

What is an Accessory Structure/Garage?

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 with roofs.

A **garage** is defined by the City of West Jordan as a single structure 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. Detached garages are considered an accessory structure and must comply with the requirements pertaining to those structures.



Examples of Accessory Structures

Will I Need a Building Permit?

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

- The structure has a floor area of more than two hundred (200) square feet.
- 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 must be submitted to the Development Office for City Staff review. This application is on the City's website under the Development - Building & Safety section (www.wjordan.com/CD.aspx?pgID=3.6.1.3.3) or at West Jordan City Hall in the Development office.

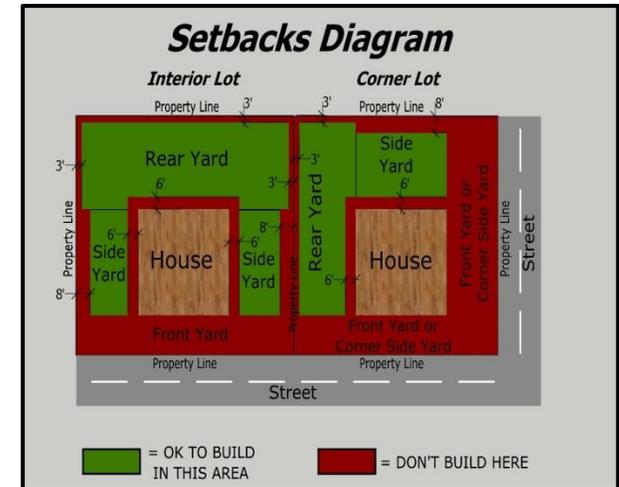
Zoning Standards for Residential and Planned Community Zones (Excluding Rural Residential and Agricultural Zones)

General Requirements

- Accessory structures are not allowed in a front yard and/or required corner side yard.
- The combined footprints of the house, garage and all accessory structure(s) must not exceed 40% of the total area of the property.
- No accessory structure can be constructed over a platted easement area, unless an Easement Release is recorded with the Salt Lake County Recorder's Office. Check with the Development Office to determine easement locations on your property.
- All accessory structures must be located on the same lot as the house and it must be smaller than the house.
- For an accessory structure that is located in a **side yard**, the structure must be set back a minimum of 8 feet from the side property line and 6 feet from the house.
- 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 property line(s), 3 feet from the rear property line, and 6 feet from the house.
- Any accessory structure that is taller than 10 feet (see diagram for measuring height) must be set back a minimum of 3 feet from any property line,

and be set back an additional 1 foot from the property line for every 1 foot of height over ten feet.

- Any accessory structure that is taller than 10 feet and is located on a corner lot must be set back a minimum of 20 feet from the corner side property line, and be set back an additional 1 foot for each foot of height over 17 feet.
- If the accessory structure is to be used as housing or shelter for animals, then the structure must be located at least 40 feet from any house (this includes homes on or off of the same property as the accessory structure).
- An accessory structure cannot take up more than 20% of the rear yard.



Typical Setbacks

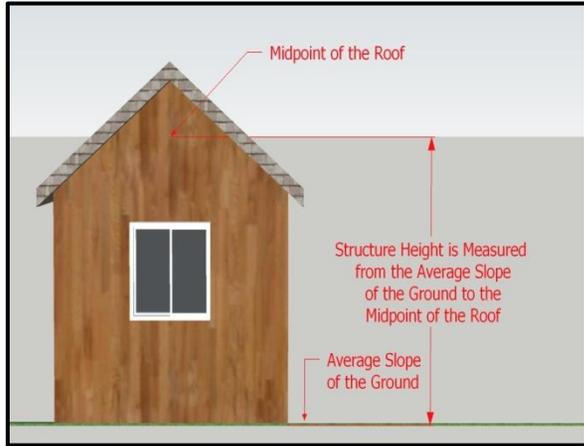
Requirements for Structures 200 Sq. Feet or Less

- No setback is required, but a 1 foot setback from the property lines is recommended.
- Accessory structures are not allowed in the front yard and/or corner side yard.
- Accessory structures located in side yards cannot be continuous between the side property line and the main structure without an access path to the rear yard that is at least 3 feet wide. In other words, the accessory structure can't block access to the rear yard.

Height Requirements

(note: building height varies based on the design of the roof. For a more detailed explanation of height measurements, look under *Height of a Building* in Section 13-2-3 of the West Jordan Municipal Code.)

- Accessory structures shall not be higher than 20 feet, unless the house is higher than 20 feet, in which case the maximum height of the accessory structure is limited to the height of the house.



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 Planning and Zoning office at **801-569-5060** or visit us in person at **West Jordan City Hall (8000 South Redwood Road)** in the Development office. The city website address is **www.wjordan.com**



The City of West Jordan

Planning & Zoning

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



Garages and Accessory Structures

A Guide To Residential Zoning Standards



City of West Jordan

