

WHAT IS AN ACCESSORY BUILDING?

A subordinate building or a portion of the main building on a lot, the use of which is customarily incidental to that of the main or principal building.
([Ogden Municipal Code 15-2-3 "B" Definitions](#))

An accessory building could be a shed, detached garage, patio cover, gazebo, etc.

WHAT TYPE OF PERMIT DO I NEED FOR AN ACCESSORY BUILDING?

Residential Zones:

Less than 200 sq ft:

[Land Use Permit Application](#) and a site plan of your property will need to be submitted online at onestop.ogdencity.com or bring the application and site plan to the Ogden Municipal Building 2nd floor counter. Click link for a walkthrough on [how to draw a site plan](#). The Planning and Building divisions will review the application and site plan. If approved, the permit technician will process the permit.

200 sq ft and over:

You can apply online with required building plans and site plans at onestop.ogdencity.com. Click link for a walkthrough on [how to draw a site plan](#). You will need to create an account to apply. Select the residential accessory building permit.

Commercial Zones:

Less than 120 sq ft

[Land Use Permit Application](#) and a site plan of your property will need to be submitted online at onestop.ogdencity.com or bring the application and site plan to the Ogden Municipal Building 2nd floor counter. Click link for a walkthrough on [how to draw a site plan](#). The Planning and Building divisions will review the application and site plan. If approved, the permit technician will process the permit.

120 sq ft and over:

You can apply online at onestop.ogdencity.com. Click link for a walkthrough on [how to draw a site plan](#). You will need to create an account to apply. Select the commercial new build permit.

WHAT MATERIALS AND EXTERIOR FINISHES CAN MY ACCESSORY BUILDING BE MADE/BUILT FROM?

Residential Zones (except R-1-5 zones in the East Central District, R-2EC, R-3EC, and R-9): Exterior Materials and Finishes for Accessory Buildings ([OMC 15-13-33C](#)):

- **Over 400 sq ft, limited material:**

- Brick, stone, or synthetic stone
- Wood lap, tongue and groove siding, hardiplank, or other similar siding
- Vinyl siding, glass, stucco, or stucco appearing material.
- Architectural metal or other metal finishes if it meets the following criteria:
 - The building is an accessory building to the primary use.
 - The building is a detached structure and no other detached accessory structures larger than 400 square feet.
 - On a lot with a single-family dwelling, primary color matches the primary color of the dwelling or a neutral gray, tan, or brown.
 - The metal exterior finish is baked-on colored enamel, powder-coated, vinyl coating, or other factory pre-finishing coloring. No galvanized or bare metal or wet painted metal surfaces are permitted.
 - Roof types are either gabled, shed or gambrel with a minimum pitch of 4:12 and a minimum six-inch (6") eave overhang.
 - A relief feature is included on at least one side of the building that breaks up the longer side, front, or roof elevation of the building (i.e., awning, building projection, etc.) and the roof of the relief feature is of the same materials as the roof materials of the building.
- Corrugated metal is not allowed unless it has a squared rib, not wavy rib appearance.
- Windows are located on at least two (2) of the four (4) sides of the building.

- **Under 400 sq ft material, in addition to the materials for over 400 sq ft:**

- Metal siding that has baked enamel paint or vinyl coating, architectural metal, or rigid vinyl walls.

- **Open structures on corner lots, allowed within the side yard setback facing a street:**

- New dimensional lumber properly treated, or species suited for outdoor use
- Dimensional HDPE, vinyl, or composite lumber

- **Roofing material for residential accessory buildings:**

- composition asphalt/fiberglass shingles, wood shakes, slate, tile or similar appearing materials, or standing seam metal roof systems and metal shingles.
- Galvanized metal surfaces, reflective surfaces, or reuse of materials that **are not originally designed** as an exterior wall or roof finish material are **not permitted**.

R-1-5 zones in the East Central District, R-2EC, R-3EC, and R-9: Exterior Materials and Finishes for Accessory Buildings(R-1-5: [OMC 15-15-5](#), R-2EC: [OMC 15-35-5](#), R-3EC: [OMC 15-36-5](#), R-9: [OMC 15-37-5](#)):

- Face brick (maximum brick size 2 5/8 inches by 9 5/8 inches);
- Wood lap or tongue and groove wood siding that creates horizontal lines;
- Hardiplank or similar nonvinyl or nonmetal siding material that creates a horizontal wood lap appearance; or
- Stucco or stucco appearing material so long as there are breaks in the wall plane with brick or stone relief areas.

- A combination of brick as the base ground level material around all four (4) sides of the building and stucco appearing material, wood or hardiplank type materials above the brick; (See [15-35-5.B.1.e](#) for the R-2EC zone and [15-36-5.B.1.e](#) for the R-3EC zone for more details)
- Roof design and materials:
 - Only roof designs that either are gabled, gambrel, or hip design are permitted.
 - The minimum roof slope is three to twelve (3:12) (3 rise to 12 length)
 - The roof exterior surface is limited to asphalt shingles, wood shake or wood shingle, tile or tile appearing material or composite materials that have the same visual appearance as the permitted materials.

PI: Exterior Materials and Finishes for Accessory Buildings in the PI zone ([OMC 15-33-5.A.1](#)):

- brick stucco, or other stucco appearing material.
- roof is pitched and shakes, architectural shingles, or roofing tiles but no metal roofing.

C-1/CP-1, C-2/CP-2, C-3/CP-3, C-9, E-ENT, C-MU, H25, R-MFH, R-MFV, M-U, NC-1, NC-2, M-1, M-2, MRD, OCIP, DDR, BEI, BEH zones: Accessory buildings are subject to the same standards as main buildings (OMC [15-38-4](#), [15-34-5.E](#), [15-32-5.C](#), [15-39-4](#), [15-41-5&6](#), and [15-23](#)).

WHERE CAN I PLACE AN ACCESSORY BUILDING ON MY PROPERTY?

Residential Zones:

	R-1-10	R-1-8	R-1-6	R-1-5	R-2	R-2A	R-2EC	R-3	R-3EC	R-4	R-5	Rmh-1	R-9	R-MFV	R-MFH	R-2S
Front Setbacks	No accessory buildings between the front of the main residential building and the street (OMC 15-13-33.D) See also front setbacks by zone.															
Side Setbacks	10' or 1' ¹	8' or 1' ¹	8' or 1' ¹	5' or 1' ²	8' or 1' ³	6' or 1' ²	5' or 1' ⁴	8' or 1' ³	5' or 1' ³	8' or 1' ³	8' or 1' ³	9	5' or 1' ³	0	5'	No AB
Rear Setbacks	1' or 10' ⁵	1' or 8' ⁵	1' or 8' ⁵	1' or 6' ⁵	1' or 8' ⁵	1' or 6' ⁵	1' or 8' ⁵	1' or 8' ⁵	1' or 6' ⁵	1' or 6' ⁵	1' or 6' ⁵	9	1' or 5' ⁵	20'	20'	1' or 3' ⁵
Corner Lot, Side-Facing Street¹⁰	20' ⁶	20' ⁶	20' ⁶	20' ⁶	-	-	-	-	-	-	-	9	10'	10'	15'	No AB
Height	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	20' ⁹	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷	25' or 80% ⁷
Lot Coverage	-	-	-	-	-	-	-	40%	60%	50%	60%	70%	-	-	-	-
Rear Coverage	25% ⁸	25% ⁸	25% ⁸	25% ⁸	25% ⁸	25% ⁸	25% ⁸	-	-	-	-	-	-	-	-	25%
Footnotes	<p>(1) Except 1' if located at least 6' from rear of main building and 60' from the front lot line, but no closer than 10' (R-1-10) or 8' (R-1-8, R-1-6) to dwelling on adjacent lot. (OMC 15-15-4.C.2.c)</p> <p>(2) Except 1' if located at least 6' from the rear of the main building, but no closer than 5' (R-1-5) or 6' (R-2A) to dwelling on the adjacent lot. (OMC 15-15-4.C.2.c, 15-31-4.C.2.b)</p> <p>(3) Except 1' if located at least 6' in the rear of main building, but not closer than 8' to dwelling on adjacent lot. (OMC 15-16-4.C.2.b, 15-17-4.C.2.b, 15-18-4.C.2.c, 15-19-4.C.2.c, 15-36-4.C.2.b, 15-37-4.C.2.b)</p> <p>(4) Except 1' if located at least 4' in rear of main building, but not closer than 6' to dwelling on adjacent lot (OMC 15-35-4.C.2.b)</p> <p>(5) Except 10' (R-1-10), 8' (R-1-8, R-1-6, R-2, R-2EC, R-3), 6' (R-1-5, R-3EC, R-4, R-5), 5' (R-9), or 3' (R-2S) where accessory building rears on side yard of adjacent corner lot. (OMC 15-15-4.C.4, 15-16-4.C.4, 15-17-4.C.4, 15-18-4.C.4, 15-19-4.C.4, 15-31-4.C.3.b, 15-35-4.C.4.b, 15-36-4.C.4.b, and 15-37-4.C.4.b)</p> <p>(6) Except average where 50% frontage is developed, but not less than 15'. (OMC 15-15-4.C.3)</p> <p>(7) The height can be no greater than the lesser of 25' or 80% of the highest point of the roof of the main residential building, except where the ridge/highest point of the roof of main residential building is 16' or less, the accessory building cannot exceed 12.5 feet. Metal accessory building on a half-acre or over lot cannot be exceed 12.5 feet. (OMC 15-13-5)</p> <p>(8) Except if the only accessory building is a garage, it may exceed the 25% provided it is no larger than 528 square feet (OMC 15-15-5.E, 15-16-4.E, 15-35-4.E)</p> <p>(9) Shall be setback no less than 20' from the perimeter property lines of the park and the building be located at least 25' apart side-by-side and 15' apart from side-to-rear from another building (OMC 15-20-6.C and OMC 15-20-6.L)</p> <p>(10) On a corner lot, an attached or detached accessory building (with or without a roof) that is open on at least three (3) sides may extend into the side yard setback facing a street up to the minimum side yard setback for an interior lot in its respective zone. Such structures are limited to covered or uncovered decks, patios, gazebos, pergolas, and trellises. The finished floor elevation of these structures may not be higher than eighteen inches (18") above finish grade.</p>															

[illegible][illegible]

WHAT ARE THE OTHER RESTRICTIONS FOR RESIDENTIAL ACCESSORY BUILDINGS?

No cargo containers unless fully contained within an accessory building located, designed, and built in compliance with the code ([OMC 15-13-33B](#))

Cannot be located between the front of the main residential home and the street. ([OMC 15-13-33D](#))

Doors may not take up more than 80% of the structure's front face. ([OMC 15-13-33F](#))

Metal accessory buildings must be located in rear yard and not exceed the lesser of 400 square feet or maximum lot coverage ([OMC 15-13-33D.3](#)).

HOW MANY ACCESSORY BUILDINGS CAN I HAVE ON MY PROPERTY IN A RESIDENTIAL ZONE?

Maximum accessory buildings in residential zones is 3 with a combined floor area not to exceed the maximum lot coverage allowed in the zone.

Although included in the lot coverage calculation, one attached or detached garage/carport or a structure that is open on 3 sides (limited to patio covers, trellises, cabanas, gazebos, or arbors). ([OMC 15-13-33A](#))

WHAT IF THE ACCESSORY BUILDING IS AN ACCESSORY TO A NONCONFORMING USE, SUCH AS A SINGLE-FAMILY DWELLING IN A COMMERCIAL ZONE?

The accessory building would need to be approved by the Planning Commission ([OMC 15-6-3.B.1](#)). Submit a [change of nonconforming use application](#) with a site plan, elevations, and a county plat in-person or by email to planning@ogdencity.com by the first Wednesday of the month to be put on the next Planning Commission. The Planning Commission meets the first Wednesday of each month.