

**Summary of Single-Family Residential Zoning District Regulations  
ACCESSORY STRUCTURE REGULATIONS**

ZONING DISTRICT	LOCATION				STRUCTURE SIZE			STRUCTURE HEIGHT	
	Property Line Setbacks	Distance from Principal Structure	Distance from Principal Structure on Adjacent Lot	Exceptions	Yard Coverage	Building Footprint	Exceptions	Max Height	Exceptions
<b>R-1/12,000</b> <b>R-1/7,000</b> <b>R-1/5,000</b> <b>SR-1</b> <b>SR-3</b> <b>R-2</b>	<p>Accessory structures are prohibited in required front, side, and corner side yards.</p> <p>Minimum setback = 1' from interior side and rear property lines except when sharing a common wall with an accessory structure on an adjacent lot.</p> <p>Maximum setback = 5' from the rear property line</p> <p>On corner lots, accessory structures cannot be built closer to the corner side property line than the principal structure and must be setback at least 20' from a public sidewalk or public pedestrian way.</p>	<p>Minimum distance = 4' between any portion of the accessory structure and any portion of the principal structure</p>	<p>Minimum distance = 10'</p>	<p>The maximum 5' rear property line setback may be increased if:</p> <ol style="list-style-type: none"> <li>1. Additional space is needed to meet Transportation Division minimum required turning radius and other maneuvering standards;</li> <li>2. The Planning Director (or the case of an appeal, the Administrative Hearing Officer) finds that 50% or more of the properties on the block face have accessory structures located more than 5' from the rear property line. In that case, the accessory structure may be setback from the rear property line a distance equal to the average setback of the other accessory structures on the block face; or</li> <li>3. The Board of Adjustment finds (through the Special Exception process) that additional space is needed due to hardships created by topography and/or mature vegetation.</li> </ol>	<p>Accessory structures may not occupy more than 50% of the area between the rear façade of the principal structure and the rear lot line.</p>	<p>The building coverage of all accessory structures may not exceed 50% of the principal structure building footprint up to a maximum of 720 square feet for a single-family dwelling and 1,000 square feet for a duplex.</p>	<p>Regardless of the size of the principal building, at least 480 square feet of accessory building coverage is allowed.</p> <p>The Board of Adjustment may approve an accessory structure over 720 square feet in size through the Special Exception process.</p>	<p>Pitched roof = 17' measured from the top of the roof to finished grade at any given point of building coverage.</p> <p>Flat roof = 12'</p>	<p>The Board of Adjustment may approve an accessory structure that exceeds the maximum building height through the Special Exception process if it is in keeping with other accessory structures on the block face.</p>
<b>SR-1A</b>	Same as above	Same as above	Same as above	Same as above	Same as above	<p>One accessory building (primary accessory building) is allowed up to 480 square feet (footprint).</p> <p>A secondary accessory building may be built up to 120 square feet (footprint).</p> <p>Secondary accessory buildings may be attached to the primary accessory building as long as both structures meet the required wall and roof ridge height restrictions.</p> <p>The building coverage of all accessory structures may not exceed 50% of the principal structure building footprint.</p>	<p>Regardless of the size of the principal building, at least 480 square feet of accessory building coverage is allowed.</p> <p>The Board of Adjustment may approve an accessory structure over the maximum size limitation through the Special Exception process.</p>	<p><u>Primary Accessory Building</u></p> <p>Pitched roof = 14' measured from the top of the roof to existing grade</p> <p>Flat roof = 9' above existing grade</p> <p>Exterior Wall Height = 9' above existing grade</p> <p><u>Secondary Accessory Building</u></p> <p>Pitched roof = 10' measured from the top of the roof to existing grade</p> <p>Flat roof = 8' above existing grade</p> <p>Exterior Wall Height = 8' above existing grade</p>	<p>On lots with cross slopes, the downhill exterior wall height of the primary accessory building may increase by 0.5' for each 1' difference between the elevation of the average grades on the uphill and downhill faces of the building.</p> <p>The Board of Adjustment may approve an accessory structure that exceeds the maximum building height through the Special Exception process if it is in keeping with other accessory structures on the block face.</p>

This table is intended to provide a summary of zoning regulations. Please refer to the Salt Lake City Zoning Ordinance for specific regulations.

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<b>Yalecrest Compatible Infill Overlay District</b>	Same as above	Same as above	Same as above	Same as above	Same as above	<p>The building coverage of all accessory structures may not exceed 50% of the principal structure building footprint up to a maximum of 720 square feet for a single-family dwelling and 1,000 square feet for a duplex.</p> <p>Regardless of the size of the principal building, at least 480 square feet of accessory building coverage is allowed.</p>	<p>Regardless of the size of the principal building, at least 480 square feet of accessory building coverage is allowed.</p> <p>The Board of Adjustment may approve an accessory structure over 720 square feet in size through the Special Exception process.</p>	<p>Pitched roof = 15' measured to the midpoint of the roof</p> <p>Flat roof = 12'</p> <p>Garage door height = 8.5'</p>	<p>The Board of Adjustment may approve an accessory structure that exceeds the maximum building height through the Special Exception process if it is in keeping with other accessory structures on the block face.</p>

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