

SOUTH OGDEN CITY

Accessory Building (Shed) Guidelines 200 square feet or less

Accessory buildings (sheds) 200 sq. ft. and less do not require a building permit, however they must conform to city ordinance in both placement and height. Here are some guidelines that apply to all residential zones in South Ogden City:

No accessory buildings are allowed in the front yard.

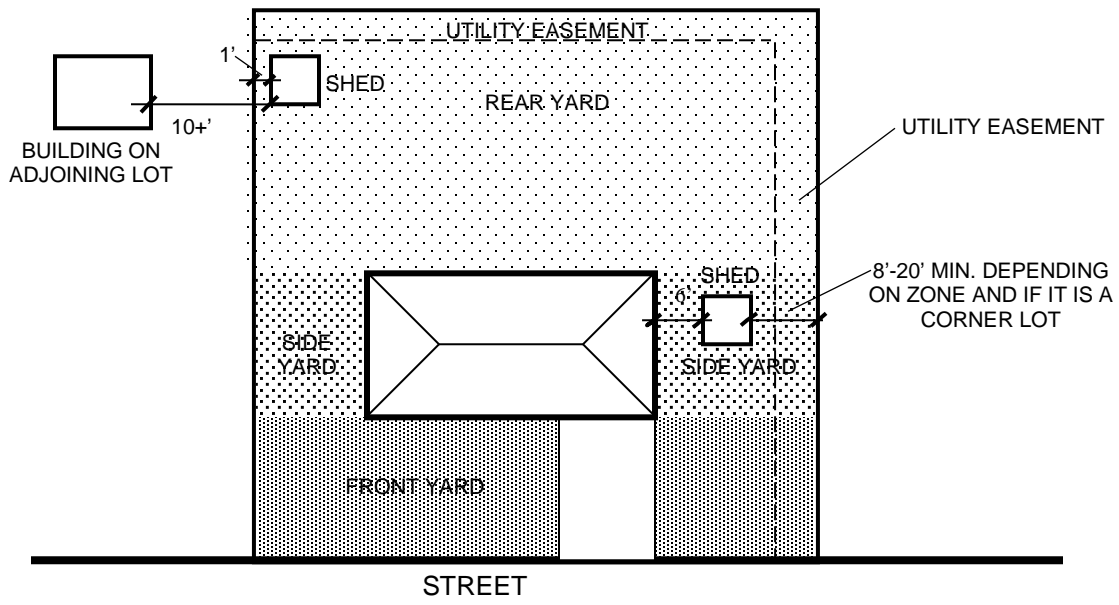
Accessory buildings located in the rear yard must be located not less than 6' (measured from eave to eave, not wall to wall) from the main building, not less than 1' from property line (measured from eave) and no less than 10' from any building (eave to eave) located on an adjacent lot.

In addition, if an accessory building is to be located over utility or other easements, written permission must be obtained from the utility companies or easement holder to allow such placement. (See attached sheet for contact information of utility companies).

You can get a copy of your lot with dimensions and easements from Weber County's web site. Go to www.co.weber.ut.us/psearch/ and search by either your last name or address.

No accessory building may exceed 19' measured from finished floor to midway of roof, and no wall may exceed 10' measured from finished floor.

Accessory buildings are allowed in the side yard, but must be located at least 6' (eave to eave) from the main building and at least 10' from any buildings on an adjacent lot (eave to eave). In addition, they must also meet side yard setback requirements, which vary from 8'-20' depending on what zone the property is located in and whether the shed is located on a corner lot. (Please call 622-2913 for zoning information). Note that many side yards are not wide enough to accommodate an accessory building and still meet side yard setback requirements.



Utility Easement Encroachment

Your request for encroachment must specify type of structure and type of footing. Below is a list of the most common utilities.

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|---------------------------------|-------------------|--------------|
| • Rocky Mountain Power | Curtis Galvez | 801-629-4318 |
| • Qwest | Michael Johnson | 801-675-0680 |
| • Questar Gas | Daryn Christensen | 801-324-3149 |
| • Weber Basin Water Conservancy | Adam McKnight | 801-476-1141 |

It is the Owner's/Contractor's responsibility to verify what utilities are in this area and to contact all utilities for their encroachment