



ACCESSORY BUILDINGS

****** *We recommend plans to be sent electronically as PDF format or if unable, all plans are required to be drawn to scale with minimum dimensions of 18" x 24", and we need two (2) sets of paper plans.*

(You will receive one plan back for the job site copy with red lined corrections and notations).

SITE PLAN: *(All site plans need to indicate the following):*

- *All property lines*
- *Street names*
- *Setbacks on all four (4) sides of the structure to the property lines*
- *Maximum 30' driveway width with no additional access to road*
- *Existing structures*
- *Homeowners name and or Contractors name*
- *North arrow*
- *Site plan address*
- *Division and #, Lot, and Block*
- *Zone*
- *City of Ammon, Bonneville County*
- *Location of added utilities if applicable*

All site plans must be submitted electronically to the City Planning & Zoning Director at:

cdonovan@cityofammon.us

Building Permit:

- *Permit Application-available on our website at cityofammon.us->Building Department*
- *Plans-Building Plans (sky view), what material is being used*
- *Footing & Foundation-plans*
- *Will there be any -Electrical (how many circuits) Mechanical (what type), and Plumbing (how many fixtures)*
- *How will this be anchored?*
- *Walls that are 10' or above require Engineering*



***ALL BUILDINGS:**

- One story detached accessory structure over 200 square feet requires a building permit:
- All utilities must connect to main house on property
- All snow/water falling from roof must remain on property, cannot fall on neighbor's property
- Any covered structures can cover up to 30% of the backyard. This includes any structure that is not open to the sky.
- Must use the same access to the street as the main house, with a **MAXIMUM** width of 30'.
- Cannot have a different address
- Engineering is required for any walls that are 10 feet or above
- Wind speed requirements are 115 mph for a 3 second burst
- Snow load requirements are 50 ground load

***BUILDINGS 12 FEET OR MORE BEHIND HOUSE:**

- May be placed a minimum of 3 feet from the property line. This measurement may vary with height of building and roofing materials used to ensure all snow/water remain on property

***BUILDING LESS THAN 12 FEET BEHIND HOUSE:**

- Must maintain the required side yard for the zone: RE – 20', RP, RP-A – 10', R-1, R1-A – 8'
- Must be at least 3 feet from the current structure or proper firewalls need to be installed

***GENERAL INFORMATION:**

- Check for any covenants in your subdivision
- If there is an active HOA, contact them for guidelines, these may be more restrictive than the City requirements.

*****Irregular Buildings in Seismic Zone D are required to be stamped by an Engineer or Architect licensed in the State of Idaho. Provide engineered design for any irregular portions of structures per 301.2.2.6***