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Shed & Detached Garage Guide

This handout has been created to serve as an information tool to individuals wishing to erect a shed or a detached garage accessory to a single family dwelling. This is intended only as a guide for plan submittal and as an aid to the minimum information needed to submit for an application for a building permit. This is by no means all-inclusive, and additional information may be needed in order for the Building Department to process your building permit application. Please take a moment to ensure the items listed below are included in your submittal package. Failure to submit all the information requested may result in delays in processing your permit application.

Sheds that are ≤ 120 square feet and < 10 feet to the peak of the structure:

1. Does ***not require*** a building permit under 200 square feet
    - Building permits will be required if electrical, mechanical, or plumbing is added to the shed/garage.
2. Setbacks: 1 foot from the side property line and 1 foot from the rear property line, but the structure must be removable.
3. The shed must be at least 6 feet from the house.
4. The maximum height is 10 feet measured to the peak of the structure.
5. If the rear yard is adjacent to a street, the shed must be a minimum of 10 feet away from the rear property line.
6. If the side yard is adjacent to a street, the shed must be a minimum of 20 feet from the side property line.
7. The shed must be at least 10 feet behind the front wall plane of the house.

Sheds that are > 120 square feet:

1. A building permit ***is required*** for sheds/garages greater than 200 square feet
    - Building permits will be required if electrical, mechanical, or plumbing is added to the shed/garage.
2. Setbacks: 8 feet from the side property line and 10 feet from the rear property line (residential zones). For placement in a commercial or industrial zone, see Land Development Code for applicable setbacks.
3. The shed must be at least 6 feet from the house.
4. The maximum height is 20 feet measured to mid-gable.
5. If the rear yard is adjacent to a street, the shed must be a minimum of 10 feet away from the rear property line.
6. If the side yard is adjacent to a street, the shed must be a minimum of 20 feet from the side property line.
7. The shed must be at least 10 feet behind the front wall plane of the house.

Detached structures for uses other than sheds (i.e. home businesses, etc.) require permits regardless of size.

See page 2 for submittal requirements and sample plans. Submit all plans digitally to loganplanreview@loganutah.gov in PDF format.

Items required for permit submittal:

1. Residential Permit Application
2. Proof of Ownership – obtained at the Cache County Recorder's office at 179 N Main
3. Plat map - obtained at the Cache County Recorder's office at 179 N Main
4. Plot plan – must show property lines, house location, shed/garage location, easements, right-of-ways, and measurements between these items.
5. Plans
    - Show footings and foundations (size, depth, width, steel placement/spacing, and hold-down strap locations).
    - Floor plan and layout with dimensions (include doors, windows, foundation straps, bracing details, etc.)
    - Electrical breaker panels, outlets, light switches, etc.
    - Framing materials and details, roof framing details, anchoring methods, cross sections, and elevations.
    - Engineering, if required by code.
    - Heating and plumbing details, if applicable.





