



R-1 ZONE WORKSHEET

to be completed by the architect/designer prior to submitting building plans for review

This required worksheet assists in determining compliance with the City of Holladay Zoning Ordinances. A completed worksheet shall accompany an application for the following types of projects located within the [Residential Single-Family zoning district](#). For assistance, please contact the Holladay Community Development Department (801) 527-3890

- ✓ New single-family houses
- ✓ Additions to existing single-family houses including garages, and attached structures (carports, porches, decks etc.).

You will need:

- 1 The Zoning designation for the property. ([R-1-4](#), [R-1-8](#), [R-1-10](#), [R-1-15](#), [R-1-21](#), [R-1-43](#) or [R-1-87](#)). Online zone map at www.cityofholladay.com
- 2 A copy of the applicable zoning ordinances. Copies of the Zoning Ordinance are available at www.cityofholladay.com
- 3 The property dimensions (plat or survey). Surveys or plats are on file with the Salt Lake County Recorder's office

SECTION 1: APPLICANT CONTACT INFORMATION

ARCHITECT/DESIGNER:

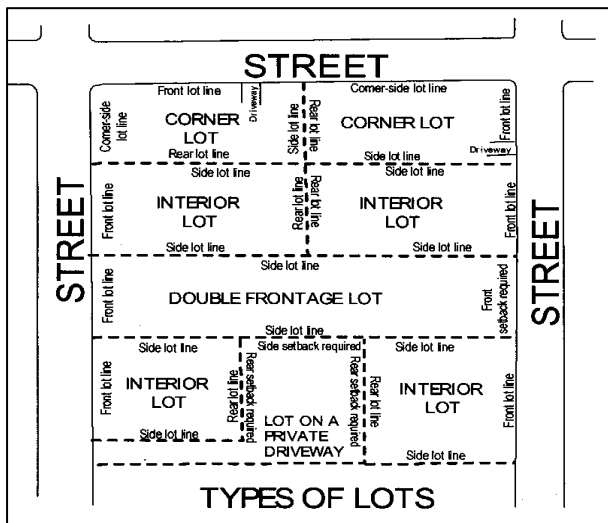
PROPERTY OWNER:

SECTION 2: PROPERTY INFORMATION

PROPERTY ADDRESS:

SUBDIVISION & LOT#: (if applicable)

A) BASIC LOT AREA AND DIMENSIONS: *The recorded lot size and dimensions determine building height, setbacks etc.*



Zoning of Property:

Property' size:

Property's width:

CHECK lot type: ☐ ☐ ☐ **INTERIOR, CORNER LOT or LOT ON PRIVATE DRIVE/LANE**

B) NATURAL HAZARDS ([Ord. 13.75](#), [13.76.300](#), [13.76.400](#))

****REGULATIONS PERTAINING TO THESE SITE FEATURES OVERULE ALL SECTIONS OF THIS WORKSHEET****

☐ OPEN WATERWAY; CANAL, STREAM, DITCH WITHIN 100' OF PROPERTY LINES (13.76)

☐ FAULT RUPTURE (13.75)

☐ FLOODPLAIN (13.75)

☐ SLOPES >30% (13.76.300)

SECTION 3: BUILDING SETBACKS: *The minimum distance a structure must be set away from all property lines***3a) FRONT SETBACK:****i) ON PUBLIC STREETS** ([Ord. 13.14.054](#))

- 40' for lots > 1.5 acres
- For lots 1.5 acres (65,340sqft) or less, you are required to find the average setback of homes on the block. Measure **from the property line** to the furthest AND closest points of the **two** houses to either side of your property. The subject property may also be calculated. The average these distances, ("average of the averages") will be the required street setback **from the property line** for your property.

Please, use the following chart to record your measurements *from the property lines*

ADDRESS	CLOSEST POINT "A"	FURTHEST POINT "B"	AVERAGE ("A"+"B"/2)
1.			
2.			
3.			
4.			
5. MAY USE THE SUBJECT PROPERTY			
CALCULATE THE AVERAGE OF AVERAGES			REQUIRED FRONT SETBACK

Please, describe where measurements were taken from (surveyed property lien, sidewalk, gutter ect.) and method in obtaining the above data (Google, GIS, Onsite Survey, etc.):

ii) ON PRIVATE ROADS:

(Ord. 13.14.054)

PRIVATE RIGHT OF WAY WIDTH	REQUIRED FRONT SETBACK
LESS THAN 20'	30' from the <i>centerline</i> of the right of the way
20' AND GREATER	20' from the right of way line

3b) SIDE SETBACKS ([Ord. 13.14.056](#)).

Side setbacks are determined as a percentage of the **lot width**. Determine the lot width by inscribing the largest circle that can fit within the property lines. The combined side setbacks shall be no less than twenty-five percent (25%) of the "lot width" with no one side setback less than ten percent (10%) of the lot width.

Enter the lot width:

Side setback "A":

(lot width x .10)

Side setback "B":

(25% of lot width – side setback "A")

3c) REAR SETBACK ([Ord. 13.14.052](#))

Enter Lot Size:

Required Rear
Setback as per
Chart:

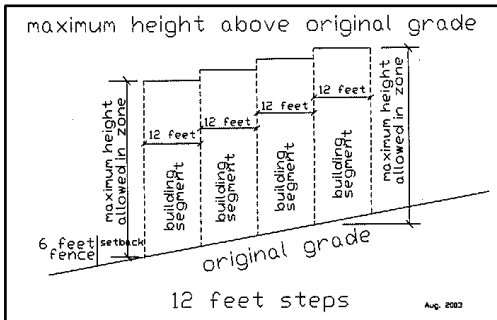
LOT SIZE IN SQ FT	REAR SETBACK
LESS THAN 10,000	20'
10,001 TO 13,000	22'
13,001 TO 16,000	25'
16,001 TO 19,000	29'
19,001 TO 22,000	34'
22,001 TO 25,000	35'
25,001 TO 28,000	36'
28,001 TO 31,000	37'
31,001 TO 34,000	38'
34,001 TO 37,000	39'
37,001 TO 40,000	40'
40,001 TO 49,600	41'
49,601 TO 59,200	42'
59,201 TO 68,800	43'
68,801 TO 78,400	44'
OVER 78,400	45'

SECTION 4: HEIGHT & MASSING STANDARDS – VERTICAL CONTROLS

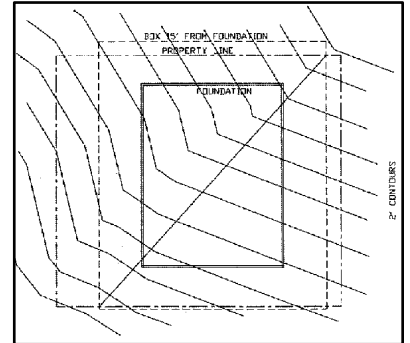
To ensure neighborhood compatibility the height and bulk limitations are proportionate to your lot's size. All heights are measured from the existing grades. **You may need assistance from a land surveyor or a civil engineer, as you will be required to submit a topographic survey, with 2' contours**

4a) OVERALL BUILDING HEIGHT (Ord. 13.14.070)

Allowed Building Height is commensurate upon lot size.



NOTE: If your property has an original grade slope of **greater than fifteen percent (15%)**, the maximum height of any main structure shall not exceed thirty feet (30'). Slope shall be determined using the topographic survey with a line drawn from the highest point of elevation to the lowest point of elevation on the perimeter of a box encircling the foundation for a distance of fifteen feet (15') or to the property line, whichever is less. (Ord 13.14.071.H & FIGURE 13.04.050.3 CALCULATION OF SLOPE)



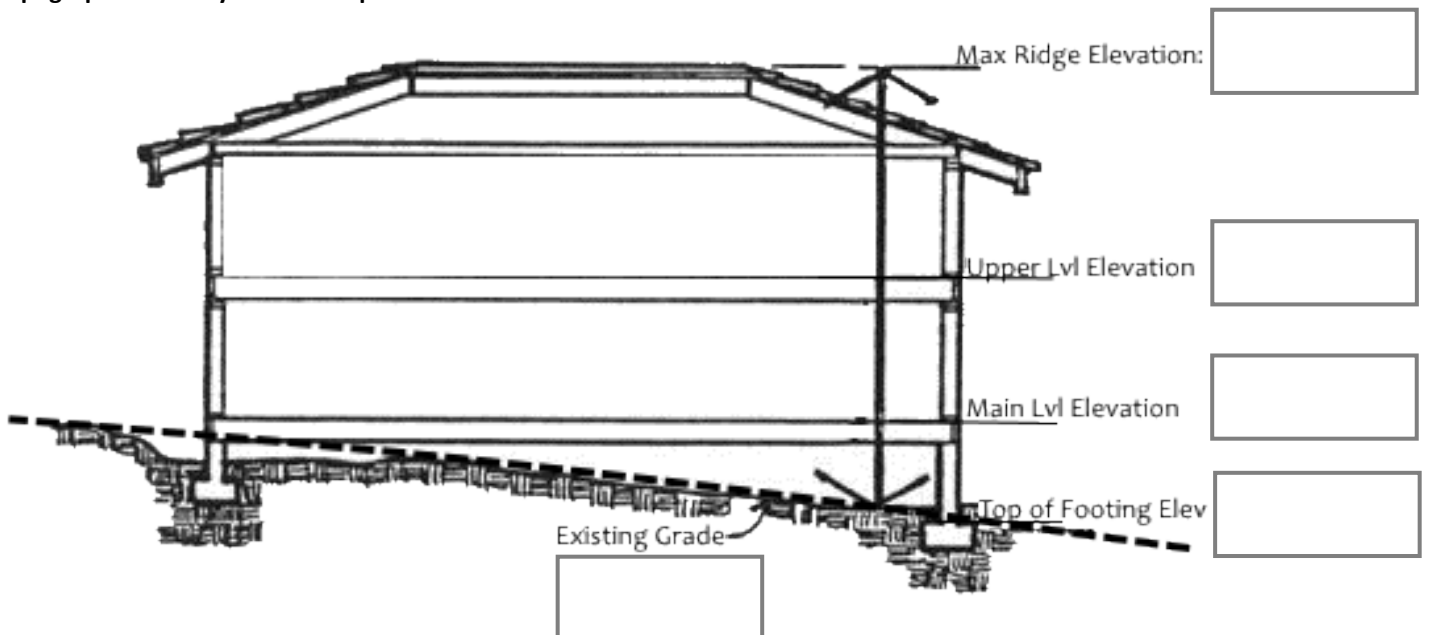
ENTER THE LOT SIZE:

ENTER SLOPE OF ORIGINAL GRADE:

ENTER THE MAXIMUM BUILDING HEIGHT:

LOT SIZE IN SQUARE FEET	MAXIMUM HEIGHT FROM ORIGINAL GRADE
LESS THAN 15,000	32'
15,001 TO 43,560	35'
+ 43,561 (>1 ACRE)	40'

PROVIDE FLOOR ELEVATIONS FOR EACH LEVEL: Measurements shall be in feet above sea level and shall coincide with the topographical survey on the site plan.



4b) BUILDING CORRIDOR (Ord. 13.14.071)

The building corridor **begins at the determined front yard setback** limiting the depth at which a home may be built to the maximum height allowed. **Any structure proposed beyond this distance, up unto the rear setback, is limited to a height of 20'.** The building corridor dimensioned by **averaging** the existing depths of structures **on similarly sized lots** on the same block face. *You may require assistance from your neighbors, as you will need to access their property to take measurements*

STEP 1: Identify similarly sized lots:

- If your property is 1.5 acres (65,340 square feet) or larger; only structures on lots 1.5 acre or larger will be studied.
- If your property is smaller than 1.5 acres (65,340 square feet) only structures on lots smaller than 1.5 acre will be studied.

STEP 2: Average the depth of the structures on similarly sized lots: *Increase this average where allowed.*

- For any home(s) built or added to **prior to November 30, 1999**, the applicable building corridor for **INTERIOR LOTS** shall be 1.15 times the average depth of that home(s). For **CORNER LOTS**: 1.2 times the average depth of that home(s)
- For any home(s) built or added to on or **after November 30, 1999**, the applicable building corridor shall be calculated at 1.0 times the averaged depth of only that portion of the structure that exceeds twenty feet (20') in height.

CALCULATION 1: DEPTHS OF HOMES BUILT PRIOR TO 11/30/1999

ADDRESS	LOT SIZE	DEPTH OF MAIN STRUCTURE
1.		
2.		
3.		
4.		
AVERAGE OF ALL DEPTHS		
ALLOWED INCREASE (x 1.15 for interior lots X 1.2 for corner lots)		

CALCULATION 2: DEPTHS OF HOMES BUILT AFTER 11/30/1999 - *no allowable increase*

ADDRESS	LOT SIZE	DEPTH OF MAIN STRUCTURE HIGHER THAN 20'
1.		
2.		
3.		
4.		
AVERAGE OF ALL DEPTHS		

BUILDING CORRIDOR DEPTH:
(AVERAGE OF CALCULATIONS 1 & 2)

Please, describe where measurements were taken from (surveyed property lien, sidewalk, gutter ect.) and method in obtaining the above data (Google, GIS, Onsite Survey, etc.):

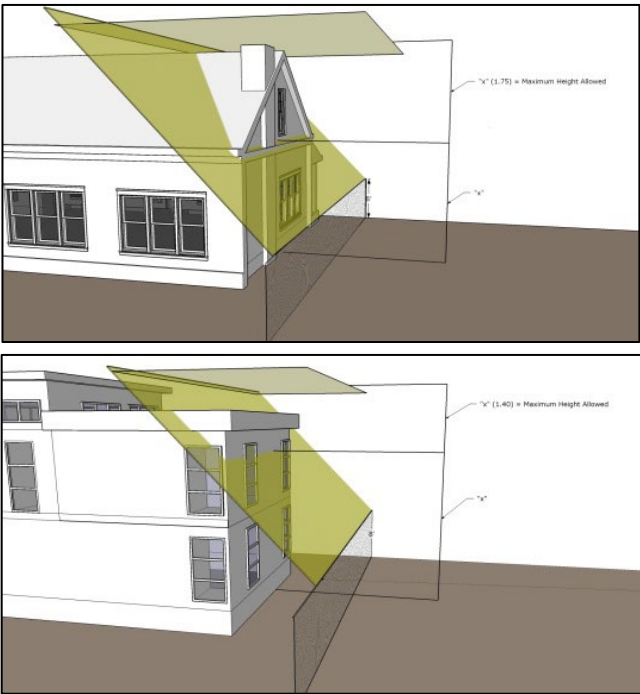
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4c) GRADUATED HEIGHT [\(Ord. 13.14.070.2\)](#)

The maximum height shall be modified by the Graduated Height limit. This dimension is established by starting at a point eight feet (8') above the property line, then sloping a forty-five degree (45°) angle in a direction perpendicular from the property line.

The entire building must fit under this line except for:

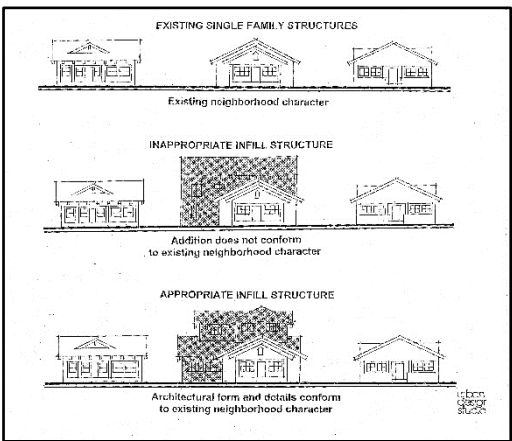
- 1) Dormers; which do not to exceed the ridge, at a maximum of 14' wide and spaced at least one-half ($\frac{1}{2}$) of the dormer-width apart from other dormers and off the front and side edges of the roof
- 2) Gables; which do not exceed 0.75 times higher than the point where the graduated height envelope intersects the gable or "x" (1.75) = **maximum gable height**.
- 3) Vertical wall, parapet or structural element, other than a gable shall no exceed 0.40 times higher than the point where the graduated height envelope intersects the vertical wall, parapet or other structural element, or "x" (1.40) = **maximum overall height**.



4d) MASS & SCALE [\(Ord. 13.14.100\)](#)

large, continuous building mass shall be limited as follows:

- 1) Buildings shall not continue horizontally for more than 40' without a minimum of an eighteen inch (18") architectural break
- 2) Exposed wall height on a sloped lot is limited to 25' at which point a 8' horizontal off set shall occur
- 3) Upper floor(s) of a building shall be designed with adjacent structures in mind. This may be accomplished by; reducing the upper story floor area, providing larger setbacks for the entire structure and/or relocating a major portion of the second story over the rearmost portion of the first



ATTACH STREET-VIEW IMAGES OF ABUTTING HOMES

4e) LOT COVERAGE [\(Ord. 13.14.080\)](#)

ENTER LOT SIZE:

MAXIMUM ALLOWED COVERAGES AS PER CHART:

MAX SQUARE FEET OF STRUCTURE COVERAGE:

MAX SQUARE FEET OF IMPERVIOUS COVERAGE:

LOT SIZE IN SQUARE FEET	% STRUCTURE COVERAGE	% IMPERVIOUS COVERAGE
LESS THAN 10,000	35	40
10,001 TO 15,000	31	36
15,001 TO 20,000	28	33
20,001 TO 30,000	25	30
30,001 TO 40,000	24	29
40,001 TO 50,000	23	28
50,001 TO 60,000	22	27
60,001 TO 70,000	21	26
ABOVE 70,000	20	25

NOTE: Only the total percent of **IMPERVIOUS** coverage (not structure coverage) may be increased as per Ord 13.14.080C.

SECTION 5: COMPLIANCE VERIFICATION

**** All proposed values must be less than or equal to the required limits. If this is not the case, you will need to modify your project**

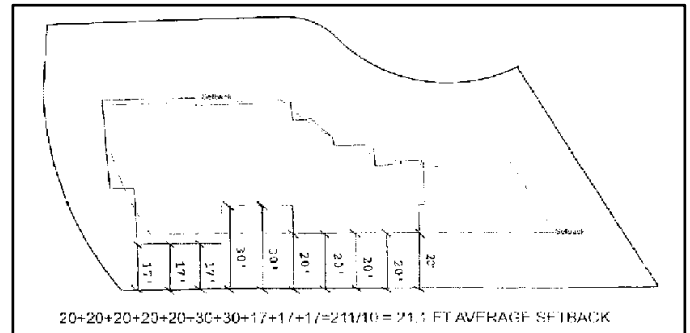
SETBACK COMPLIANCE

REQUIRED	
Front	Ave; _____ **Max _____
Side A/B:	_____ / _____
Rear	Ave; _____ **Max _____
Side/Corner:	<u>Minimum 20'</u>

PROPOSED	
Front	Ave; _____ **Max _____
Side A/B:	_____ / _____
Rear	Ave; _____ **Max _____
Side/Corner:	_____

**setbacks Implementation:

Building variations across the determined setback line may not exceed fifteen percent (15%) of setback required for that yard. Calculation of the average shall require ten (10) equally spaced measurements across any one building face shown in figure 13.14.051.



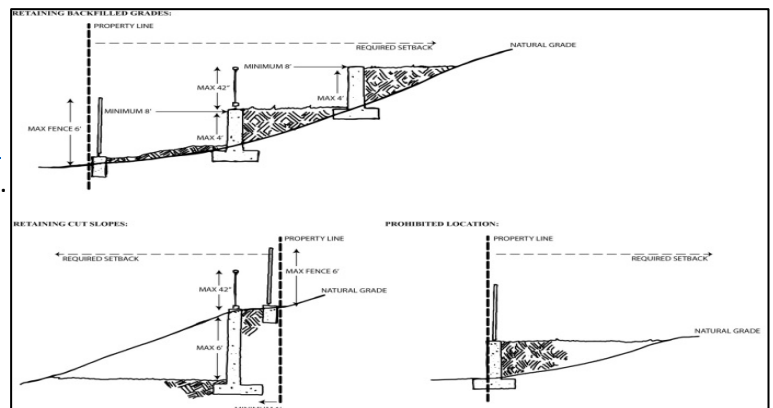
HEIGHT AND MASS COMPLIANCE

REQUIRED	
Building Height:	_____
Max Graduated Wall Height:	_____
Max Building Corridor Depth:	_____
% Coverage Structure/Impervious:	_____ / _____
Mass and Scale assessed	_____

PROPOSED	
Building Height:	_____
Proposed Graduated Wall Height:	_____
Building Corridor compliant:	_____
% Coverage Structure/Impervious:	_____ / _____
Mass and Scale compliant?	_____

SITE GRADING: (13.76.700)

- i) The location of retaining walls are highly regulated. Please review [Holladay Ordinances](#) prior to preparing grading / landscaping plans.





City of Holladay Onsite Retention Worksheet

Stormwater runoff increases as natural surfaces are covered with impervious surfaces, such as concrete, asphalt and roofs. To minimize impact on downstream properties and to meet water quality required by permit from the Utah Department of Water Quality, the City has adopted ordinances that require stormwater runoff from newly created impervious surfaces to be captured and retained on the property (onsite). A retention system infiltrates stormwater into the ground. This worksheet is provided as a courtesy to assist applicants and their consultants or contractor with sizing an onsite retention system. Please refer to City code section 17.20 for additional information, including design criteria for more complex sizing methods that may be accepted by the City.

Step 1: If the lot is vacant, determine if the lot is part of a subdivision that has constructed a stormwater management system to be used for the benefit of the lots in the subdivision. Contact the developer to request additional information.

Step 2: Determine the existing or historical impervious surface area in square feet. This can be done using polygon tools in Google Earth or Salt County's Assessor Parcel Viewer. A field survey is also accepted.

Step 3: Using the design, determine the proposed impervious surface area for the developed condition.

Step 4: Complete the following calculations:

- a. Proposed Impervious Area: _____ sq. ft
(include any existing impervious areas that are not demo'd)
- b. Existing or Historical Impervious Area: _____ sq. ft
(enter 0 for undeveloped lots)
- c. Subtract line (b) from line (a): _____ sq. ft
- d. Divide line (c) by line (a) then multiple by 100: _____ %
(if less than 10%, no retention is required)
- e. Multiple line (c) by 0.04333 ft: _____ cu.ft
(this is the required storage volume)



City of Holladay Onsite Retention Worksheet

Step 5: Design the retention system to meet required storage volume. Design of the retention system can be done by a professional civil or geotechnical engineer.

- f. Volume of structure: _____ cu.ft
(i.e. perforated manhole, tank, pipe)
- g. Void volume = Volume of drain rock _____ x 0.35 = _____ cu.ft
- h. Add line (f) and line (g): _____ cu.ft
(this is the design storage volume)

Is line (h) greater than line (e)? If no, increase size of the structure until the required storage volume is met.

Step 6: Design drainage plan to tie roof drains into retention system and/or swales with catchbasins that connect to retention system.

Step 7: Provide a detail of the retention system on the plan, specifying drain rock size, filter fabric make and model, and dimensions. Add the following note: DOCUMENT CONSTRUCTION OF RETENTION SYSTEM WITH PHOTOS. CALL THE CITY FOR INSPECTION OF RETENTION SYSTEM PRIOR TO BACKFILLING.

Bonding

A \$5,000 bond is required for onsite retention systems constructed on single family residential lots. Contact the City to calculate the bond amount for all other development.

Surface Retention

Retention systems on lots less than 0.5 acres must be built underground. Surface retention allowed on parcels 0.5 acres and larger with an executed "Site Grading Management Agreement".