



Riverton City Building Department

ACCESSORY STRUCTURE REQUIREMENTS

Accessory structures are buildings or structures such as private garages, sheds, carports, patio shelters and similar structures. Such structures are constructed to serve an existing residence and may not be used for human occupancy.

PERMITS:

A building permit is required for accessory structures, except for one story detached accessory structures used as sheds, playhouses and similar small buildings that are 120 square feet or less in floor area.

INSPECTIONS:

When a building permit is required for an accessory structure, the following inspections must be requested:

- **Site/Footing Inspection** – to approve accessory structure location and footings (if required, prior to placement of concrete).
- **Framing** – after completion of structural frame, sheathing and roof to the building frame, and prior to covering the structural frame.
- **Final** – upon completion of the accessory structure.

Please call 801-208-3127 for inspections, call before 12:00 Noon the day before you need an inspection, and have your permit number available.

LOCATIONS:

Accessory structures are permitted uses in the residential zoning districts. Site and building plan review and approval by the Planning Commission and City Council may be required with regard to other zoning districts. Pole sheds and pole barns are not permitted as accessory structures. Accessory structures must not be constructed over property easements. Accessory structures on residential properties must be setback from property lines at least:

- See Title 12 for each Zone.

AREA:

On any lot, the combined floor area of the detached accessory building(s) and the primary Structure shall not exceed 35% of the entire lot area. Additionally the detached accessory building may not exceed 25% of the rear yard area.

HEIGHT:

Detached accessory structures must not exceed 25 feet in height.

MATERIALS:

Exterior Materials are to match the materials of the primary structure. Separate rules may apply to properties larger than half (1/2) acre and zoned for animals, please call for details.

SUBMITTALS REQUIRED FOR PERMIT:

Two (2) copies of construction plans showing proposed designs and materials. Drawings are to be drawn to at least 1/4" scale on paper and may include.

1. **Site Plan** – showing lot dimensions and locations of existing and proposed structure(s).
2. **Floor Plan** – Outside lines and dimensions of the structures, location of interior walls, size and spacing of footings, slabs, joist, rafters, headers, etc.
3. **Cross Sections and/or Elevations** – rear or side views showing:
 - a. Depth and type of footing and foundation
 - b. Material specifications for walls, roof and floors
 - c. Manner of construction

STRUCTURAL RECOMMENDATIONS:

Foundations: The foundation for detached garage or shed up to 1000 sq feet may use the Riverton City approved monolithic drawing. All structures over 1000 sq feet are required to use standard footing and foundation for support.

Framing: The following conventional framing methods are recommended for the construction of garages and shed.

1. Bottom plate to be one treated or foundation grade redwood 2" x 4" anchored by approved strap anchors of 1/2" x 10" bolts, with 3" x 3" plate washer and nut spaced not more than one foot from each corner or end of plate and 32" on center.
2. Studs (2" x 4") spaced 16" or 24" on center, with three studs at exterior corners.
3. Top plate two (2" x 4") lapped at corners and overlapped at least 24" at splices.
4. Wall sheathing panel sheathing (plywood, oriented strand board (OSB) is recommended. Structural hold downs must be attached to the studs and plates at all corners as per plans.

NOTE: *This handout shall serve as a guide by which to lay out a new accessory building, but upon submitted plans to the City Building Department, the City approved job copy of the plans shall be referenced. This handout does not override comments made on your plan review.*