

Ephraim City Checklist for Accessory Buildings

Applicant Name: _____ Property Address: _____

Zone: _____ Applicant Phone: _____ Proposed Dimensions and square footage: _____ x _____; (_____ S.F.)

Proposed Height, from ground to peak of roof: _____ Number of Stories: _____

According to definitions of Ephraim City Land Use Ordinance 10-2-1, "Accessory Buildings" include both permanent and temporary structures such as garages, carports, sheds, shipping containers, etc., whether enclosed or unenclosed.

Generally, accessory buildings which are behind the front wall of the house may be built to **within 5 feet of the side and rear lot lines unless firewalls are provided for walls closest to property line**. Eaves may not project over property line, and storm drainage must be contained on own property and not allowed to accumulate on adjacent property.

Other conditions apply as listed below, as per City Ordinance 10-3-2-L:

General Conditions – Accessory Building:

- Yes No
Accessory building is over 200 square feet? If yes, formal building permits must be secured from City/County. If no, then all requirements below still apply, but no written permit is required.
Accessory building is located behind the front wall plane of the existing structure
Setback 5 feet from property lines unless fire wall is provided for wall closest to property lines
Max height of 12' tall at property lines. Roof may slope up away from property lines at 1'V to 1'H. Buildings over 12' tall must be setback from property lines at least 1 foot for every foot in height which is above 12', unless approved otherwise in writing by adjacent neighbors
Max height of 25 feet tall (measured ground to roof peak) (applies to residential only)
Accessory building(s) covers less than 30% of rear yard
Contains only 1 story, unless authorized as otherwise by conditional use permit
Will not act as a dwelling unit or an accessory apartment unless specifically approved by conditional use permit in accordance with requirements for the underlying zone
The roof does not project across the property line
Storm water runoff will be contained on that property and not flow onto adjacent properties
Will not encroach into/over any easements that may run along the side or rear property lines
On corner lots accessory building does not extend closer to any street than the house and/or the setback line for all streets, unless placed behind a sight obscuring fence which meets city ordinances
Meets fire and building codes (for construction type and materials and spacing/setbacks)

Note: For all other conditions not meeting the above, regular side (8 feet) and rear (20 feet) setbacks will apply

This portion to be completed by City Staff

Application is hereby found as: [] Compliant [] Non-compliant with the City Ordinances.

Notes and/or corrective action needed for compliance: _____

City Representative- Signature: _____

Date: _____