

Accessory Buildings

***ACCESSORY BUILDINGS LARGER THAN 200 SQUARE FEET REQUIRE A BUILDING PERMIT (updated 6/9/16)**

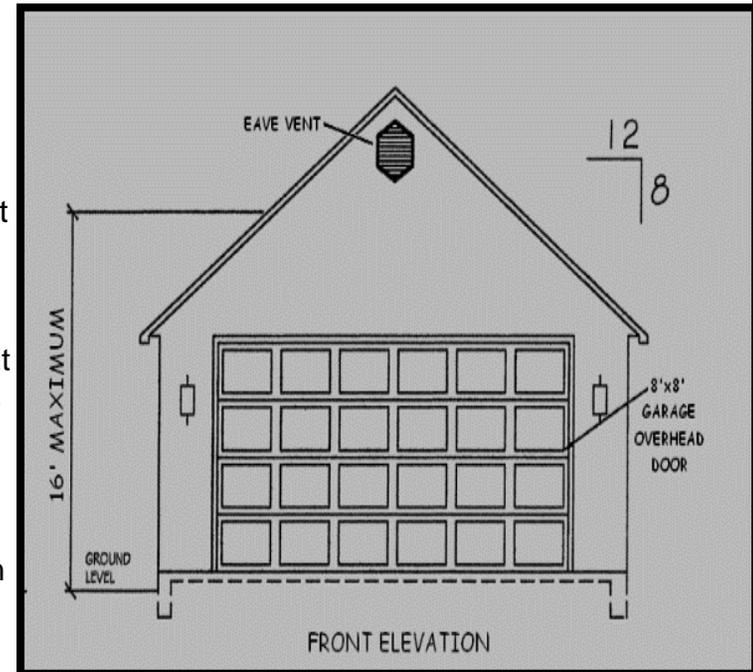
Zone	Maximum Size/Yard Coverage	Maximum Height
A-.25 A-.50 All R Zones	under one-half acre - 800 square feet - No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard one-half acre or larger - No accessory building or group of accessory buildings shall cover more than twenty five percent (25%) of the rear yard	Lot size of <.49 the maximum height is sixteen feet (16') Lot size of .50 acre or larger the maximum height is twenty feet (20'). The height may be increased to twenty five feet (25') if the side and rear yard setbacks are increased to ten feet (10') each.
A-1	under one-half acre - 800 square feet - No accessory building or group of accessory buildings shall cover more than seventy percent (70%) of the rear yard one-half acre or larger - No accessory building or group of accessory buildings shall cover more than seventy percent (70%) of the rear yard	Lot size of <.49 the maximum height is sixteen feet (16') Lot size of .50 acre or larger the maximum height is twenty feet (20'). Agricultural buildings shall be a maximum of seventy five feet (75').

***SIDE/FRONT YARD SETBACKS** - If the building is in the side or front yard of the main building it must meet the subdivision side and front yard requirements of the main building. Accessory buildings located in the rear yard and at least six feet (6') away from the main dwelling shall be a minimum side yard of not less than three feet (3') with Public Utility Easements (see attached).

***REAR YARD SETBACKS** - The minimum rear yard setback is three feet (3'), except that on corner lots which rear upon the side yard of another lot, accessory building shall not be located closer than ten feet (10') to such side yards.

***MAXIMUM HEIGHT** - Midway between the lowest part of the eaves and the highest point of a pitched or hipped roof. All accessory buildings should not exceed one story and less than the top elevation of the main building. ** The height may be approved up to twenty five (25') if the side yards are increased to ten feet (10') each on 1/2 acre lots or larger.*

***ELEVATIONS** - Elevations of accessory buildings must match the elevations of the main dwelling including colors and materials. The Planning Commission may grant an exception to buildings being used for agricultural purposes (i.e. barns or other such buildings to house animals)





Public Utility Easements

To provide the needed space for above and below ground utility lines and equipment there is a public utility easement along property lines. Nearly all of the recently developed residential lots, as well as older lots, have these easements.

An "easement" is defined as "that portion of a lot or lots reserved or granted for the present or future use by a person or agency other than the legal owner or owners of said property or properties. The easement may be for use under, on, or above the surface of said lot or lots." Public utility easements are set aside specifically for use by the utility companies. The easements are put in place when marked on the official plat or map of the property. Typically, public utility easements are 5, 7.5, or 10 feet in width and may be on any or all of the property lines depending on public utility needs within the area.

Within the easement no permanent structure can be erected and any improvements such as landscaping may be displaced by the utility company if necessary as part of installation or servicing of utility lines. In some cases, if no utility lines or equipment are installed or planned for a particular easement, the utility companies may relinquish their rights to that easement. For this to happen, all of the utility companies must agree in writing.

Typical Utility Companies

South Valley Sewer District:	(801) 571-1166
Herriman City Engineering Dept:	(801) 446-5323
CenturyLink:	(801) 974-8130
Rocky Mountain Power:	(888) 221-7070
Qwestar:	(801) 324-5111

Contact the Planning/Zoning Department for more information at (801) 446-5323 or email planning@herriman.org.

Visit www.herriman.org and view the City Code, Title 10, Land Use Regulations for more information.