



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

This completed worksheet is required to accompany a building permit application for any of the following types of projects on property located within the Residential Single-Family zoning district.

- ✓ New single-family houses
- ✓ Additions to existing single-family houses including garages, porches and accessory structures.

This document assists 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. This lot size may be found; on recorded the subdivision plat, on the property owners tax assessment, on file with the Salt Lake County Recorder's office, or the Holladay Community Development Department.

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

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?

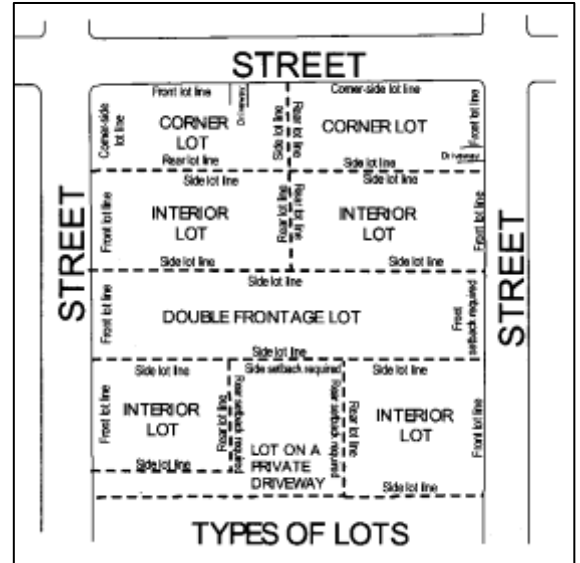
Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one): **Y** **N**

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 COMPATIBILITY SETBACKS – HORIZONTAL CONTROLS

Yards and Setbacks (Ord. 13.04.050.5)

In the spirit of compatibility development within residential zones should be harmonious with the character of existing development patterns in the immediate vicinity. 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.



Front Setback for Lots of Public Streets (Ord. 13.14.054)

Front yard minimum setbacks for lots greater than 1.5 acres shall be 40'. For lots 1.5 acres (65,340sqft) or less you are required to measure **from the property line** an average the existing front setbacks of the furthest AND closest points of the **two** houses to either side of your property. The average of the closest and furthest points of your subject property may also be calculated. Averaged calculations for each of the addressed used are then averaged again ("average of the averages"). This is the required street setback **from the property line** for your property.

Front setbacks for lots on Private Driveways depend on the width of the private right of way. Refer to the chart at the right for the required setback:

PRIVATE RIGHT OF WAY WIDTH	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

Please, use the following diagram to complete the chart. What are the addresses of the houses on either side of your property? What are the two measurements, in feet, of the closest AND furthest points from the property line of those houses?

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

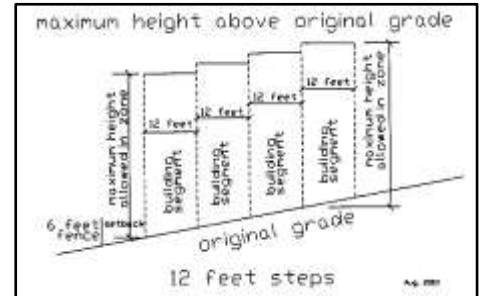
Please, briefly describe how you determined these measurements:

SECTION 4: HEIGHT & MASS STANDARDS – VERTICAL CONTROLS

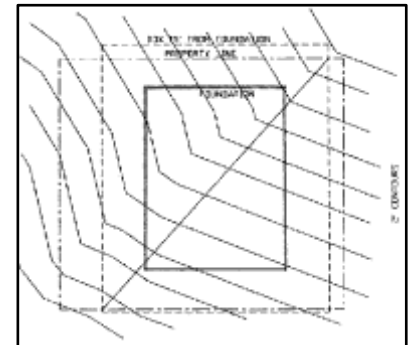
The use of overall height and bulk limitations is proportional to your lot's size and, to ensure neighborhood compatibility, compared by those existing homes around your property. The purpose is intended to keep the massing of structures away from property lines, lessening the impact of new homes on abutting lots while allowing architectural interest. 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. 13.14.070)

Building height is based upon your lot size, as lot sizes increase the maximum allowable height increases. This vertical distance is measured from the lowest **original ground** to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the ridge or highest point of a pitched or hipped roof and implemented in 12' stepping. This method is usually referred to as "maximum ridge height over topo". To calculate the allowable building height, you will need your lot's size from Section 2 above. To apply the allowable height to your design a topographical study of your lot will be necessary.



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'). The 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 line of the building or structure. Said box shall extend for a distance of fifteen feet (15') or to the property line, whichever is less, around the foundation line of the building or structure. (Ord 13.14.071.H & FIGURE 13.04.050.3 CALCULATION OF SLOPE)



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

Enter the slope of the properties original grade:

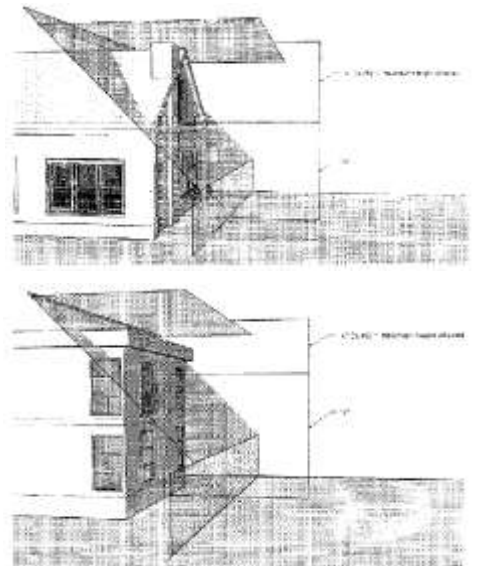
Enter the maximum allowable building height:

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'

Graduated Height (Ord. 13.14.070.2)

The height of all buildings, main and accessory, is further limited by the graduated height envelope. The angled envelope is created by starting at a point on the property line eight feet (8') above ground and 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, are maximum of 14' wide, are spaced at least one-half ($1/2$) of the dormer width apart, and set at least one-half the width from each dormer to 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 which; do not 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.



Building Corridor (Ord. 13.14.071)

The building corridor begins at the determined front setback as a three-dimensional height regulation limiting the depth at which a home may be built to the maximum height allowed (also as determined above). **Any structure proposed beyond this depth, up unto the rear setback, may only be built to a height of 20'.** The building corridor is found by **averaging** the existing depths of structures **on similarly sized lots** - all of which shall be on the same block face as your property. *You will require assistance from your neighbors because you will need to access their property to measure depths and in some cases the heights, you will also be required to submit structure age data – see this department on how this information may be obtained.*

- 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.

Please, complete the chart. What are the addresses of the similarly sized lots? What are the home depths? Which of these homes were built or added to prior to 11/30/1999?

CALCULATION 1: DEPTHS OF HOMES BUILT <u>PRIOR</u> 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 <u>AFTER</u> 11/30/1999 - <i>no allowable increase</i>		
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, briefly describe how you determined these measurements:

Lot Coverage (Ord. 13.14.080)

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. Total lot coverage is based upon your lot size (from Section 2), the larger your lot size is the more you can cover in structures and impervious surfaces.

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

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

Enter the square footage of **maximum allowable** STRUCTURE and IMPERVIOUS coverage:

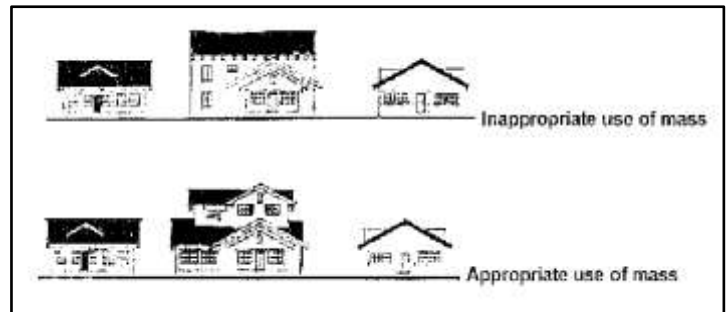
Enter the square footage of **proposed** STRUCTURE and IMPERVIOUS coverage:

% Coverage Increase: Total percent of **IMPERVIOUS** coverage - not structure coverage, may be increased by no more than an additional ten percent (10%) as per coverage bonus table located 13.14.080C.

Mass & Scale (Ord. 13.14.100)

To avoid any large, continuous building mass buildings shall be designed with two factors in mind;

- 1) Buildings shall not continue horizontally for more than forty feet (40') without a minimum of an eighteen inch (18") architectural break
- 2) Upper floor(s) of a building shall be designed with adjacent structures in mind. Reduction in the overall scale of the building can be accomplished by reducing the upper story floor plans, providing larger setbacks for the entire structure and/or placement of the major portion of the second story over the rear portion of the first story.



INSERT STREET-VIEW PICTURES OF ABUTTING HOMES

Summary of 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 than or equal to the required limits. **If this is not the case, you will need to modify your project**

<u>REQUIRED HEIGHT & MASS LIMITS</u>	
Building Height:	_____
Graduated Wall Height Limit:	_____
Building Corridor Depth:	_____
% Coverage Structure/Impervious:	_____
Mass and Scale assessed	_____

<u>PROPOSED HEIGHT & MASS LIMITS</u>	
Building Height:	_____
Graduated Wall Height Limit:	_____
Building Corridor Depth:	_____
% Coverage Structure/Impervious:	_____
Mass and Scale complaint?	_____

SIGNATURE / DATE