



**City of Twin Falls
Building Department**
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BUILDING A STORAGE SHED, GARAGE OR OTHER OUTBUILDING?

BUILDING PERMITS REQUIRED?

A building permit is not required for one-story detached accessory structures used as tool and storage sheds, playhouses and similar uses provided the floor area does not exceed 200 square feet (residential).

ALL accessory structures (whether a building permit is required or not) must meet the minimum setback requirements of the City's Zoning Code and if the property is within a Flood Zone a Flood Plain Development Permit is required though the City's Engineering Department.

For more information and/or to determine if you need a building permit you may contact the City Building Safety Department. They are located at **203 Main Ave. E.** or call **(208) 735-7238**.

SPECIAL USE PERMITS?

A Special Use Permit is required when residential sheds, garages or other outbuildings are proposed to be more than **1,000** square feet, except those physically attached garages built at the time the home is built.

Within the **AG** and the **SUI** Zoning Districts a Special Use Permit is required for a building over **1,500** square feet.

SPECIAL USE PERMIT PROCESS

To apply for a Special Use Permit, submit a completed application form to the City Planning & Zoning Department. The request is then scheduled for a public

hearing to be held before the City Planning & Zoning Commission. The

Commission meets the second and fourth Tuesday of each month. The Commission may deny the application, approve it, or approve it with conditions. The decision of the Commission is final unless it is appealed to the City Council within 15 days of the Commission's decision.

Applications for Special Use Permit are available at the City Planning & Zoning Office at 203 Main Ave. East, on the website at www.tfid.org or call (208) 735-7267. Between four (4) to six (6) weeks is required from the time of submittal of the application before the request can be heard by the City Planning & Zoning Commission. If an appeal is made to the City Council this will take an additional four (4) to six (6) weeks.

UTILITY EASEMENTS?

Most properties have **utility easements** on which no building is allowed to be placed. These restrictions may exceed the dimensions of the minimum building setback requirements for your property. A review of the subdivision plat or other recorded public document is required to determine the existence of easements. The City Engineering Department can help determine if easements are present on the property.

SETBACKS from a STREET?

No detached accessory buildings shall be constructed in the front yard nor shall they be closer to other street frontages than is allowed by the requirements of the zone in which they are located. Arterial and collector streets, including county roads have different setback requirements than a residential / local street. You may contact the City Planning & Zoning Department at (208) 735-7267 for the building setback requirements for your property.

SETBACKS FROM PROPERTY LINE FOR BUILDINGS WITHIN 10' OF THE RESIDENCE?

If the proposed shed, garage or other outbuilding is located within 10 feet of your residence, the building must meet the same building setbacks as required for the residence. The setbacks are measured from the property line to the foundation/exterior wall of the building. The rear and side yard building setbacks for the residential zoning districts of the City are:

ZONE	Rear Yard Setback	Side Yard Setback
Ag	30'	7'
SUI	30'	7'
R-1 VAR	25'	7'
R-2	20'	7'
R-4	20'	5'
R-6	15'	5'

If your property is located in a commercial or industrial zone the setbacks shall conform to the standards of the R-6 District.

SETBACKS FROM PROPERTY LINE FOR BUILDINGS MORE THAN 10' FROM THE RESIDENCE?

If the proposed accessory structure is located more than 10 feet from your residence **and no utility easements are present**, only a 3-foot setback is required from the rear property line and a 3-foot setback from the side property line.

The 3 foot rear and/or side setback can be waived in writing by the adjacent property owner if **ALL** the following conditions are met:

1. Firewalls, if required by the adopted Building Code, are to be constructed.
2. There will be no water runoff from the roof of the building onto the adjacent property
3. The building is located more than 10 feet away from the residence.
4. There is no architectural projection beyond the property line.

SETBACKS from an ALLEY?

Setbacks for accessory buildings adjacent to an alley require the same setbacks as explained above under "Utility Easements" with one exception. When a vehicular door to a garage faces an alley the setback from the alley right-of-way line is 4'. This is to allow for maneuvering room when a vehicle is being backed out of the garage into the alley.

RESTRICTIVE COVENANTS?

Many platted subdivisions have deed restrictions that are separate from and in excess of restrictions of the zoning code and by easements. While the City does not enforce covenants, they are valid restrictions within the subdivision. Please review your deed restrictions for any setback and building design requirements.