



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

Please complete this worksheet with the building permit application for any of the following types of projects on property located within the Community Commercial zoning district

- ✓ New Commercial, Multiple-Family Residential buildings
- ✓ Developments over one acre shall first obtain planning commission approval as per 13.08.040
- ✓ Other buildings for uses as allowed as per Holladay Ordinance 13.100
- ✓ Additions to existing structures including garages, porches and accessory structures.

This document assists building permit applicants in determining whether a proposed new house or addition complies with the City of Holladay Zoning Ordinance. In order to complete this worksheet, you will need;

- 1 The City of Holladay zone designation for the property in question. This may be found using the search feature of the online zone map at www.cityofholladay.com or by calling the Holladay Community Development Department.
- 2 A copy of the applicable zoning ordinance. Copies of the Zoning Ordinance are available on our website at www.cityofholladay.com or at the Community Development department counter.
- 3 The property acreage in square feet. Lot sizes may be found; on recorded the subdivision plat, on the property owner's tax assessment, on file with the Salt Lake County Recorder's office, or the Holladay Community Development Dept.

SECTION 1: APPLICANT INFORMATION

Name of Architect/designer completing this worksheet: _____

Architect/designer phone number: _____

Architect/designer email address: _____

Name of property owner: _____

Property owner's phone number: _____

Property owner's email address: _____

SECTION 2: PROPERTY INFORMATION

Project Location and Zoning

Project Address: Zoning of Property:

Lot Area and Dimensions (13.62)

Lot area is area of the lot as shown on an accurate plat of survey. Lot area is used to determine house size. The larger the lot, the larger a house. Lot area and dimensions also determine allowable building height and lot coverage.

What is the area of the property in square feet?

Circle the lot type: *INTERIOR, CORNER or FLAG/LOT ON PRIVATE ROAD*

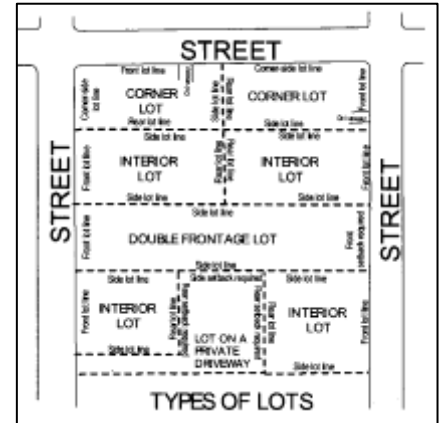
What is the lot frontage measured at the street?

Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one): **Y** **N**

If yes, continue to **SECTION 3** below. If no, list the zoning standards that the property does not meet in the space provided and then continue to **SECTION 3**. _____

SECTION 3: BUILDING SETBACKS – HORIZONTAL CONTROLS

Setbacks are minimum distances a house must be set back from the front/street, side and rear property lines. A rear setback is required for the rear yard, and so on. To order to determine required setbacks, the yards of a lot must be identified. Use the figure to the right as a guide. You will also need to identify if your lot is serviced by a **public or private** right of way.



Front Setback, (Ord. 13.62.080)

Front yard setbacks are determined by land use:

- Non-residential is a minimum of **20'**
- Residential is a minimum of **25'**

Side Setbacks, (Ord. 13.62.090)

Side yard setbacks are determined by land use:

- Non-residential: shall be **0'** - *unless abutting a residential zone then 15'*
- Residential:
 - Main residential building: both yards shall be **30'** with no one side yard less than **15'**
 - Private garage or accessory bldg: **15'** *unless wholly located in the rear yard then 1' but no closer than 10' to a dwelling*

Rear Setback, (Ord. 13.62.100)

Side yard setbacks are determined by land use:

- Non-residential: shall be **0'** - *unless abutting a residential zone then 15'*
- Residential: shall be **30'**

Summary of Section 3: Building Yard Setbacks

Once the required setbacks are determined, fill in the proposed setbacks in the space provided. The proposed setbacks must be greater than or equal to the required setbacks. **If this is not the case, you will need to modify your project.**

<u>REQUIRED SETBACKS</u>	
Front	_____
Side:	_____
Rear	_____
Side/Corner:	Minimum 20'

<u>PROPOSED SETBACKS</u>	
Front	_____
Side:	_____
Rear	_____
Side/Corner:	_____

***IF APPLICABLE: SUBMIT PLANNING
COMMISSION DECISION***

SECTION 4: HEIGHT & COVERAGE STANDARDS

The use of overall height and bulk limitations is proportional to your lot's size. The purpose is intended to keep the massing of structures away from property lines, lessening the impact of new homes on abutting lots while allowing architectural interest. As you will be required to measure the height existing grades, you may need assistance from a surveyor or a civil engineer as **you will be required to submit a certified topographic survey, with 2' contours of your lot.**

Overall Building Height (Ord. 13.62.110)

Building height is limited to no more than **three (3) stories, or exceed thirty five feet (35')**

Firewalls, skylights, clock or bell towers, steeples, flagpoles, chimneys, and wireless telecommunication masts may be erected above the height limit prescribed in this title. However, no space above the height limit shall be allowed for the purpose of providing additional floor space.

Lot Coverage (Ord. 13.46.080)

Impervious surfaces replace and alter the natural landscape. Their construction can initiate a chain of events that modifies water resources, urban air elements, and the overall environment. It is the intent of this regulation to be sensitive to the natural and built environment while also supporting reasonable land use regulations.

No building or group of buildings in a C-1 zone, with their accessory buildings, shall cover **more than fifty percent (50%)** of the area of the lot.

What is the lot's size, measured in square feet?

Enter the maximum allowable coverage (lots size x .5)

Summary of Section 4: Height and Mass Limits

Once the required heights and massing limits are determined, you will need to indicate on the building plans proposed heights and massing. All proposed values must be less or equal to the required limits. **If this is not the case, you will need to modify your project**

REQUIRED HEIGHT & MASS LIMITS

Building Height: _____
% Total Coverage: _____

PROPOSED HEIGHT & MASS LIMITS

Building Height: _____
% Total Coverage: _____

SIGNATURE / DATE

Chapter 13.62: C-2 COMMERCIAL ZONE

13.62.010: PURPOSE OF PROVISIONS:

13.62.020: COMMERCIAL DEVELOPMENTS OVER ONE ACRE:

13.62.030: PRIMARY USES:

13.62.040: ACCESSORY USES:

13.62.050: BUSINESSES AND USES; CONDITIONS:

13.62.060: LOT AREA:

13.62.070: LOT WIDTH:

13.62.080: FRONT YARD:

13.62.090: SIDE YARD:

13.62.100: REAR YARD:

13.62.110: BUILDING HEIGHT:

13.62.120: COVERAGE RESTRICTIONS:

13.62.130: LANDSCAPING:

13.62.010: PURPOSE OF PROVISIONS:

The purpose of the C-2 zone is to provide areas in the city for community commercial development. (Ord. 2012-15, 9-20-2012)

13.62.020: COMMERCIAL DEVELOPMENTS OVER ONE ACRE:

Commercial developments in the C-2 zone over one acre must follow the conditional use permit procedure pursuant to section [13.08.040](#) of this title. (Ord. 2012-15, 9-20-2012)

13.62.030: PRIMARY USES:

A. Primary Uses Allowed: The permitted and conditional uses allowed in the C-2 zone shall be as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. Any primary land use not shown as a permitted or conditional use in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be prohibited.

B. Combined Uses: Any combination of uses may be established within the same building or on the same lot or parcel. If any of the proposed uses is a conditional use, that use shall be reviewed and approved by the planning commission as required by section [13.08.040](#) of this title. (Ord. 2012-15, 9-20-2012)

13.62.040: ACCESSORY USES:

Permitted and conditional uses set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such primary uses allowed by [chapter 13.100](#), "Appendix A - Allowed Uses", of this title.

A. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the zone except as otherwise expressly provided in this title.

B. No accessory use, building or structure shall be allowed on a lot or parcel unless a primary permitted or conditional use is currently established on the parcel except as allowed by section [13.09.020](#) of this title.

C. Specific accessory uses allowed in the C-2 zone are as set forth in [chapter 13.100](#), "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

13.62.050: BUSINESSES AND USES; CONDITIONS:

The uses specified above in this chapter for the C-2 zone shall be permitted only under the following conditions:

A. Enclosed Building: All manufacturing shall be done wholly within a completely enclosed building, and shall be incidental to and operated in connection with a use permitted in this chapter.

B. Free From Objections: All uses shall be free from objections because of odor, dust, smoke, noise, vibration, or other causes. (Ord. 2012-15, 9-20-2012)

13.62.060: LOT AREA:

In the C-2 zone:

A. Multiple and/or dwelling group: The minimum lot area shall be not less than ten thousand (10,000) square feet for the first separate dwelling structure, with ten thousand (10,000) square feet for each additional separate dwelling structure, and two thousand (2,000) square feet additional for each additional dwelling unit in excess of one dwelling unit in each separate dwelling structure.

B. Other buildings and structures: The minimum lot area shall not be less than ten thousand (10,000) square feet. (Ord. 2012-15, 9-20-2012)

13.62.070: LOT WIDTH:

In the C-2 zone:

A. Multiple and/or group dwellings: The minimum width of any lot shall be sixty five feet (65') at a distance twenty five feet (25') back from the front lot line.

B. Other buildings and structures: The minimum width of a lot for any building or structure shall be sixty five feet (65') at a distance twenty five feet (25') back from the front lot line. (Ord. 2012-15, 9-20-2012)

13.62.080: FRONT YARD:

In C-2 zones:

A. Multiple and/or dwelling group: The minimum depth of the front yard for dwellings and for private garages which have a minimum side yard of fifteen feet (15') shall be twenty five feet (25'). Other private garages and all accessory buildings other than private garages shall be located in the rear yard at least six feet (6') from the main building

B. Other buildings, walls or fences: The minimum depth of the front yard for buildings, walls or fences more than two feet (2') in height shall be twenty feet (20'). (Ord. 2012-15, 9-20-2012)

13.62.090: SIDE YARD:

In the C-2 zone:

A. Multiple and/or dwelling group: The minimum side yard for any dwelling shall be fifteen feet (15'), and the total width of the two (2) required side yards shall be not less than thirty feet (30'). The minimum side yard for a private garage shall be fifteen feet (15'), except private garages and other accessory buildings located at least six feet (6') in the rear of the main building shall have a minimum side yard of not less than one foot (1'); provided, that no private garage or other accessory building shall be located closer than ten feet (10') to a dwelling on an abutting lot. On corner lots, the side yard which faces on a street for both dwellings and accessory buildings shall be not less than twenty feet (20').

B. Other buildings and structures: None; except that wherever a building is located upon a lot abutting a residential zone boundary, there shall be provided a side yard of not less than fifteen feet (15') on the side of the building abutting the zone boundary line, and on corner lots the side yard which faces on a street shall be not less than twenty feet (20'). (Ord. 2015-02, 2-5-2015)

13.62.100: REAR YARD:

In the C-2 zone:

A. Multiple and/or dwelling group: The minimum depth of the rear yard for any dwelling shall be thirty feet (30'), and for accessory buildings one foot (1'); provided, that on corner lots which rear upon the side yard of another lot, accessory buildings shall be located not closer than fifteen feet (15') to such side yard.

B. Other buildings and structures: None; except that on corner lots which rear upon the side yard of another lot in a residential zone, the minimum rear yard shall be fifteen feet (15'). (Ord. 2012-15, 9-20-2012)

13.62.110: BUILDING HEIGHT:

No building or structure in the C-2 zone shall contain more than three (3) stories, or exceed thirty five feet (35') in height, and no dwelling structure shall contain less than one story.

In the C-2 zone, firewalls, skylights, clock or bell towers, steeples, flagpoles, chimneys, and wireless telecommunication masts may be erected above the height limit prescribed in this title. However, no space above the height limit shall be allowed for the purpose of providing additional floor space. (Ord. 2012-15, 9-20-2012)

13.62.120: COVERAGE RESTRICTIONS:

In the C-2 zone, no building or group of buildings, with their accessory buildings, shall cover more than fifty percent (50%) of the area of the lot. (Ord. 2012-15, 9-20-2012)

13.62.130: LANDSCAPING:

All uses in the C-2 zone shall comply with the provisions governing landscaping and buffering in [chapter 13.77](#) of this title. (Ord. 2013-22, 9-5-2013)