ACCESSORY STRUCTURE PERMIT REVIEW (200 SQ FT OR LESS)

Name:_________________________________________ Phone:________________________
Address:_________________________________________ Subdivision:________________________ Lot:_____

1. Draw the layout and location of your purposed accessory structure on the diagram below. Include dimensions and setbacks from home, existing structures, and property lines.

2. What is the height at mid-point of the roof structure? _________

NOTE: An additional review may be required based on the percentage of the impervious surface (i.e. asphalt, concrete, accessory structures, etc.). A rear yard can have a maximum of 25% impervious surface. Lots located in an R-1-10, R-1-8, and R-1-6 zone can have a max lot coverage of 60%.

For Corner Lots Please Answer the Questions Below

1. Is the rear yard fenced? _________
   (Please draw the location of the fence on the layout to the left)

2. Will the accessory structure have a garage door? _________
   (Please draw and label the location of the garage door on the layout to the left)

3. Please circle the diagram (on the back) that is closest to your lot layout

SETBACK REQUIREMENTS

Area A
- 6' from home
- 6' from other accessory structures
- 12' from home on adjacent lot
- Max height 18’ - 23’ mid-peak (based on zone)

Area B
- 6' from home
- 6' from other accessory structures
- 20’-30’ from side property line (based on zone)
- Max height 18’ - 23’ mid-peak (based on zone)

Area C
- 6' from home
- 6' from accessory structures
- 12’ from home on adjacent lot
- Max height 18’ - 23’ mid-peak (based on zone)

Area D
- 6’ from home
- 5’ from side property line
- Max height 12’ mid-peak
- Structure must be fenced
- Garage door cannot face street
- Cannot be adjacent to front yard of an adjoining property (see diagrams and full list of requirements on back)
Layton City Municipal Code 19.06.020 (7)
Corner lots may have an accessory structure located within 5’ of the corner side yard property line nearest to the street when:
(a) It is not more than 12’ in height to mid-point; and
(b) The yard is walled or fenced to a minimum height of 6’. The wall or fence is sight-obscuring and extends 3’in length
   beyond the accessory structure and runs parallel to the adjacent street(s); and
(c) The accessory structure is not adjacent to the front yard of the adjoining property; and
(d) The accessory structure is placed behind the rear foundation line of the principle structure; and
(e) The accessory structure is in compliance with clear view requirements; and
(f) Accessory structures with a garage door facing and running parallel with the adjacent street must comply with the corner side yard setbacks of the specific zone.