



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

This required worksheet shall accompany the building permit application for any of the following types of projects on property located within the Residential Two-Family zoning district.

- ✓ New single-family and duplex houses
- ✓ Additions to existing single-family houses 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](http://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](http://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?

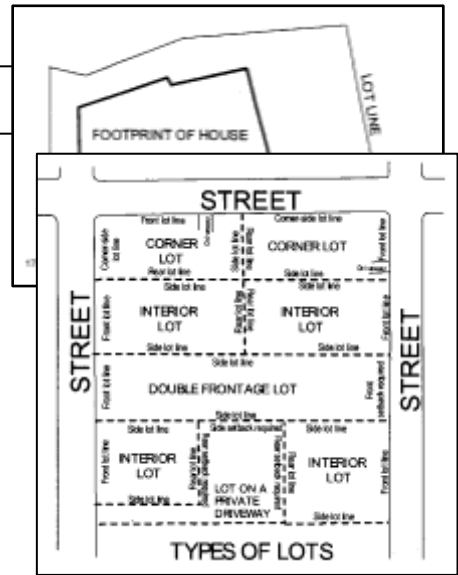
Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one):     **Y**     **N**

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. 13.32.081, .082)

**Public Right of Ways:** Front yard minimum setbacks are set based upon the zone in which your property is located. Refer to the chart at the right.

| FRONT SETBACK IN THE R-2-8 ZONE | FRONT SETBACK IN THE R-2-10 ZONE |
|---------------------------------|----------------------------------|
| 25'                             | 25'                              |

**Private Rights of way** Front setbacks for lots on Private Driveways depend on the width of the private right of way. Refer to the chart at the right.

| 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                         |

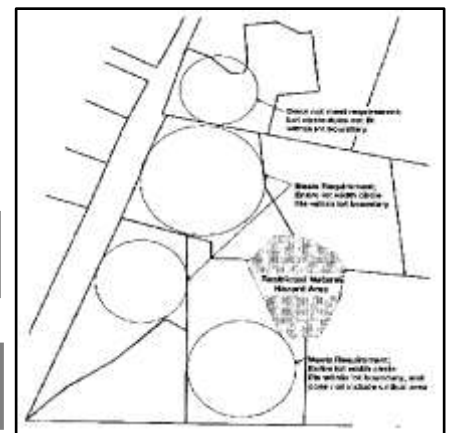
### Rear Setbacks, (Ord. 13.32.081)

Rear yard minimum setbacks are based upon the zone in which your property is located. Refer to the chart at the right.

| FRONT SETBACK IN THE R-2-8 ZONE | FRONT SETBACK IN THE R-2-10 ZONE |
|---------------------------------|----------------------------------|
| 20'                             | 20'                              |

### Side Setback (Ord. 13.14.056).

Side setbacks are determined as a percentage of your property's lot width. As the lot width increases, the side setbacks measurements become greater. The lot width is determined 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 with a **6.5' minimum limit**. *16' Building separation* required between structures containing more than one dwelling unit.



What is the lot width of the property, in feet?

Calculate Side setback "A": (lot width x .10):

Calculate Side setback "B": (25% of lot width – side setback "A"):

### \*\*Implementation:

Averaging of setbacks in all yard areas are allowed. Building variations across the 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.

### 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.**

| REQUIRED SETBACKS |             |
|-------------------|-------------|
| Front             | _____       |
| Side A/B:         | _____/____  |
| Rear              | _____       |
| Side/Corner:      | Minimum 20' |

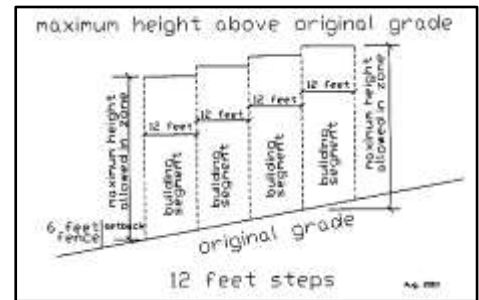
| PROPOSED SETBACKS |            |
|-------------------|------------|
| Front             | _____      |
| Side A/B:         | _____/____ |
| Rear              | _____      |
| Side/Corner:      | _____      |

### SECTION 4: HEIGHT & MASS STANDARDS – VERTICAL CONTROLS

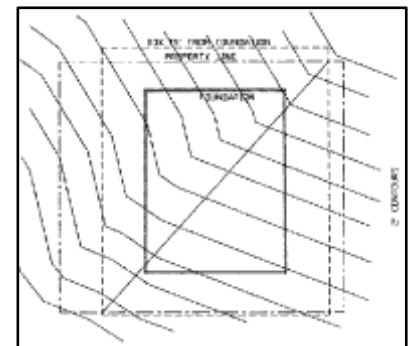
The use of overall height and bulk limitations is proportional to your lot’s size. The purpose is intended to keep the massing of structures away from property lines, lessening the impact of new homes on abutting lots while allowing architectural interest. As you will be required to measure the height 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. 13.32.090)

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 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 property’s original grade:

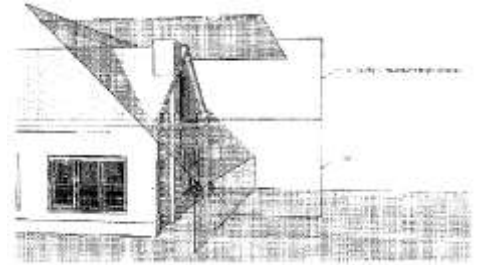
Enter the maximum allowable building height:

| 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. 13.32.090.2)

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.



**Lot Coverage** (Ord. 13.32.100)

Total lot coverage, both structural and impervious, for all residential uses in this zone is **limited to 60% of the lot size**. 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.

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

Enter the maximum allowable coverage (lot size x .6):

**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 below the required limits. **If this is not the case, you will need to modify your project**

| <u>REQUIRED</u> HEIGHT & MASS LIMITS |       |
|--------------------------------------|-------|
| Building Height:                     | _____ |
| Graduated Wall Height Limit:         | _____ |
| % Total Coverage:                    | _____ |

| <u>PROPOSED</u> HEIGHT & MASS LIMITS |       |
|--------------------------------------|-------|
| Building Height:                     | _____ |
| Graduated Wall Height Limit:         | _____ |
| % Total Coverage:                    | _____ |

