



BUILDING DIVISION
437 N Wasatch Drive
Layton, UT 84041

www.laytoncity.org
Phone: 801-336-3760
Fax: 801-336-3789

RESIDENTIAL DETACHED GARAGE / SHED

The information contained in this packet is for Residential Detached Garages/Sheds. This is not intended to be a complete list.

NOTE: Detached garages/sheds which are 200 square feet or smaller and have no electrical do not require a permit

NOTE: 2-story structures require plans stamped by a structural engineer

GENERAL INFORMATION - THE FOLLOWING IS REQUIRED FOR ALL SHEDS:

1) PERMITTED SIZE:

- a) Overall footprint of all structures and hard surface areas (ie, driveways, sidewalks, concrete slab areas, decks, covered patios, sheds, etc.) located in the rear yard may not cover more than 25% of the rear yard area.
- b) No more than 60% of entire lot shall be covered by hard surface.
Definition: Hard surface includes all structures, driveways, sidewalks, patios, decks, gazebos, porches, concrete slabs. (Pools are not considered hard surface.)

2) PERMITTED HEIGHT:

- a) Accessory structures shall have a maximum height of eighteen feet (18') to the mid-point (measured between the peak of the roof and the eave) when they are located at the minimum three foot (3') setback to the nearest property line and at the minimum six foot (6') setback from behind the main structure.
- b) Structures over eighteen feet (18') in height shall be set back an additional three feet (3') from all property lines and main structure for each additional one foot (1') above eighteen feet (18').
- c) In no case shall an accessory structure exceed the maximum height of twenty-three feet (23') at the mid-point of the roof (measured between the peak of the roof and the eave).
- d) For structures that are located in the side yard of the main structure, the minimum side setbacks for the main structure shall apply as well as the setbacks and maximum height restrictions noted in items (b) and (c) above.

3) PERMITTED LOCATION:

- a) Minimum six foot (6') separation is required between the principle residential structure (including attached carports, patio covers, decks) and any other detached structure located on the lot.
- b) Minimum six foot (6') separation is required to detached structures on neighboring properties and a minimum twelve (12') foot separation to the primary dwelling on adjacent property.
- c) Minimum three foot (3') separation is required from side and rear property lines.
 - If the structure is located less than five feet (5'), but no closer than three feet (3'), the structure must have 1-hour fire rated walls parallel to property lines and no more than 25% unprotected openings.
Note: 1-hour fire rating = 5/8" sheetrock with fire-taped seams.
 - If located five feet (5') or more from property lines, no fire rated walls are required and may have unlimited openings.
- d) Corner lots are required to be 20-30 feet from the side property line based on the zoning district. (see attached)
- e) No detached accessory structure may be located in front of the front foundation line of the primary structure or in the required side yard setback areas.

4) LAND USE RESTRICTIONS:

- a) If the structure is located within a Public Utility Easement or Drainage Easement (shown on the plat map), a letter must be submitted to the Building Division from Rocky Mountain Power (801-543-3017), Comcast Cable (1-800-770-4824), Questar Gas (801-395-6781) approving the location of the detached structure.

5) APPLICABLE CODES:

- a) 2012 International Residential Building Code (IRC)
- b) Layton City Municipal Code

6) GENERAL QUESTIONS:

- a) Contact the Planning Division at 801-336-3780 Monday - Friday 8:00 a.m. - 5:00 p.m. to verify requirements and limitations within your zone.
- b) Contact the Building Division at 801-336-3760 Monday - Friday 8:00 a.m. - 5:00 p.m. for building code questions.

PLAN SUBMITAL CHECK LIST – FOR SHEDS REQUIRING A PERMIT (*sheds in excess of 200 sq ft; are 2 stories in height; have electrical, plumbing or mechanical components*):

1. **BUILDING PERMIT APPLICATION** - Must be applied for online at www.laytoncity.org and include the following:
 - a) Property address, lot number and subdivision name
 - b) Contractor name, phone number, address and Utah State contractor's license number or Owner/Builder name
 - c) Owner's name, phone number and address
 - d) All subcontractor names, phone numbers, addresses and Utah State contractor's license numbers
 - e) Valuation of project (cost of materials and labor)
2. **PLOT PLAN (SITE PLAN)** - Two (2) full sets, drawn to scale (1" = 20' min) with the following details:
 - a) Lot dimensions & lot size (total square footage)
 - b) North Arrow
 - c) Easements (*Public Utility, Drainage, etc.*)
 - d) Building footprint of all structures, both new & existing, located on the property
 - e) Setbacks (distances) between all structures and from structures to all property lines
 - f) Topographical information for sloped lots 10% or greater
 - g) Location of all retaining walls, existing and/or new. (*Engineering required for all retention exceeding 4'.*)
 - h) Show all hard surface areas, new and existing. (*See Hard Surface definition on page 1*)
3. **EXTERIOR ELEVATIONS** – Two (2) full sets, drawn to scale (1/8" = 1'0" recommended) with the following details:
 - a) Height of structure from grade to roof peak and grade to eave
 - b) All four elevation views
 - c) Identify finish materials to be used
4. **FOUNDATION PLANS** with the following details: (*Frost protection NOT required for structures 600 sq ft or less, light frame const. & 10' walls*)
 - a) Size and depth of footings, foundation, caissons (required for structures exceeding 600 sq ft)
 - b) Reinforcing steel size and spacing
 - c) Anchor bolt and exterior holddown strap size and spacing
5. **BUILDING PLANS** - Two (2) full sets, drawn to scale (1/8" = 1'0" recommended) with the following details:
 - a) Dimensions of shed / detached garage
 - b) Location and size of any openings (windows, doors, etc.)
 - c) Size of headers over all doors and window openings
 - d) Indicate rafter or truss direction and anchoring
 - e) Size of lumber to be used (2X4, 2X6, etc.)
 - f) ***Exterior walls closer than 5' to property line must be covered with 5/8" sheetrock for fire protection***
6. **ELECTRICAL, PLUMBING & MECHANICAL PLANS** with the following details:
 - a) Location of sub-panel(s), lights, switches, outlets (*All outlets must be GFI protected.*)
 - c) Label GFCI outlets
 - d) Location of all plumbing fixtures
 - e) Location of gas line and any gas-fired appliances

REQUIRED INSPECTIONS:

- 1) **Footing/Foundation:**

Inspection on each is done after the placement of the footing/foundation forms and all necessary rebar is in place, but before any concrete is poured. Setbacks are verified at time of footing.
- 2) **Foundation:**

Inspection done after the placement of the foundation forms and all necessary rebar is in place, but before any concrete is poured.
- 3) **4-Way Rough:**

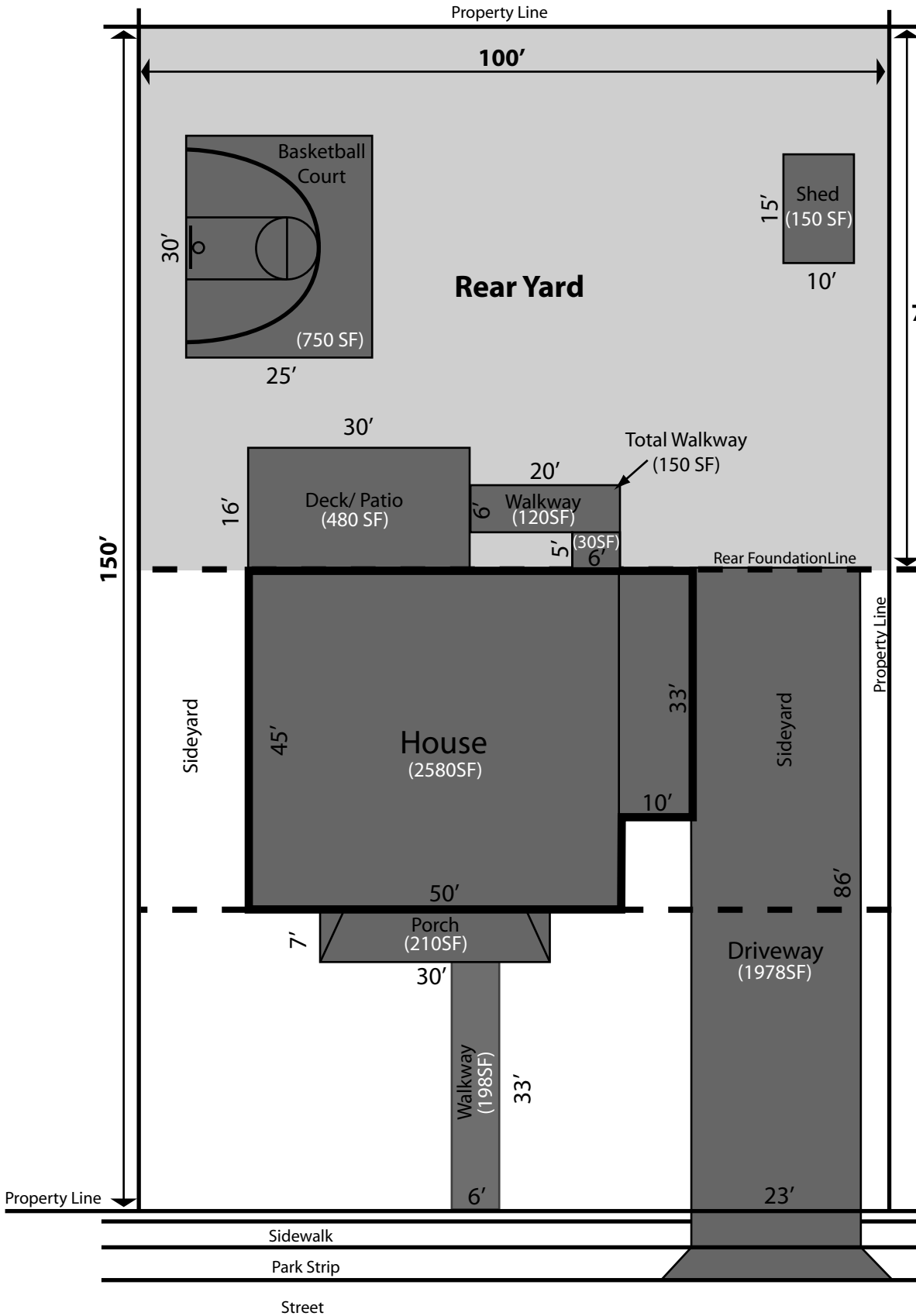
Inspection done after framing is complete, any electrical, plumbing, mechanical is installed, roof covering on, windows and doors installed but prior to covering any work.
- 4) **Final:**

Inspection done after all work on the interior and exterior complete; all hardware and equipment installed but before the structure is used.

INSPECTION SCHEDULING:

- 1) A minimum 24-hour notice is required for all inspections. To schedule an inspection, call 801-336-3760 and have your permit number and address ready.

Maximum Hard Surfaces Coverage (single-family lot)



Maximum Hard Surface

Entire Lot 60% Max.
Hard Surface

Rearyard 25% Max.
Hard Surface

Maximum Hard Surface Allowed for this Lot

Total Lot

Total Yard-15,000 SF
Max. Hard Surface Allowed
60% = 9,000 SF

Rear Yard

Total Rear Yard-7,000 SF
Max. Hard Surface Allowed
25% = 1,750

Calculations

Total Lot Hard Surface
Basketball Court 750 SF
Walkway 150 SF
Deck/ Patio 480 SF
Walkway 198 SF
Shed 150 SF
Porch 210 SF
House 2580 SF
Driveway 1978 SF
6,496 SF
6,496 SF/15,000 SF = 0.43
Total Lot = 43%

Rear Yard Hard Surface
Basketball Court 750 SF
Walkway 150 SF
Deck/ Patio 480 SF
Shed 150 SF
1,530 SF
1,530 SF/7,000 SF = 0.22
Rear Yard = 22%

Lot Size-15,000 SF

Scale: 1"=20'