

Utility/Storage Building Construction Standards

Utility/Storage Building is an accessory building that has a footprint larger than 120 sq. ft. but less than 600 sq. ft.

Accessory Buildings means a supplementary building or structure on the same parcel as the principal building, or part of the principal building, occupied by or devoted exclusively to an accessory use. Such use shall not include any building used for dwelling, residential or lodging purposes, or sleeping quarters for human beings.

Building Construction – Utility/Storage buildings shall be stick-built or the equivalent new building construction. No mobile home, tank, junk object, or salvage materials, semi-trailer, vehicle or similar item shall be utilized as an accessory building or storage structure, provided, however, that such requirement shall not be applicable to tool sheds, or similar temporary storage structures utilized pursuant to the construction of a building as long as the period of construction does not exceed two (2) years unless an extension variance is granted by the P & Z Board. All of these utility/storage buildings must comply with the following construction requirements:

A. Roofs – The roof construction for all utility/storage buildings shall be adequate to support a 100 pound per sq. ft. snow load. A utility/storage building must have a composition shingled roof or a metal roof with a baked-on enamel finish.

B. Exterior Walls – Utility/storage buildings are required to be constructed with exterior walls composed of a) wood siding that is prefinished and/or prefabricated, b) composite masonry façade, or c) the same materials of construction as the primary building.

C. Building Height – Utility/Storage buildings shall be limited to a height of not more than twenty-five (25) feet to the top of the roof, or to the height of the primary building roof, whichever is less. (This measurement will be taken from grade level at any point surrounding the building)

D. Foundations – The utility/storage building may be placed on the ground without a foundation provided that the building is anchored to the ground. This must be done to resist wind loads up to ninety (90) miles per hour. Foundation requirements and anchoring methods for a utility/storage building are as follows:

- a) Any utility/storage building with a permanent cast in place concrete foundation shall adhere to current International Building Codes, or;
- b) An accessory building shall be anchored at all corners with mobile home type tie downs designed to resist a horizontal wind load of at least 90 miles per hour.

E. Miscellaneous Requirements:

- 1) No building shall be used for any purpose other than those uses permitted in the Town of Star Valley Ranch Ordinances.
- 2) No building shall be erected, reconstructed, enlarged, structurally altered, or moved in such a manner as to evade conformity with height, bulk, lot area, use and other regulations by the Town of Star Valley Ranch Ordinances.

Note: Approval by the Town of Star Valley Ranch does not constitute approval to violate any deed restriction. The Town of Star Valley Ranch is unable to enforce deed restrictions; therefore, it is the responsibility of the applicant to verify compliance with all deed restrictions, for his or her property, prior to starting construction.