

P Zone Worksheet

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 Public zoning district

- ✓ New Schools, libraries, churches and other public or quasi-public buildings
- ✓ 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 phone number: _____

Property email address: _____

SECTION 2: PROPERTY INFORMATION

Project Location and Zoning

Project Address:

Zoning of Property:

Lot Area and Dimensions (13.32.070)

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*

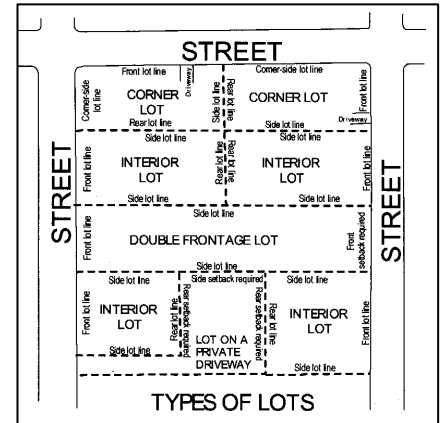
What is the lot frontage measured at the street?

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 Setbacks, (Ord. 13.46.050)

Front yard setback is a minimum of **25'**

Side Setback (Ord. 13.46.040).

Side yard setbacks shall be **20'** unless reduced by the planning commission (see Ord. 13.08.040)

Rear Setbacks, (Ord. 13.46.050)

Rear yard setback, regardless of land use, is a minimum of **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	Minimum 25'
Side:	Minimum 20'
Rear	Minimum 30'
Side/Corner:	Minimum 20'

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

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. 13.46.090)

Heights shall contain more than **three (3) stories or forty-five feet (45') maximum** in height including screened mechanical equipment but excluding:

- a) chimneys of six feet (6') or less;
- b) architecturally compatible elevator shafts six feet (6') or less; and/or
- c) gables four feet (4') or less.

Exceptions to this limit shall only be allowed by conditional use permit, for typical ornamental architectural features such as steeples and towers, etc., for buildings usually found in this zone. Such features shall not exceed sixty feet (60')

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 P 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 greater than 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: _____

