



**BUILDING DIVISION**  
437 N Wasatch Drive  
Layton, UT 84041

[www.laytoncity.org](http://www.laytoncity.org)  
Phone: 801-336-3760  
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## RESIDENTIAL CARPORTS / PATIO & DECK COVERS

The information contained in this packet is for Residential Carports/Patio/Deck Covers based on the 2012 International Residential Code and Layton City Ordinances. This is not intended to be a complete list of requirements.

### GENERAL INFORMATION

#### 1) PROPERTY BASICS:

- a) Overall footprint of all structures and hard surface areas (ie, driveways, sidewalks, concrete slab areas, decks, covered patios/carports, sheds, etc.) located in the rear yard may not cover more than 25% of the rear yard area.
- b) No more than 60% of entire lot shall be covered by any hard surface.  
Definition: Hard surface includes all structures, driveways, sidewalks, patios, decks, gazebos, porches, carports, patio covers, concrete slabs. (Pools are not considered hard surface.)

#### 2) PERMITTED LOCATION:

- a) No Carport/Patio/Deck Cover may be located in front of the front foundation line of the primary structure.
- b) Carports that are attached to the main structure and are located in the side or rear yard must meet the minimum side and rear setbacks for the main structure, as well as the height restrictions noted in the "Permitted Height" section below.
- c) Patio/Deck Covers may encroach into the rear yard setback ten feet (10') and into the side yard setback four feet (4') as long as they are open on at least 3 sides.
- d) Detached Carports/Patio/Deck Covers located in the rear yard shall be at least six feet (6') from the primary structure and at least (three (3') from side and rear property lines.

#### 3) PERMITTED HEIGHT:

- a) Detached Carports/Patio/Deck Covers located behind the main structure shall have a maximum height of eighteen feet (18') to the mid-point (measured between the peak of the roof and the eave) if placed at the minimum three foot (3') setback to the nearest property line and a minimum six foot (6') from behind the main structure.
- b) Attached Carport/Patio/Deck Covers shall have a maximum height the same as the primary structure.
- c) Carports/Patio/Deck Covers over eighteen feet (18') in height shall be set back an additional three feet (3') from all property lines and main structure for each additional one foot (1') above eighteen feet (18').
- d) In no case shall a Carport/Patio/Deck Cover exceed the maximum height of twenty-three feet (23') at the mid-point of the roof (measured between the peak of the roof and the eave).

#### 5) APPLICABLE BUILDING CODES:

- a) 2012 International Residential Code (IRC)
- b) Layton City Municipal Code

#### 6) GENERAL QUESTIONS:

- a) For zoning questions contact the Planning Division at 801-336-3780, Monday - Friday 8:00 a.m. – 5:00 p.m.
- b) For building code questions, contact the Building Division at 801-336-3760; Monday – Friday 8:00a.m. to 5:00p.m.

### DETACHED "PORTABLE" TYPE CARPORTS

- a) Detached "portable" type carports of aluminum tubing with either a metal, fiberglass or canvas cover *must* meet all the setback and height requirements as any other carport. *No carport/patio cover of any type may be located in the required front yard setback area.*
- b) If side and rear yard setbacks allow, carports must be located at least six feet (6') from the primary structure.
- c) Property owner must provide engineered specifications which indicate the carport/patio cover is designed to meet the 90-mph wind speed and 30 lb (West of Fairfield Rd.) or 40 lb (East of Fairfield Rd.) snow load requirements.

## PLAN SUBMITAL CHECK LIST – Carports/Patio/Deck Covers

1. **BUILDING PERMIT APPLICATION - Must be applied for online at [www.laytoncity.org](http://www.laytoncity.org) and include the following:**
  - a) Property address, lot number and subdivision name
  - b) Contractor name, phone number, address and Utah State contractor's license number or Owner/Builder name
  - c) Owner's name, phone number and address
  - d) All subcontractor names, phone numbers, addresses and Utah State contractor's license numbers
  - e) Valuation of project (cost of materials and labor)
2. **PLOT PLAN (SITE PLAN) - Two (2) full sets, drawn to scale (1" = 20' min.) including:**
  - a) Lot dimensions & lot size (total square footage)
  - b) North Arrow
  - c) Easements (*Public Utility, Drainage, etc.*)
  - d) Building footprint of all structures, both new & existing, located on the property
  - e) Setbacks (distances) between all structures and from structures to all property lines
  - f) Topographical information for sloped lots
  - g) Location of all retaining walls, existing and/or new. (*Engineering required for all retention exceeding 4'.*)
  - h) Show all hard surface areas, new and existing. (*See Hard Surface definition on page 1*)
3. **EXTERIOR ELEVATIONS - Two (2) full sets including:**
  - a) Height of structure from grade to roof peak and grade to eave
  - b) All four elevation views (front, rear, left side, right side)
  - c) List type of roofing material, roof covering and underlayment; fascia material, etc. to be used
4. **FOOTING DETAIL – Two (2) full sets including:**  
(*Carports/patio & deck covers attached to the main dwelling must have footings a minimum 30" deep for frost protection*)
  - a) Size, location and depth of footings, caissons or location and size of existing footings
5. **BUILDING PLANS - WOOD FRAMED - Two (2) full sets, drawn to scale (1/8" = 1' min.) including:**
  - a) Dimensions of carport/patio/deck cover
  - b) Roof attachment method (under existing eave or on top of roof), ledger size, lag bolt size and spacing
  - c) Size, type and spacing of support posts and types of post-base and post-to-beam connectors to be used
  - d) Size and span of all headers, beams, rafters or trusses, and anchoring/attachment methods
  - e) Securing method which meets the 90-mph wind speed requirement
6. **BUILDING PLANS: METAL/PRE-FABRICATED CARPORTS/PATIO & DECK COVERS – Two (2) full sets including:**
  - a) Dimensions of carport/patio/deck cover
  - b) Provide manufacturer's installation specifications and instructions with all applicable details highlighted including footing detail and securing methods
6. **ELECTRICAL – Two (2) full sets including:**
  - a) Location of any light fixtures or miscellaneous electrical. (Lighting to be listed for exterior use)

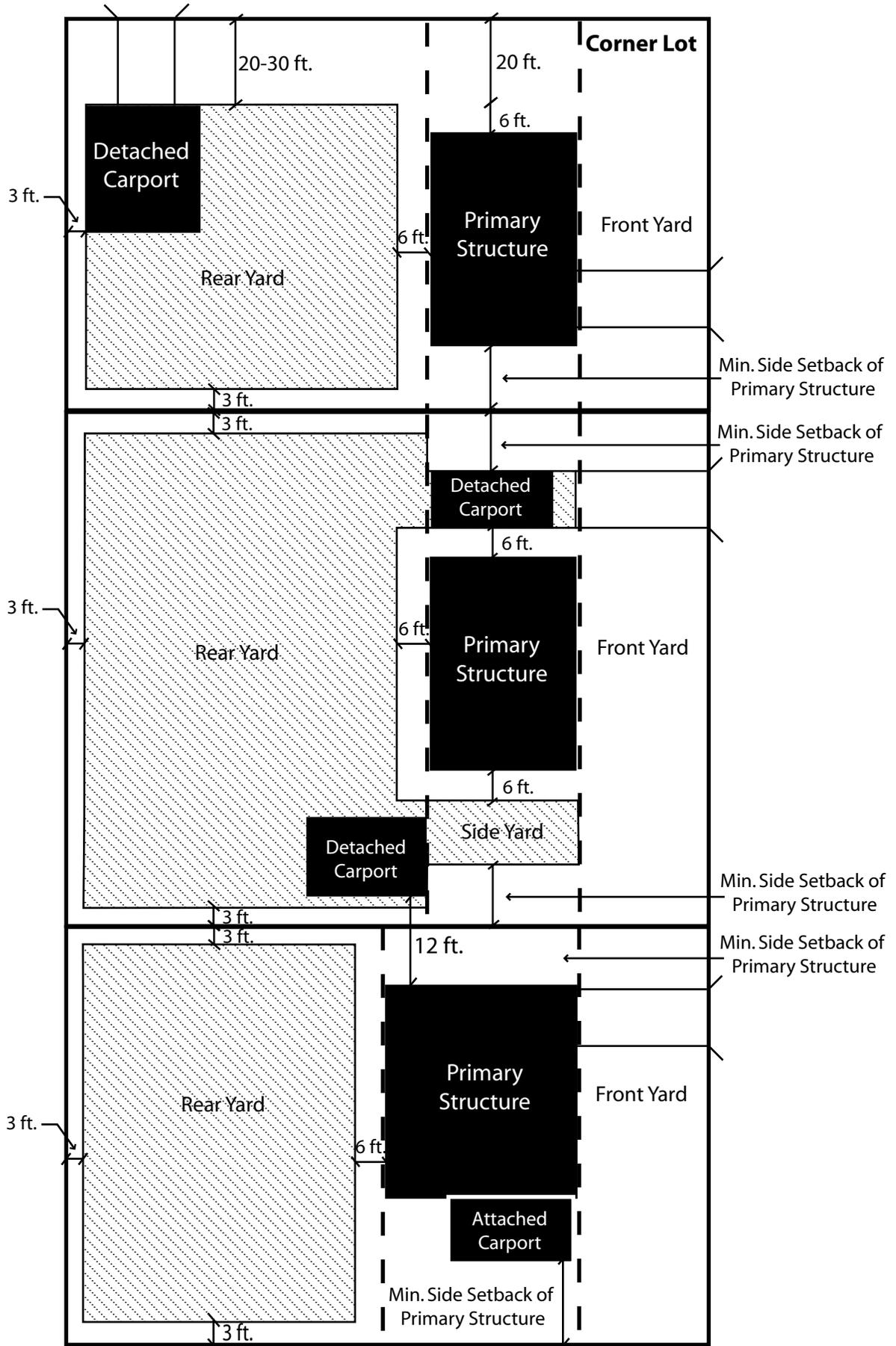
### REQUIRED INSPECTIONS:

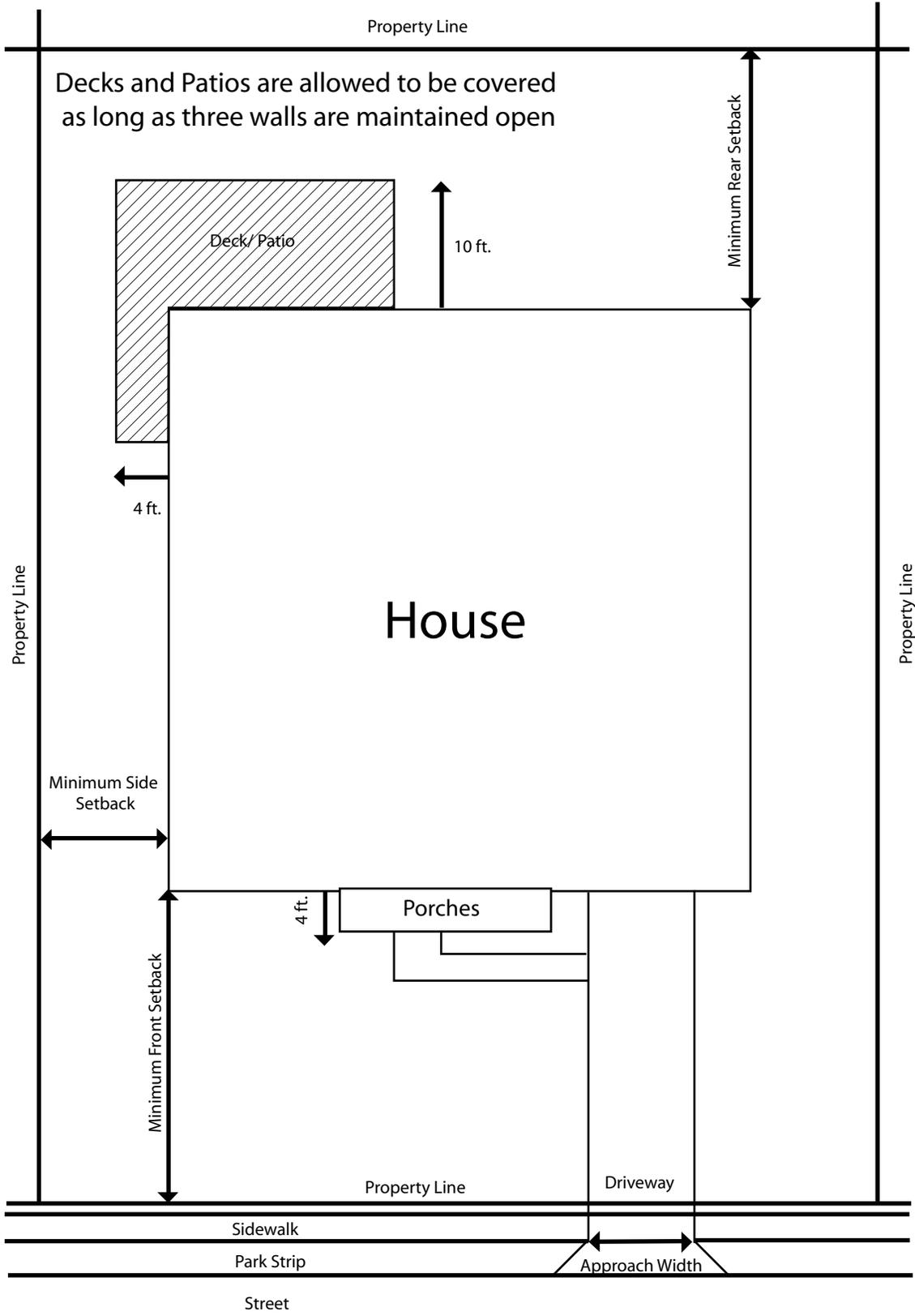
- 1) **Footing:**  
Inspection done after the footing is dug, all necessary rebar is in place (if any), and *before* any concrete is poured.  
Setbacks are verified at time of footing.
- 2) **4-Way Rough (wood framed):**  
Inspection done after framing is complete, any electrical is installed, roof covering on, and *prior* to concealing.
- 3) **Final:**  
Inspection done after all work is complete.

### INSPECTION SCHEDULING:

- 1) A minimum 24-hour notice is required for all inspections. To schedule an inspection, call 801-336-3760 and have your permit number and address ready.

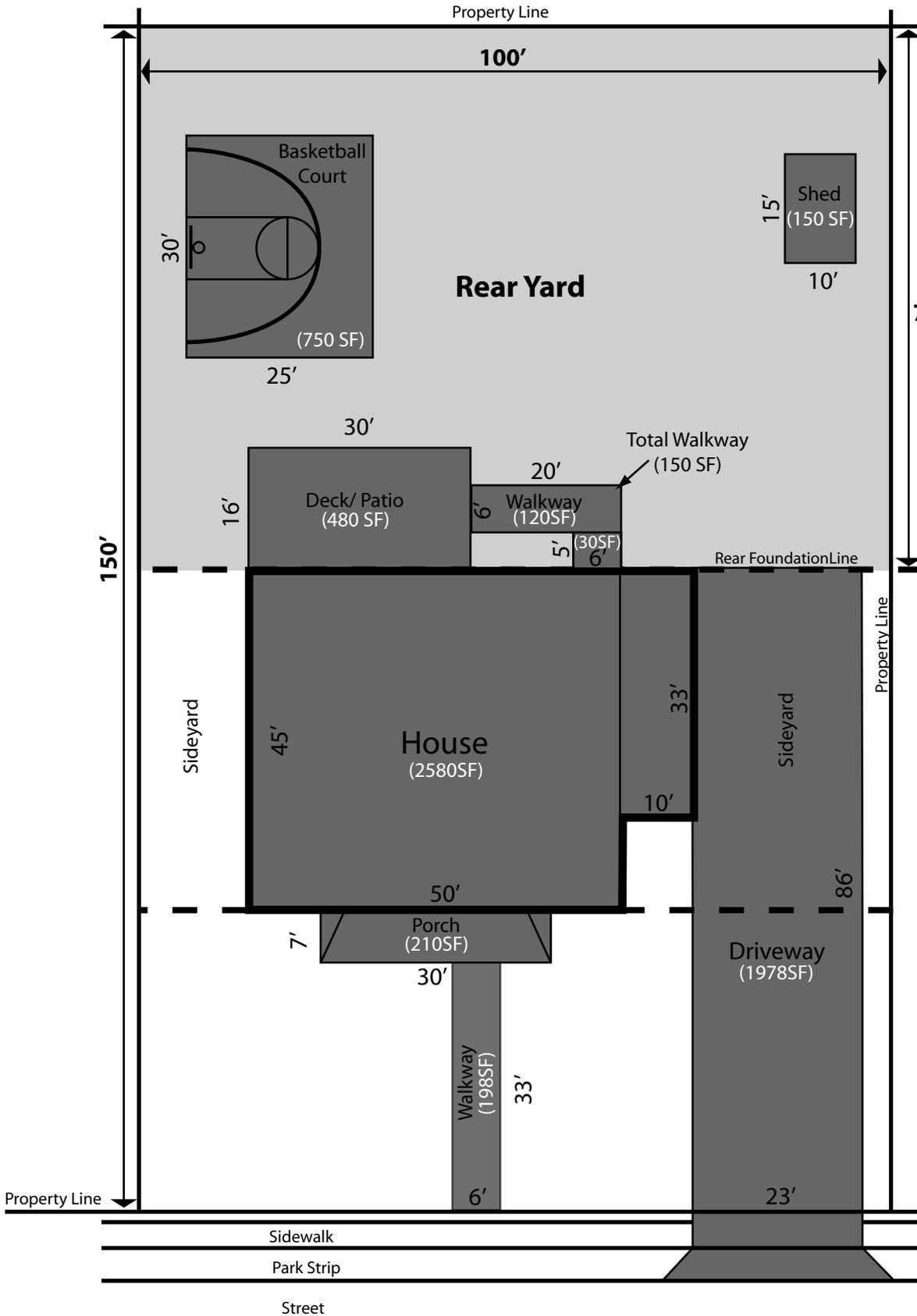
# Carport Structures





Decks, Patios and Walkout Basements can extend into the side yard 4 ft. and into the rear yard 10 ft. when the primary structure is at the minimum setback

# Maximum Hard Surfaces Coverage (single-family lot)



## Maximum Hard Surface

Entire Lot 60% Max. Hard Surface

Rearyard 25% Max. Hard Surface

## Maximum Hard Surface Allowed for this Lot

### Total Lot

Total Yard-15,000 SF  
Max. Hard Surface Allowed  
60% = 9,000 SF

### Rear Yard

Total Rear Yard-7,000 SF  
Max. Hard Surface Allowed  
25% = 1,750

## Calculations

Total Lot Hard Surface  
Basketball Court 750 SF  
Walkway 150 SF  
Deck/ Patio 480 SF  
Walkway 198 SF  
Shed 150 SF  
Porch 210 SF  
House 2580 SF  
Driveway 1978 SF  
6,496 SF  
**6,496 SF/15,000 SF = 0.43**  
**Total Lot = 43%**

Rear Yard Hard Surface  
Basketball Court 750 SF  
Walkway 150 SF  
Deck/ Patio 480 SF  
Shed 150 SF  
1,530 SF  
**1,530 SF/7,000 SF = 0.22**  
**Rear Yard = 22%**

Lot Size-15,000 SF

Scale: 1"=20'