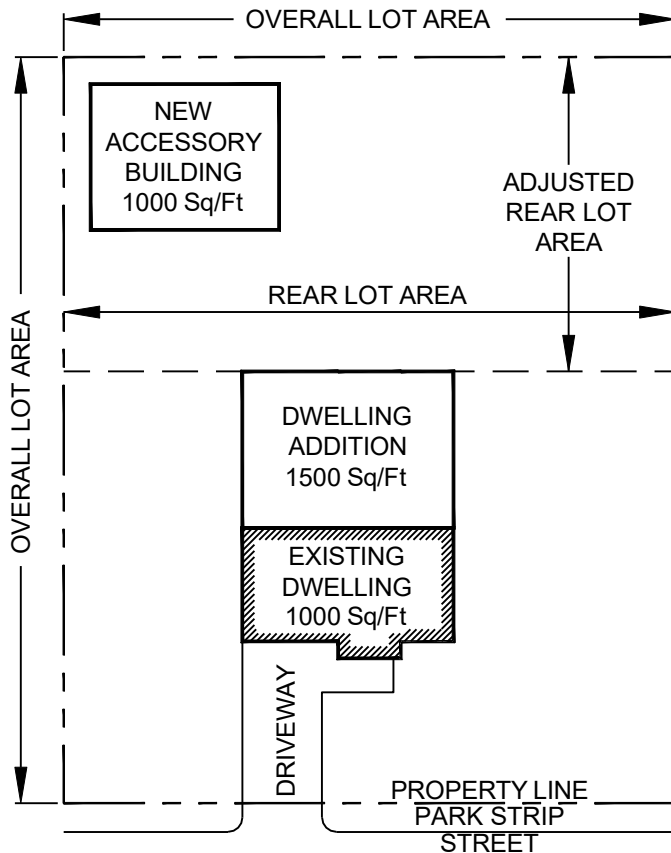
Rear Lot Coverage Area:

650	÷	3000	=	22%	
Building Area		Overall Lot Area		Coverage	PASS
				<u>25% Max.</u>	

Overall Lot Coverage with Accessory Building:

2150	÷	8000	=	27% Coverage	
Building Area		Overall Lot Area		<u>35% Max.</u>	PASS

COVERAGE FOR DWELLING ADDITION WHILE MAXIMIZING REAR LOT FOR ACCESSORY BUILDING



Zoning: R-1-10 Residential Single

Overall Lot Coverage	=	35%	Max.
Rear Lot Coverage	=	25%	Max.
Overall Lot Area	=	10000	Sq/Ft
Adjusted Rear Lot Area For Dwelling Addition	=	4000	Sq/Ft
Existing Dwelling	=	1000	Sq/Ft
Dwelling Addition	=	1500	Sq/Ft
Total Building Area	=	2500	Sq/Ft

Overall Lot Coverage Area:

2500	÷	10000	=	25%	
Building Area		Overall Lot Area		Coverage	PASS
				<u>35% Max.</u>	

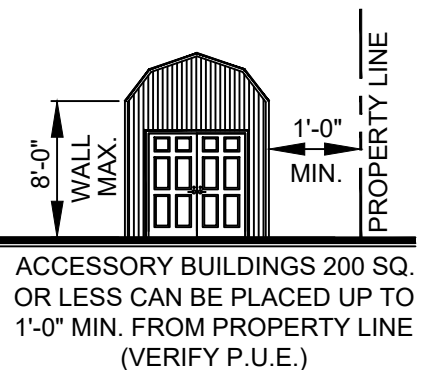
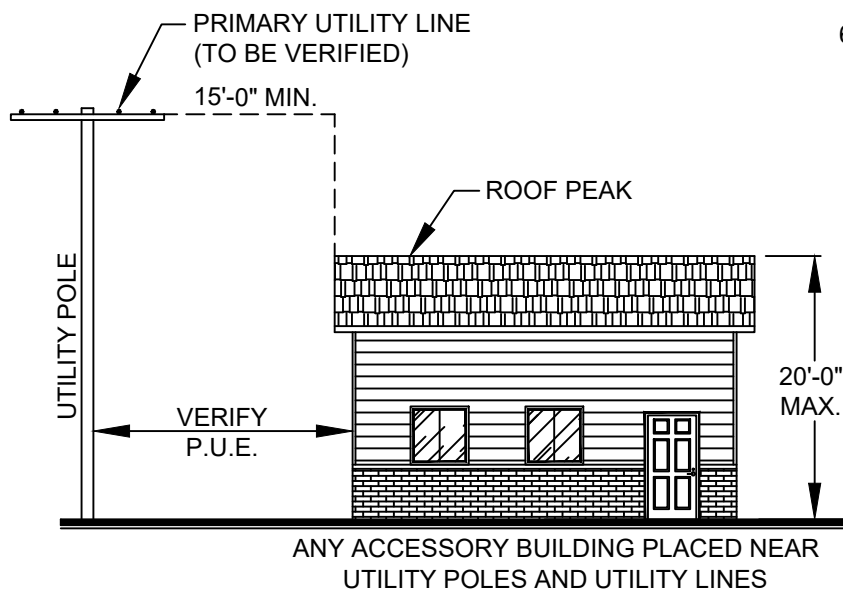
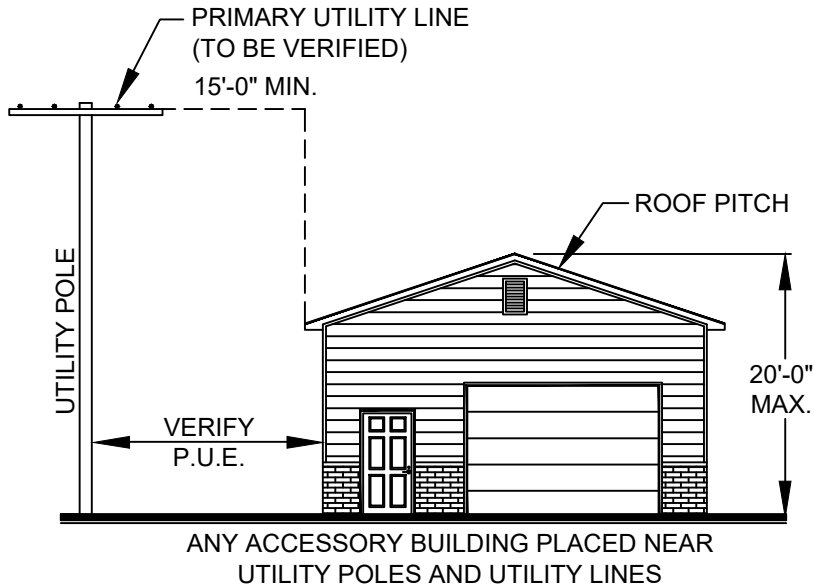
Maximizing Sq/Ft For New Accessory Building in Adjusted Rear Lot Area:

4000	×	.25	=	1000	Sq/Ft
Rear Lot Area		25% Max. Coverage		Max. Accessory Building	
New Accessory Building	=	1000	Sq/Ft		
Dwelling Coverage Area	=	2500	Sq/Ft		
Total Coverage Area	=	3500	Sq/Ft		

Overall Lot Coverage with Accessory Building:

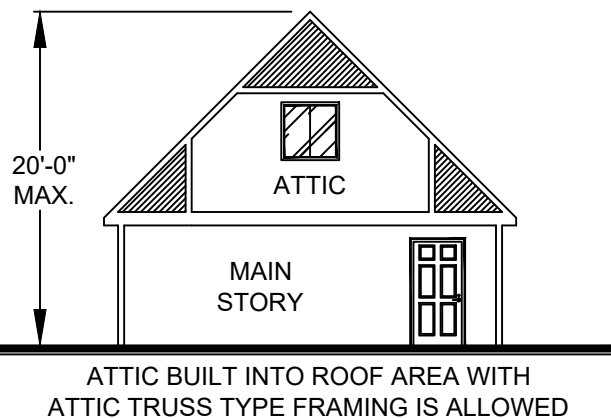
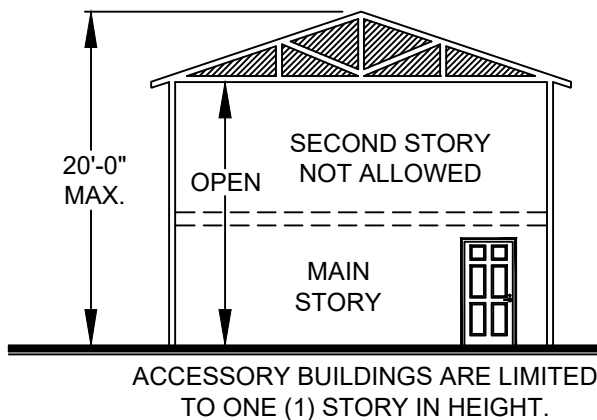
3500	÷	10000	=	35%	
Building Area		Overall Lot Area		Coverage	PASS (MAX)
				<u>35% Max.</u>	

ACCESSORY BUILDING HEIGHT REGULATIONS



GENERAL NOTES:

1. Verify public utility easement requirements.
2. Accessory buildings shall not be located within fifteen feet (15') of any utility pole arm. The fifteen-foot (15') clearance shall be measured horizontally from the outermost extent of the pole arm and projected vertically to the ground, establishing a build-to line. No portion of an accessory building, including eaves or roof overhangs, shall encroach into this clearance area.
3. Primary utility lines within close proximity of accessory buildings shall be identified by a representative of City Power Department prior to the placement of accessory buildings.
4. Height regulations for accessory buildings in feet are 20'-0" maximum.
5. Except for buildings within the five feet (5') of the property line, the maximum interior wall height shall be eight feet (8').
6. Accessory buildings shall be only one (1) story in height. (See Code Section 29.12.100)



ACCESSORY BUILDING PLACEMENT PLOT PLAN FOR ZONING APPROVAL

Applicant Name:

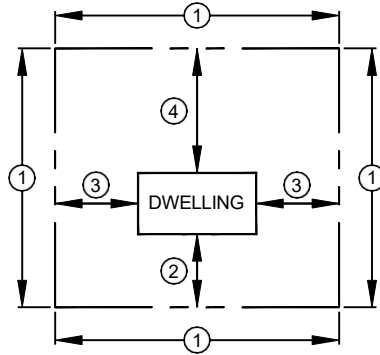
Application Date:

Property Address:

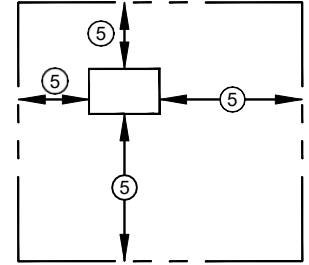
Phone Number:

THIS WORKSHEET IS PREPARED
TO AID THE APPLICANT FOR
PLACEMENT OF ACCESSORY
BUILDINGS ON A LOT.

PLEASE COMBINE AND INCLUDE
THE FOLLOWING REQUIRED
DIMENSIONS AS ILLUSTRATED.



- ① PROPERTY LINE
- ② SIDE YARD
- ③ SIDE YARD
- ④ REAR YARD
- ⑤ SETBACKS



Office Use Only

Signature of Approval:

Date: