



THINKING OF ADDING AN ACCESSORY BUILDING?

Know the New Accessory
Building Standards!

This handout provides a clear overview of West Point City's new standards for accessory buildings. Following these guidelines will help ensure your project meets safety regulations, respects your neighbors, and enhances the overall aesthetics of the neighborhood.

Important Note: This information is intended as a resource to help you get started. For the complete and most up-to-date regulations, please refer to the City of West Point's official ordinances or contact the City Offices directly.



RIGHT-SIZE YOUR PROJECT

Building a shed, garage, or workshop can be an exciting project that adds functionality and value to your property. West Point City has established clear guidelines regarding the size and height of accessory buildings. These guidelines are based on the size of your lot and aim to achieve several important goals like functionality, aesthetics and neighborhood harmony.



GIVE YOUR NEIGHBORS SPACE

Living in a community means fostering a sense of shared space and respect. West Point City's Code outline setback requirements for accessory buildings. These regulations ensure your project integrates seamlessly with your surroundings and adheres to safety regulations. These standards aim address safety and access and the visual appeal to the neighborhood.



PERMITTING MADE EASY

Navigating the permitting process can sometimes feel overwhelming. However, West Point City is committed to making it as smooth and efficient as possible while providing a clear roadmap to navigate the process efficiently. These guidelines will help ensure all the necessary approval are obtained before construction begins so you can start your project with confidence.

West Point City is committed to supporting you throughout your accessory building project. If you have any questions or require further clarification after reviewing this handout, don't hesitate to contact us!

West Point City Building Department

Phone: 801-776-0970 • Email: building@westpointcity.org • Website: WestPointCity.org

Building Permit Portal





RIGHT-SIZE YOUR PROJECT

The maximum size of your accessory building depends on the size of your lot. All buildings cannot exceed **10% of your total lot area.**

*For instance if your lot is 10,000 square feet, your accessory building (and/or all accessory buildings) cannot exceed 1,000 square feet (10,000 sq ft *10% = 1,000 sq ft)*

The maximum height of any accessory building is based on the following table:

PROPERTY LESS THAN 1/2 ACRE (21,780 sq ft)	PROPERTY GREATER THAN 1/2 ACRE (21,780 sq ft)
18'	25'

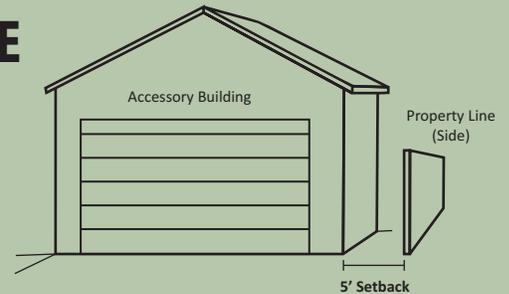
**measured from the peak of the roof to ground level*



GIVE YOUR NEIGHBORS SPACE

West Point City has clear guidelines to ensure your accessory building fits comfortably on your property and respects your neighbors' space. Here's a breakdown of the regulations:

- Side Yard Setback:** All accessory buildings, regardless of location, must be at least five feet (5') away from any side property lines.
- Rear Yard Setback:** The distance your building needs from the rear property line depends on its height. Refer to the table below for specific requirements based on your lot size and building height.
- Main Residence Setback:** No accessory building can be closer than five feet (5') to your main house.



Wall Height	0 to 12	12+ to 18	18+ to 25
Minimum Rear Setbacks (feet)	3	5	10

Some other things to keep in mind:

Side Yard Placement: If you plan to place your building in the side yard, it still needs to meet the existing side yard setback requirements for your specific zone. These setbacks are typically between 8 and 10 feet, but it's best to confirm the exact requirement for your zone.

Public Utility Easement (PUEs): Many properties have a designated PUE (Public Utility Easement) located somewhere on the property, sometimes along the rear property line. These easements allow utility companies access for maintenance or repairs. It's important to avoid building any structure on these easements. Contact the City of West Point to inquire if your property has a PUE and its location.



PERMITTING MADE EASY

West Point City understands the excitement of building your accessory building. That's why we've made the permitting process as smooth as possible. You can conveniently submit your permit application and supporting documents online through our user-friendly portal. To ensure a smoother review process, please make sure your submission includes a **SITE PLAN** that provides a clear and accurate plan indicating the exact location of your proposed building on your property & **CONSTRUCTION DRAWINGS** that illustrate the design and specs of the building.

OTHER TEMPORARY STRUCTURES & POOLS

- Swimming Pools:** Shall not be located closer than 5' from the property line & shall be walled or fenced to at least 6' in height.
- Shipping Containers** (including semitrailer, boxcars, and portable on-demand storage): Shall not be used as a permanent structures.
- Temporary Carports** (tent like structures): Must be securely tethered to the ground. If located in the side yard has to maintain setback standards as other structures.

