



ACCESSORY BUILDINGS: WORKSHEET

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 **DETACHED ACCESSORY STRUCTURE** larger than **200 SQUARE FEET** proposed in any zone boundary in the City of Holladay.

ACCESSORY BUILDING: A detached, subordinate building clearly incidental to and located upon the same lot occupied by the main building. Uses of accessory building are regulated by zone.

This document assists building permit applicants in determining whether a proposed detached accessory building 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 size in square feet.* This lot size is found; on the recorded subdivision plat, on the property owner's 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: Zone 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?

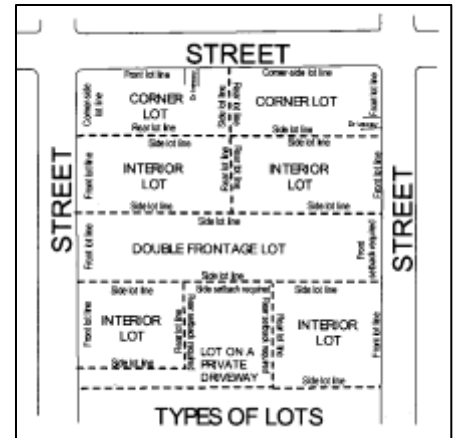
Does the property conform to the minimum lot size and lot frontage of the zoning district in which it is located (circle one): **Y** **N**

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: ACCESSORY BUILDING – SETBACK & HEIGHT REGULATIONS BY ZONE

Yards and Setbacks (Ord. 13.04.050.5)

To order to determine required setbacks, the yards of your lot must be identified. Use the figure to the right as a guide.



All R-1 Zones: (Ord. 13.14.110) *Single Family Residential*

Prohibited Structures:

- Shipping containers, semitrailers, boxcars, PODS®, or similar structures

Prohibited locations:

- The front setback area (see R-1 zone worksheet)
- The side setback area, abutting a street (20’).
- OR, within any public utility or other easement without the express written consent of parties holding interest in the easement

Rear Yard Setbacks AND Maximum Footprint (Ord 13.14.110 B)

- The required rear yard setback for all accessory structures in the R-1 zones is based upon your lot size and shown in the table to the right
- NOTE: Maximum permitted size of the accessory building(s) is also shown in this table. *A proposed size larger than this permitted footprint size requires planning commission approval, via condition use permit.*

LOT SIZE IN SQUARE FEET	TOTAL FOOTPRINT	SETBACK IN FEET
LESS THAN 8,000	800	3
8,001 TO 14,600	850	4
14,601 TO 21,200	900	5
21,201 TO 27,800	950	6
27,801 TO 34,400	1,000	7
34,401 TO 41,000	1,050	8
41,001 TO 47,600	1,100	9
47,601 TO 54,200	1,150	10
54,201 TO 60,800	1,200	11
60,801 TO 67,400	1,250	12
67,401 TO 74,000	1,300	13
74,001 TO 80,600	1,350	14
OVER 80,600	1,400	15

Side Yard Setbacks (Ord 13.14.110 B)

An accessory building proposed between the main home and the side property line shall have the same setback required in feet for the main home (equal to 10% of the lot’s width)

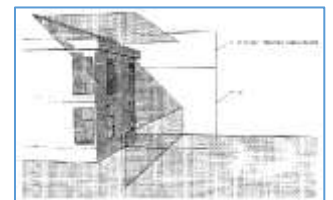
Height (Ord 13.14.110 B-C)

The proposed location of the accessory building will determine the maximum height requirement. Refer to the table to the right.

ACCESSORY BUILDING LOCATION	MAXIMUM HEIGHT FROM ORIGINAL GRADE
COMPLETELY W/IN SETBACKS OF THE MAIN HOME	Not to exceed the height of the main home
REAR YARD	20’
SIDE YARD	20’

NOTE: The height of all accessory structures 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:

- Dormers which;* do not to exceed the ridge, are maximum of 14’ wide, are spaced at least one-half ($\frac{1}{2}$) 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
- Gables which;* do not exceed 0.75 times higher than the point where the graduated height envelope intersects the gable or "x" (1.75) = gable height.
- 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 element, or "x" (1.40) = overall height.



R-2-8, R-2-10 AND R-M Zones: (Ord. 13.32.080) Duplex and Multi-Family/Professional Office

Prohibited Structures:

- Shipping containers, semitrailers, boxcars, PODS®, or similar structures

Prohibited locations:

- The front setback area (25 feet)
- The side setback area, abutting a street (20 feet).
- OR, within any public utility or other easement without the express written consent of parties holding interest in the easement

Rear Yard Setbacks (Ord 13.32.081)

3 feet if entirely within the rear yard and a minimum separation of 6 feet from any other structure

Side Yard Setbacks (Ord 13.32.081)

An accessory building proposed between the main home and the side property line shall have the same setback required in feet for the main home (**equal to 10% of the lot's width**)

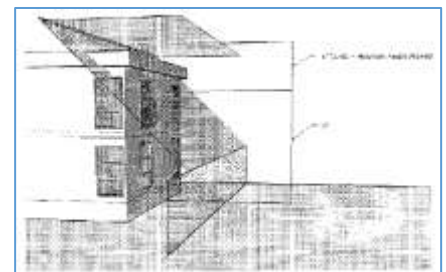
Height (Ord 13.32.090)

The proposed location of the accessory building will determine the maximum height allowed:

ACCESSORY BUILDING LOCATION	MAXIMUM HEIGHT FROM ORIGINAL GRADE
COMPLETELY W/IN SETBACKS OF THE MAIN HOME	Not to exceed the height of the main building/structure
REAR YARD	20'
SIDE YARD	20'

NOTE: The height of all accessory structures 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 ($\frac{1}{2}$) 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.



C-1 Zones: (Ord. 13.56) Commercial

Front Yard Setbacks

Minimum of 20 feet

Rear Yard Setbacks

- 1) 1 foot unless abutting
- 2) 10' if abutting a residential use

Side Yard Setbacks (Ord 13.14.110 B)

- 1) 0' if abutting a commercial use
- 2) 10' if abutting a residential use

Corner Side Yard Setbacks:

Minimum of 20 feet

C-2 Zones: (Ord. 13.56) Commercial

Prohibited locations:

The front setback area

Rear Yard Setbacks

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.

Side Yard Setbacks (Ord 13.14.110 B)

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').

Corner Side Yard Setbacks:

Minimum of 20 feet

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

O-R-D Zone: (Ord. 13.45.060) Office Research and Development

Front Yard Setbacks:

Minimum of 10 feet maximum of 50 feet

Rear Yard Setbacks:

1. 30 feet if abutting a residential zone. *The side yard shall be increased at least one foot (1') for each additional foot of building height above thirty feet (30');*
2. 10 feet if abutting other zones.

Side Yard Setbacks:

1. 30 feet if abutting a residential zone. *The side yard shall be increased at least one foot (1') for each additional foot of building height above thirty feet (30');*
2. 10 feet if abutting other zones.

Corner Side Yard Setbacks:

1. minimum of 10 feet
2. Maximum of 50'

Height (13.45.070)

72 feet from existing grades

P Zone: (Ord. 13.45.060) Public of Quasi-Public

Front Yard Setbacks:

Minimum of 25 feet

Rear Yard Setbacks:

Minimum of 20 feet – unless reduced by the planning commission

Side Yard Setbacks:

Minimum of 20 feet – unless reduced by the planning commission

Corner Side Yard Setbacks:

Minimum of 20 feet

Height (13.45.070)

three (3) stories or forty five feet (45') maximum

RO Zone: (Ord. 13.45.060) *Residential Office*

****Developments within this zone require planning commission review of the site plan – or review of a site plan amendment**

Prohibited Structures:

- Shipping containers, semitrailers, boxcars, PODS®, or similar structures

Prohibited locations:

- The front setback area (see R-1 zone worksheet)
- The side setback area, abutting a street (20’).
- OR, within any public utility or other easement without the express written consent of parties holding interest in the easement

LOT SIZE IN SQUARE FEET	TOTAL FOOTPRINT	SETBACK IN FEET
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Rear Yard Setbacks AND Maximum Footprint (Ord 13.14.110 B)

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- NOTE: Maximum permitted size of the accessory building(s) is also shown in this table. *A proposed size larger than this permitted footprint size requires planning commission approval, via condition use permit.*

Side Yard Setbacks (Ord 13.14.110 B)

An accessory building proposed between the main home and the side property line shall have the same setback required in feet for the main home (**equal to 10% of the lot’s width**)

Corner Side Yard Setbacks:

Minimum of 20 feet

Height

The proposed location of the accessory building will determine the maximum height allowed:

ACCESSORY BUILDING LOCATION	MAXIMUM HEIGHT FROM ORIGINAL GRADE
COMPLETELY W/IN SETBACKS OF THE MAIN HOME	Not to exceed the height of the main building/structure
REAR YARD	20’
SIDE YARD	20’

NOTE: The height of all accessory structures 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

NC Zone: (Ord. 13.45.060) *Neighborhood Commercial*

****Developments within this zone require planning commission review of the site plan – or review of a site plan amendment**

Front Yard Setbacks

Minimum of 20 feet

Rear Yard Setbacks

- 3) 0' if abutting a commercial use
- 4) 20' if abutting a residential use

Side Yard Setbacks (Ord 13.14.110 B)

- 3) 0' if abutting a commercial use
- 4) 20' if abutting a residential use

Height:

The proposed location of the accessory building will determine the maximum height allowed:

ACCESSORY BUILDING LOCATION	MAXIMUM HEIGHT FROM ORIGINAL GRADE
COMPLETELY W/IN SETBACKS OF THE MAIN HOME	Not to exceed the height of the main building/structure
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SECTION 4: COMPLIANCE SUMMARY

Summary of All 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</u> SETBACK/HEIGHT	
Front	_____
Side:	_____/_____
Rear	_____
Side/Corner:	<u>Minimum 20'</u>
Height:	_____

<u>PROPOSED</u> SETBACK/HEIGHT	
Front	_____
Side A/B:	_____/_____
Rear	_____
Side/Corner:	_____
Height:	_____

SIGNATURE / DATE

