

## Sheds

The following information has been taken from the current Payson City Zoning Ordinance, however this information sheet does not take the place of the ordinance. Although every effort was made to provide the most complete information possible, if any information is missing from this handout, all requirements of the Zoning Ordinance must still be satisfied prior locating and constructing a shed in Payson.

### Shed Location:

Zone	Side Setback		Rear Setback	Distance from Dwelling	Max. Height of Shed	Permissible Lot Coverage
	Interior Lot	Corner Lot**				
R-1-A*	5 feet	20 feet	5 feet	3 feet	18 feet	20% of total lot area
R-1-12 R-1-15 R-1-20	5 feet	20 feet	5 feet	3 feet	18 feet	40% of total lot area
R-1-10	5 feet	20 feet	5 feet	3 feet	18 feet	45% of total lot area
R-1-9 R-1-75 R-2-75	5 feet	20 feet	5 feet	3 feet	18 feet	50% of total lot area
* Accessory buildings not housing animals						
** The side of the lot abutting a public street not being used as the required front setback.						

### General Information:

- Accessory uses are not allowed unless clearly incidental to a permitted or conditional use of the property. Business and home occupations are not permitted in sheds or accessory structures.
- A shed shall not be placed within any required setback as defined in Section 19.6 of Payson City’s Zoning Ordinance.
- A shed shall not be designed or used as a guest house or separate dwelling unit.
- In no case shall a shed be located on a public utility easement (PUE).
- For information on other types of accessory buildings, refer to Title 19 Zoning Ordinance.
- If the lot is located in a subdivision that contains recorded CC&R’s, the applicant is responsible for supplying a letter from the Architectural Review Committee (ARC) and/or Homeowners Association (HOA) approving the shed. If there is no ARC or HOA, it is the applicant’s responsibility to review the subdivision CC&R’s for compliance. City approval of this permit does not deem the shed to be in compliance with the subdivision CC&R’s. By signing the application, the applicant acknowledges the requirements of this application and the subdivision CC&R’s.

### Building Permit Requirements:

- A permit and site plan are required for all sheds.
- A shed that is 200 sq. ft. or less, will have no fee. Sheds that are 201 sq. ft. or more, will be assessed a fee.
- Sheds that are 201 sq. ft. or more, require **one (1) set of plans and an electronic submittal** and must include a site plan, floor plan, and cross section showing how the shed will be built. The fee will be based on the number of inspections required plus the minimum permit fee.

**Shed Construction (201+ square feet):**

- Shed Plan
  - Lot dimensions of all buildings on the lot
  - Front, rear, and side setbacks, and any easements that are recorded on the property
  - Name of owner and designer of plans
  - Legal street address
  - Grade elevation of at least one corner of lot and shed
  - North arrow
  
- Floor Plan (minimum scale of 1/4" = 1')

  - Dimensions of building
  - Dimensions of all windows and doors

  
- Electrical Plan (if applicable)
  - Location of all receptacles, switches, and lighting fixtures
  
- Cross Section
  - Footing and foundation size (the bottom of the footing needs to be 30" below finished grade for frost protection)
  - Footing and foundation size
  - Steel placement, size, and grade
  - Sill plate and type of material
  - Foundation anchor bolts spacing and size (these tie the shed down)
  - Floor
  - Wall section including stud size, sheathing and siding,
  - Location of all blocking for truss, joist and fire blocking
  - Details of roof construction including pitch, framing members, sheathing, and roofing
  - Post and beam connections and size of all beams