



**\*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 Residential Multi-Family & Professional Office zoning district

- ✓ New Multi-dwelling unit structures (more than 2 dwelling units per structure)
- ✓ New Office buildings for profession service uses.
- ✓ 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](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 owner 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?

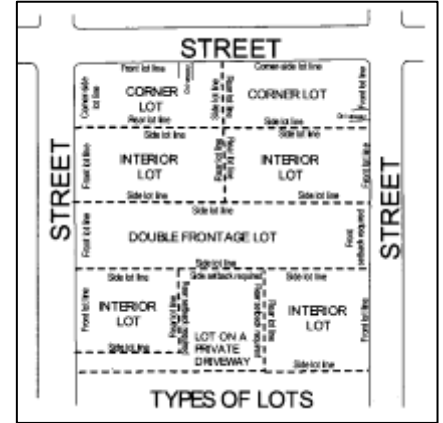
Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one):     **Y**     **N**

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**.

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## 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 a minimum of **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'	<b>30'</b> from the <i>centerline</i> of the right of the way
20' AND GREATER	<b>20'</b> from the right of way line

### Rear Setbacks, (Ord. 13.32.081)

Rear yard minimum setbacks, regardless of land use, is a minimum of **20'**

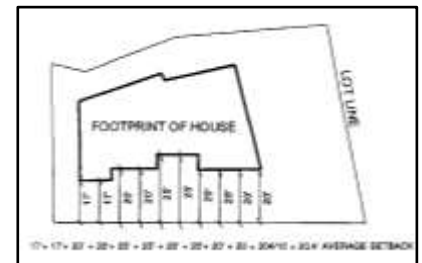
### Side Setback (Ord. 13.14.056).

Side setbacks in this zone are first based upon the land use.

- **Non-residential:** Setbacks for a non-residential are **30'**, with *10' Building separation between non-residential structures*
- **Residential:** Setbacks for a residential are **15'** with *16' Building separation between residential structures*

### \*\*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.**

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

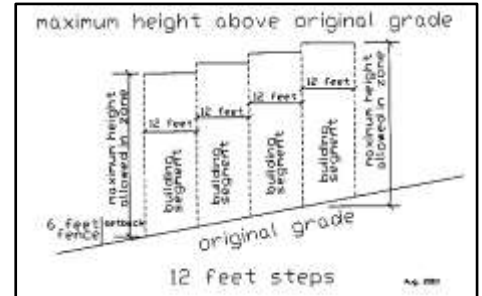
<u>PROPOSED SETBACKS</u>	
Front	_____
Side A/B:	_____/_____
Rear	_____
Side/Corner:	_____

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

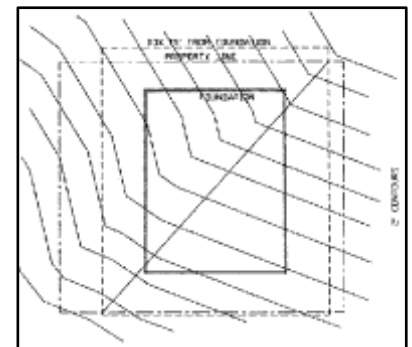
The use of overall height and bulk limitations is proportional to your lot's size. The purpose is intended to keep the massing of structures away from property lines, lessening the impact of new homes on abutting lots while allowing architectural interest. As you will be required to measure the height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

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.

- **Non-residential: 70%** Total structure and impervious coverage
- **Residential: 60%** Total structure and impervious coverage

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

Enter the maximum allowable coverage:

Non-Residential = (lot size x .6)

Residential = (lots size x .7)

**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 less or equal to 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:	_____

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SIGNATURE / DATE

**Chapter 13.32: R-M MULTIPLE-FAMILY RESIDENTIAL ZONES**

**13.32.010: PURPOSE:**

**13.32.040: MULTIPLE-FAMILY RESIDENTIAL ZONE, R-M:**

**13.32.050: PRIMARY USES:**

**13.32.060: ACCESSORY USES:**

**13.32.070: LOT REGULATIONS:**

**13.32.080: SETBACK REGULATIONS:**

**13.32.090: BUILDING HEIGHT:**

**13.32.100: COVERAGE REGULATIONS:**

**13.32.110: LANDSCAPING REGULATIONS:**

**13.32.120: ADDITIONAL REGULATIONS:**

**13.32.130: STORAGE OF RVs, BOATS AND TRAVEL TRAILERS:**

**13.32.140: INFORMATIONAL:**

**13.32.040: MULTIPLE-FAMILY RESIDENTIAL ZONE, R-M:**

To provide areas for higher attached or detached residential with the opportunity for varied housing styles and character. (Ord. 2012-15, 9-20-2012)

**13.32.050: PRIMARY USES:**

A. Primary Uses Allowed: The permitted and conditional uses allowed in the multiple-family residential (R-2 and R-M) zones shall be as set forth in chapter 13.100, "Appendix 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)

**13.32.060: 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 multiple-family residential (R-2 and R-M) zones are as set forth in chapter 13.100, "Appendix A - Allowed Uses", of this title. (Ord. 2012-15, 9-20-2012)

**13.32.070: LOT REGULATIONS:**

For the purpose of subdivision in the multiple-family zones the minimum lot requirements are as shown on table 13.32.071 of this section.

TABLE 13.32.071

Minimum lot area:	R-M
Each single-family detached dwelling	5,000 sq. ft.
Each unit in an attached two-family dwelling	4,000 sq. ft.
Each unit in a multi-family dwelling	2,722.5 sq. ft.
Minimum lot width:	
Each single-family detached dwelling	50 ft.
Each attached two-family dwelling unit	35 ft.
Each unit in a multi-family dwelling	n/a
Frontage:	
The minimum frontage on a public street (cul-de-sac) for any lot at the street right of way line in feet	75% of the minimum
The minimum frontage on a private street of any lot at the right of way line in feet	75% of the minimum

**13.32.080: SETBACK REGULATIONS:**

A. Purpose: The spacing of buildings and structures away from property lines, rights of way, physical hazards and natural features such as streams and other buildings, are essential elements of land use planning and of urban design. In particular, setbacks may provide for privacy, light, shadow, air movement, passive and active space, vegetation and also contribute directly to physical and psychological well being. Setbacks should vary proportionally depending upon the size and shape of the properties and also upon the type of the existing and proposed land use. In some instances setbacks should be uniform assuming there is a specific desired outcome for the setback, such as protection of views, public safety, economic development, etc. In other instances, variability and flexibility of setback may produce equally important outcomes such as the protection of natural features, aesthetically pleasing streetscapes, creativity in architectural design, and retention of fragile housing stock or other important goals. Due to the evolution of housing styles over the last few decades, the relative high value of land within the community, the desire for architectural creativity, and especially the dramatic increase in average house size, setbacks shall be applied within a flexible envelope.

B. Implementation: Averaging of setbacks in all yard areas shall be allowed as shown below. Variations across the setback line may not exceed fifteen percent (15%) of the minimums required. Calculation of the average shall require at least ten (10) equally spaced measurements across any one "building line", as defined in section 13.04.040 of this title, and shown in figure 13.32.081 of this section. The minimum setback requirements for a main building are shown on table 13.32.081 of this section.

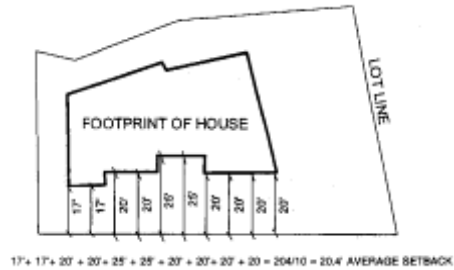


FIGURE 13.32.081

TABLE 13.32.081

Front setback:	R-M
The minimum setback in feet from the front lot line for a main building	25
No accessory structure or parking area may be constructed in the required front yard	
Rear setback:	
The minimum setback in feet from the rear property line	20
Accessory buildings located entirely within the rear yard and a minimum of 6 feet from any other structure may have a minimum setback from any property line of	3
Side setback:	
The minimum side setback in feet for a dwelling shall have a total of 25 percent of the required lot width, with no 1 side setback less than 10 percent of the lot width	15
Other main buildings (not residential) shall have a minimum side setback in feet of	30
The minimum side setback in feet for an accessory building not located entirely within the rear yard shall be the same as for any dwelling or main building	
The minimum corner side setback in feet for any structure	20
Building separation:	

The minimum separation between structures containing more than 1 dwelling unit in feet shall be	16
The minimum separation for nonresidential buildings in feet shall be	10
The minimum separation for any accessory structure from another structure in feet shall be	6

**Note:**

1. Residential dwellings shall have a total of 25 percent of the required lot width, with no 1 side setback less than 10 percent of the lot width. Except in no case shall any side setback be less than 6.5 feet or 13 feet combined.

(Ord. 2012-15, 9-20-2012)

C. Front Setbacks On Private Rights Of Way: The minimum front setback for a main building fronting on a private right of way is shown on table 13.32.082 of this section.

TABLE 13.32.082

Right Of Way Width	Front Setback
Less than 20 feet	30 feet from the centerline of the right of way
20 feet and above	20 feet from the right of way line

(Ord. 2015-05, 5-21-2015)

**13.32.090: BUILDING HEIGHT:**

A. Purpose: Limiting overall building height and building height in relation to the property line (i.e., graduated height), is an essential element of land use planning and of urban design. In particular, height limitations provide for some territorial view protection, light, shadow, air movement, and also contribute directly to physical and psychological well being. The use of overall height limitations proportional to the lot sizes, and of a graduated height envelope, is intended to keep the massing of structures away from the property line, lessening the impact of new homes on abutting lots while allowing for and encouraging architectural interest. In addition to meeting all of the maximum height and graduated height envelopes required in this chapter, architects, developers, and homeowners are strongly encouraged to break up large wall and gable areas with articulations, building relief, and appropriate fenestration, among other ornamental features. (Ord. 2015-02, 2-5-2015)

**B. Implementation:**

**1. Main Buildings:**

a. In all R-2 and R-M zones, the maximum height of any main building/structure is as shown on table 13.32.091 of this section.

TABLE 13.32.091

Lot Area In Square Feet	Maximum Height In Feet
Up to 15,000	32
15,001 to 1 acre	35
Greater than 1 acre	40

b. On property where the slope of the original ground surface exceeds fifteen percent (15%), the maximum height of any main structure shall not exceed thirty feet (30'), nor exceed the allowable height as shown in table 13.32.091 of this section. The slope shall be determined using 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. The elevation shall be determined using a certified topographic survey with a maximum contour interval of two feet (2').

c. No dwelling shall contain less than one story.

2. Graduated Height: The height of all buildings/structures, main and accessory, are further limited by the graduated height envelope created by starting at a point on the property line eight feet (8') aboveground and then sloping a line at a forty five degree

(45°) angle toward the center of the lot. The entire building must fit under this line except for:

**a. Dormers that exceed the graduated height envelope:**

- (1) Are limited to fourteen feet (14') wide maximum;
- (2) Must have at least one-half (1/2) of the dormer width between each dormer, and from each dormer to the front and side edges of the roof;
- (3) May not extend above the ridge of the roof it is on.

**b. Gables that exceed the graduated height envelope:**

- (1) May not be more than 1.75 times higher than the point where the graduated height envelope intersects the gable;
- (2) May not exceed the overall height allowance.

3. Accessory Buildings/Structures: The maximum height of any accessory building/structure shall be twenty feet (20'). (Ord. 2012-15, 9-20-2012)

**13.32.100: COVERAGE REGULATIONS:**

The maximum lot coverage of impervious surface area on a lot in the multi-family zones is shown on table 13.32.101 of this section.

TABLE 13.32.101

Coverage Regulations	R-M
The maximum impervious coverage in percent for any residential development shall be	60
The maximum impervious coverage in percent for any nonresidential development shall be	70

(Ord. 2012-15, 9-20-2012)

**13.32.110: LANDSCAPING REGULATIONS:**

All uses in the R-2-8, R-2-10 and R-M zones shall comply with the provisions governing landscaping and buffering in chapter 13.77 of this title. (Ord. 2013-22, 9-5-2013)

**13.32.120: ADDITIONAL REGULATIONS:**

A. Access shall be provided by a private street or right of way from a public street, such private street or right of way shall have a travel width of at least twenty feet (20') wide. A minimum of two (2) parking spaces shall be provided for each dwelling unit. A minimum of 0.5 parking spaces shall be provided for guest parking for each dwelling unit.

B. Opaque fences shall be provided along all interior property lines unless the planning commission approves otherwise.

C. No fence, wall or hedge shall be erected to a height exceeding four feet (4') in the front yard and six feet (6') in the side and rear yards unless approved by the planning commission as a conditional use pursuant to the provisions of section 13.08.040 of this title.

D. No parking areas may be located within the required front setback from a public street.

E. All trash receptacles shall be enclosed by sight obscuring fencing appropriate to the architecture of the main structures. (Ord. 2012-15, 9-20-2012)