

Accessory Building Requirements

- Maximum Height of 16' midway between the lowest part of the eaves and the highest point of a pitched or hipped roof.
- Maximum of 800 square feet on lots under one half acre or 1200 square feet on lots one half acre or larger.
- The minimum side yard for garages and other accessory buildings located in the rear yard and at least six (6) feet away from the main building shall be a minimum side yard of not less than three (3) feet. If the garage is in the side or front yard of the main building it must meet the side and front yard requirements of the main building. If next to the side yard of a dwelling on an adjacent lot, ten (10) feet from property line. On corner lots, the side yard shall be twenty (20) feet from a public street.
- The minimum rear yard is three (3) feet, except that on corner lots which rear upon the side yard of another lot, accessory buildings shall not be located closer than ten (10) feet to such side yard.

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
Questar Gas:	(801) 324-5111

Contact the Planning/Zoning Department for more information at (801) 446-5323.