Chapter 13.14
R-1-8, R-1-10, R-1-15, R-1-21, R-1-43, R-1-87
SINGLE-FAMILY RESIDENTIAL ZONES

13.14.010: PURPOSE OF PROVISIONS:
The majority of land use in the city of Holladay is low density, single-family, detached dwellings. Most of these dwellings are located in areas zoned R-1, meaning "one family per dwelling in a residential setting". The purpose of the R-1 zones is to establish and maintain low density single-family neighborhoods that provide persons who reside therein a comfortable, healthy, safe and pleasant environment. Furthermore, the rules below should support the goals of the general plan such as the preservation of housing by allowing for reasonable expansion within limits and for responsible growth. Also, it is the intent of the rules to ensure that development within these zones is harmonious and compatible with the character of existing development patterns in the immediate vicinity including building mass, setback, lot coverage, height, etc. Specific techniques, among others, that shall be applied in approval of all development are:

A. Graduated height/building envelope rules.
B. Maximum building footprint coverage percentages.
C. Maximum height allowances.
D. Averaging of building setbacks. (Ord. 07-01, 1-9-2007)

13.14.020: PERMITTED USES:
Permitted uses in the R-1 zones are as follows:

A. All R-1 zones:
1. Accessory uses and buildings customarily incidental to a permitted use, provided the total footprint square footage of all accessory buildings does not exceed the maximum square footage as allowed in chart 13.14.101 of this chapter.
2. Agriculture.
3. Home daycare/preschool, small, subject to section 13.04.294 of this title.
4. Household pets.
5. Residential facilities for persons with disabilities.
6. Single-family dwelling.
7. Guesthouse, which meets the following:
a. A maximum footprint of one thousand two hundred (1,200) square feet on lots greater than twenty one thousand seven hundred eighty (21,780) square feet but smaller than forty three thousand five hundred sixty (43,560) square feet.
b. A maximum footprint of two thousand (2,000) square feet on lots greater than forty three thousand five hundred sixty (43,560) square feet.
8. "Small livestock", as defined in section 13.04.333 of this title, on a lot of at least ten thousand (10,000) square feet, limited to one-half ($^1/_2$) the listed numbers of animals allowed for "family food production", as defined in section 13.04.235 of this title, and subject to a permit issued by the city. Such permits are personal to the property owner and do not run with the land.

B. R-1-21, R-1-43 and R-1-87 zones:
1. Animals and fowl for family food production.
2. Livestock, large and small, subject to the total number of animals allowed for the "family food production" as defined in section 13.04.235 of this title.
3. Horses, provided that such horse(s) shall be for private use only, not for rental or boarding. A maximum of:
a. One horse on a lot of one-half ($^1/_2$) acre in size; or
b. Four (4) horses on a lot of one acre in size; and
c. One additional horse for each additional one-half ($^1/_2$) acre of land beyond the first acre. (Ord. 09-10, 7-2-2009)

13.14.040: LOT AREAS AND WIDTHS:
A. The minimum lot area and width requirements for lots on public streets, private lanes and private roads (see chapter 13.04, "Definitions", of this title) for the purpose of subdivision are shown on chart 13.14.041 of this section.

CHART 13.14.041

Zone	Minimum Lot Area	Minimum Lot Width	Minimum Lot Frontage Measured At The Right Of Way Line
R-1-4	4,000 square feet	55 feet	75 percent of minimum lot width
R-1-8	8,000 square feet	65 feet	75 percent of minimum lot width
R-1-10	10,000 square feet	80 feet	75 percent of minimum lot width
R-1-15	15,000 square feet	80 feet	75 percent of minimum lot width
R-1-21	21,780 square feet ($^1/_2$ acre)	100 feet	75 percent of minimum lot width
R-1-43	43,560 square feet (1 acre)	100 feet	75 percent of minimum lot width
R-1-87	87,120 square feet (2 acres)	150 feet	75 percent of minimum lot width

B. The minimum lot areas and widths required for lots on a "private driveway" as defined in chapter 13.04 of this title for the purpose of subdivision are shown on chart 13.14.041 of this section, except that portions of a lot less than one-half ($^1/_2$) the minimum lot width may not be counted toward the minimum lot area.

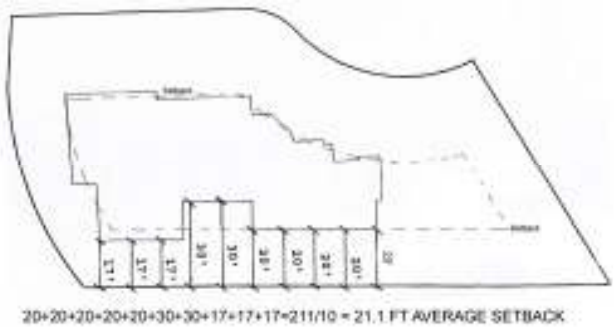
C. For lots fronting on a cul-de-sac, the minimum lot frontage shall be measured at a distance thirty feet (30') from the front lot line and shall be seventy five percent (75%) of the minimum lot width required by chart 13.14.041 of this section. (Ord. 07-01, 1-9-2007)

13.14.050: SETBACKS:

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 section13.04.096 of this title, and shown in figure 13.14.051 of this section.

FIGURE 13.14.051



The average setback is calculated using the length of 10 equidistant points along the building line perpendicular to the lot line. (Ord. 07-01, 1-9-2007)

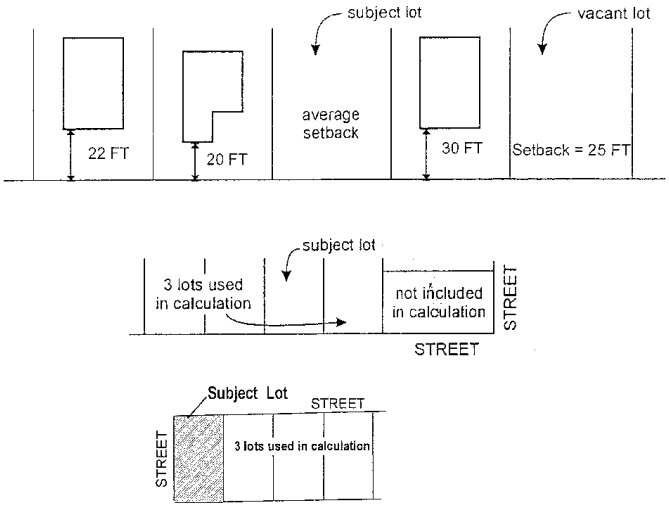
13.14.052: REAR SETBACKS:
The minimum setback requirements for a main building are shown on chart 13.14.053 of this section, except as further limited by the building corridor as defined in section 13.14.071 of this chapter.
CHART 13.14.053

Lot Size In Square Feet	Average Rear Setback In Feet	No Point Closer Than: Feet
Less than 10,000	20	17
10,001 to 13,000	22	18
13,001 to 16,000	25	21
16,001 to 19,000	29	24 .5
19,001 to 22,000	34	29
22,001 to 25,000	35	29 .5
25,001 to 28,000	36	30 .5
28,001 to 31,000	37	31 .5
31,001 to 34,000	38	32
34,001 to 37,000	39	33
37,001 to 40,000	40	34
40,001 to 49,600	41	34 .5
49,601 to 59,200	42	35
59,201 to 68,800	43	36
68,801 to 78,400	44	37
Over 78,400	45	38

13.14.054: FRONT SETBACKS:
A. Purpose: In the city of Holladay, development patterns have been set in neighborhoods by past choices. These choices are reflected in the location of homes with regard to the configuration of individual lots, the age of the houses and the mature vegetation that has been cultivated and added over the years. In order to maintain the unique character of individual neighborhoods, the minimum front setback for main buildings on each street should support and continue that development pattern.

B. Front Setbacks On Public Streets: The minimum front setback for any main building with frontage on a public street shall be calculated using the front setbacks of the main structures on each block face within four (4) adjacent lots, two (2) on each side of the property in question. The average calculation shall be further limited by the following:
1. If one or more of the lots required in the averaging calculations is vacant, such vacant lots will be deemed to have a setback of twenty five feet (25').
2. Lots fronting on a different street than the subject lot may not be used in computing the average.
3. When the subject lot is a corner lot, the average setback will be computed on the basis of the three (3) adjacent lots on the same street as the subject lot.

CALCULATING SETBACKS



Example: (22+20+30+25)/4 = 24.25 FT Front Setback

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 chart 13.14.055 of this section.

CHART 13.14.055

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

13.14.056: SIDE SETBACKS:
The combined setbacks for any main structure on a lot in any R-1 zone shall be a minimum of twenty five percent (25%) of the "lot width" (see chapter 13.04, "Definitions", of this title) with no one side setback less than ten percent (10%) of the lot width. (Ord. 07-01, 1-9-2007)

13.14.057: CORNER SIDE SETBACKS:
The minimum corner side setback for any main structure on a public street, private road or private lane shall be twenty feet (20'). (Ord. 07-01, 1-9-2007)

13.14.060: SETBACKS ON PRIVATE DRIVEWAYS:
For the purpose of this title, lots fronting on a private driveway shall be deemed as unique from lots on any other street, private road or private lane and shall have setbacks as follows:

A. The minimum setback for any main building on a lot fronting on a "private driveway" (see chapter 13.04, "Definitions", of this title) shall be as follows:
1. A yard adjacent to the rear yard of an adjoining lot shall maintain the minimum rear setback required by section13.14.052 of this chapter; and
2. A yard adjacent to the side yard of an adjoining lot shall maintain the minimum side setback required by section13.14.056 of this chapter. On lots where only one side yard is required, the minimum side setback shall be ten percent (10%) of the lot width. (Ord. 07-01, 1-9-2007)

13.14.065: SETBACKS ON DOUBLE FRONTAGE LOTS:
A. Lots with frontage on two (2) public streets shall be required to provide two (2) front setbacks as required by subsection 13.14.054B of this chapter, except as follows:

1. For lots with frontage on I-215 or Vanwinkle Expressway, those frontages shall be considered as rear lot lines and shall comply with section 13.14.052 of this chapter. (Ord. 09-11, 7-2-2009)

13.14.070: 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 urban design. In particular, height limitations provide some 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 adjoining 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 required to break up large wall and gable areas with articulations, building relief, and appropriate fenestration, among other ornamental features.

B. Implementation: Except as otherwise specifically provided in this title, no building or structure shall exceed the following height:

1. Main Buildings:

a. In all residential zones, the maximum height of any main building/structure located within the building corridor area as shown on figure 13.14.071 of this chapter shall be as shown on chart 13.14.070 of this section.

CHART 13.14.070

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

2. Graduated Height: The height of all buildings/structures, main and accessory, is 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. Gable, vertical wall, parapet or other structural elements that exceed the graduated height envelope:

(1) Where the graduated height envelope intersects a gable, the gable may not exceed 0.75 times higher than the point where the graduated height envelope intersects the gable or "x" (1.75) = maximum gable height. See figure 1 of this subsection.

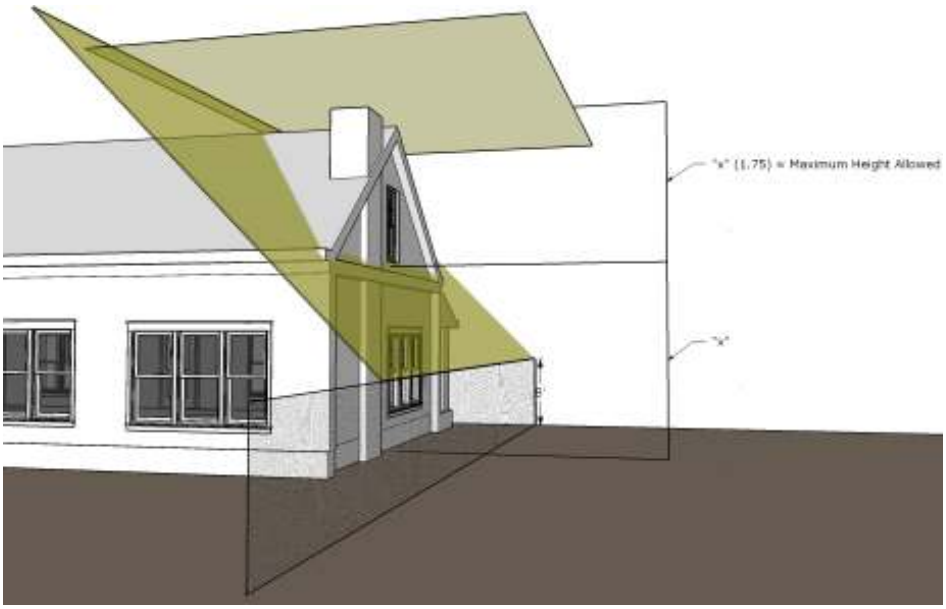


Figure 1

(2) Where the graduated height envelope intersects a vertical wall, parapet or structural element other than a gable, the height may 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. See figure 2 of this subsection.

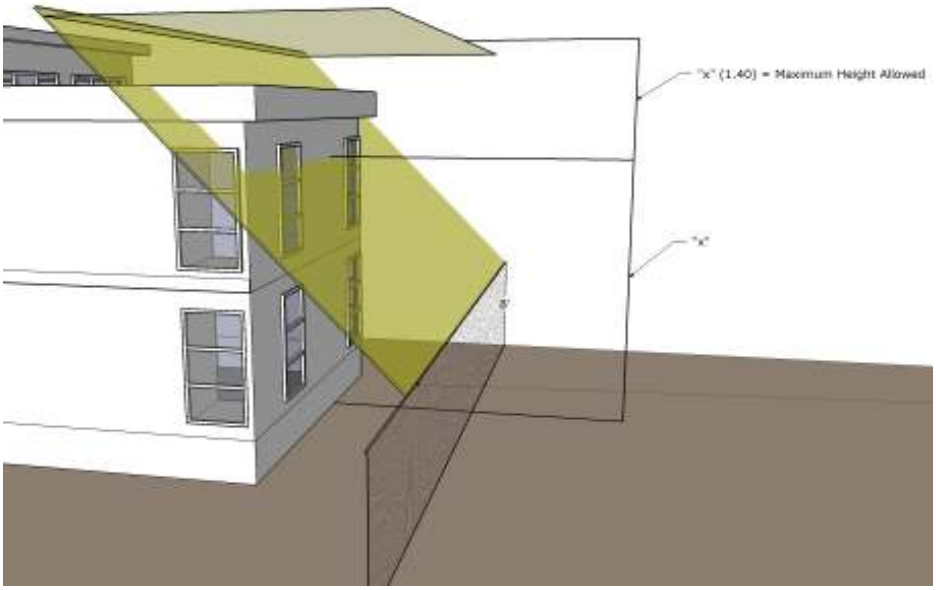


Figure 2

(Where "x" is the height from natural grade at which the graduated height plane intersects the gable.)

(3) May not exceed the overall height allowance.

3. Exceptions:

a. For structures in the R-1 zones, chimneys, and other minor architectural features as defined in chapter 13.04 of this title, may be erected a maximum six feet (6') above the height limits prescribed in chart 13.14.071 of this chapter.

b. Individual building elevations that face a public street, or abut a public or quasi-public, or other nonresidential use are exempt from the graduated height requirements of this section. (Ord. 09-20, 10-15-2009)

13.14.071: BUILDING CORRIDOR:

A. Interior Lots: The building corridor shall be a calculated depth of 1.15 times greater than the averaged depths of all the homes on the same block face, starting from the determined front setback line as described in subsection13.14.054B of this chapter, omitting corner lots, as illustrated in figure 13.14.071 of this section.

B. Corner Lots: On corner lots, the building corridor shall be a calculated depth of 1.2 times greater than the averaged depths of all the homes fronting the same street as the subject lot starting from the front setback line as described in subsection 13.14.054B of this chapter.

C. Transition: The building corridor shall be extended by a one to one (1:1) slope from the maximum height allowed in chart 13.14.070 of this chapter down to the height limitation as outlined in subsection D of this section.

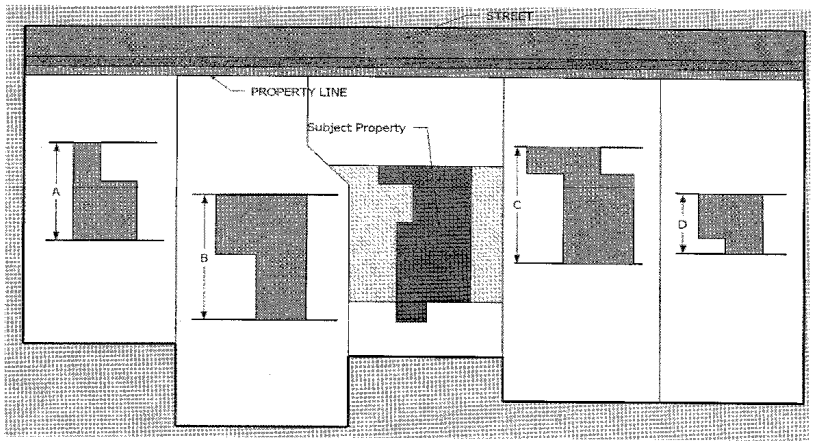
D. Height Limitation: On public streets, private roads or private lanes as defined in chapter 13.04 of this title, any portion of a main building/structure extending behind the building corridor area shall not exceed twenty feet (20') in height.

E. Slope: 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'). 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').

F. Required: No dwelling unit shall contain less than one story.

FIGURE 13.14.071
Building Corridor Calculation For Interior Lots

$$\frac{(A+B+C+D)}{4} \times (1.15)$$



13.14.080: LOT COVERAGE:

A. Purpose: The purpose of this section is to regulate the installation of impervious surfaces within the city of Holladay. It is the intent of this regulation to be sensitive to the natural and built environment. The city's intent is to support reasonable land use regulations. Some of the tools that can be used in this regard are included elsewhere in this title and also outlined below. The restriction of impervious surfaces can have a positive effect on the overall environment. 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.

Findings supporting this regulation are:
1. Impervious surfaces seal the soil surface, eliminating the benefits of rainwater filtration and natural ground water recharge. Stormwaters run across impervious surfaces, collecting toxins and debris which may be damaging to the health of riparian habitats and to all waterways and lakes.
2. Excessive storm drainage created by uncontrolled runoff often negatively impacts private property and public infrastructure.
3. Impervious surfaces damage tree roots systems depriving them of water which in turn destroys the canopy and shade that would otherwise moderate excessively hot urban climates known as "heat islands". Impervious surfaces displace living vegetation, which is necessary for normal atmospheric carbon cycling.

4. The loss of urban forests, especially in arid Utah and particularly in Holladay, which is well known for its spectacular tree cover, results in a loss of community identity and reduces property values.
5. In areas of urban build out, redevelopment and reconstruction are opportunities for environmental rehabilitation. Permeable or porous paving is an important component in low impact development.

B. Maximum Lot Coverage: The total allowable lot coverage for all structures and the total impervious coverage for any lot is shown on chart 13.14.080B of this section, excluding outdoor swimming pools, ponds with artificial liners and other water features. Approved permeable or porous surfaces may be allowed per coverage bonus table13.14.080C of this section.

CHART 13.14.080B

Lot Size In Square Feet	Percent Coverage Of All Structures	Percent 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

C. Coverage Bonus: Total percent impervious coverage, as per chart 13.14.080B of this section, may be increased no more than an additional ten percent (10%) as per coverage bonus table 13.14.080C of this subsection. This provision may not be used to increase the maximum percent coverage of all structures as set forth herein.

COVERAGE BONUS TABLE 13.14.080C
(Maximum 10 Percent Bonus Area Allowed)

Method	**Maximum Percent Increase**
Plant 2 inch caliper tree: 1 percent per tree. Species as per tree selection guide made available through city of Holladay community development department	6 .0 percent
Permeable pavers or porous surface[1]: Installed as per approved manufacturing standards	3 .5 percent
Water wise landscaping: Landscaping area must be equal in area to the percent increase gained, as per Holladay water wise guidelines made available through city of Holladay community development department	3 .5 percent
Sump[2]	2 .5 percent
Cistern[2]	2 .5 percent

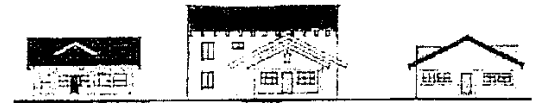
Notes:
1. Appropriate porosity approved by city engineer.
2. Size, design and capacity approved by city engineer.

13.14.090: COVERAGE OF REAR YARD:
No accessory building, including a guesthouse or group of accessory buildings, shall cover more than twenty five percent (25%) of the rear yard. (Ord. 07-01, 1-9-2007; amd. Ord. 08-26, 12-11-2008)

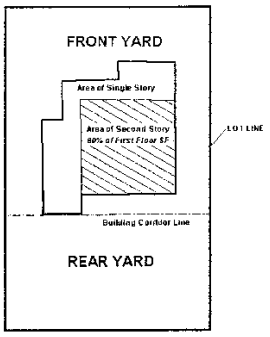
13.14.100: MASS AND SCALE:
A. Purpose: The purpose of this section is not to restrict architectural freedom but address the appropriate size of a structure given its context within an established neighborhood. Two (2) factors influence the perception of mass and scale of a structure: the physical relationship of the structure to the size of the adjacent structures and the physical distance between structures.

B. Limitation: To avoid any large, continuous building mass of uniform height, no portion of any building shall continue more than forty feet (40') horizontally without a minimum of an eighteen inch (18") break in the roofline and/or an articulated architectural element such as overhangs, projections, insets, material and textural changes, or other architectural elements used to create shadow patterns along the elevation of the building.

C. Second Story Locations: Second story portions of a building shall be designed with adjacent structures in mind. Reduction in the overall scale of the building can be accomplished by the use of varied upper story setbacks, providing significantly 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.


Inappropriate use of mass


Appropriate use of mass



Appropriate location of second story

13.14.110: ACCESSORY BUILDINGS:

A. Prohibited Locations: No accessory building/structure may be constructed in a front setback area, nor shall it be placed within a required side setback area adjacent to a street. No accessory building/structure may be constructed within any public utility or other easement without the express written consent of all utility providers or parties holding interest in the easement.

B. Rear Yard Requirements: An accessory building/structure may be constructed in a rear yard provided the accessory building/structure:
1. Does not exceed twenty feet (20') in height above existing grade if located in any required setback;
2. Meets the graduated height requirement in subsection 13.14.070C2 of this chapter;
3. Is no closer to a rear or side property line as shown on chart 13.14.101 of this section; and
4. If located entirely within the buildable envelope, the height of the accessory building/structure shall not exceed the height of the main building/structure.

CHART 13.14.101

Lot Size In Square Feet	Total Footprint (Permitted Use)	No Closer Than (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

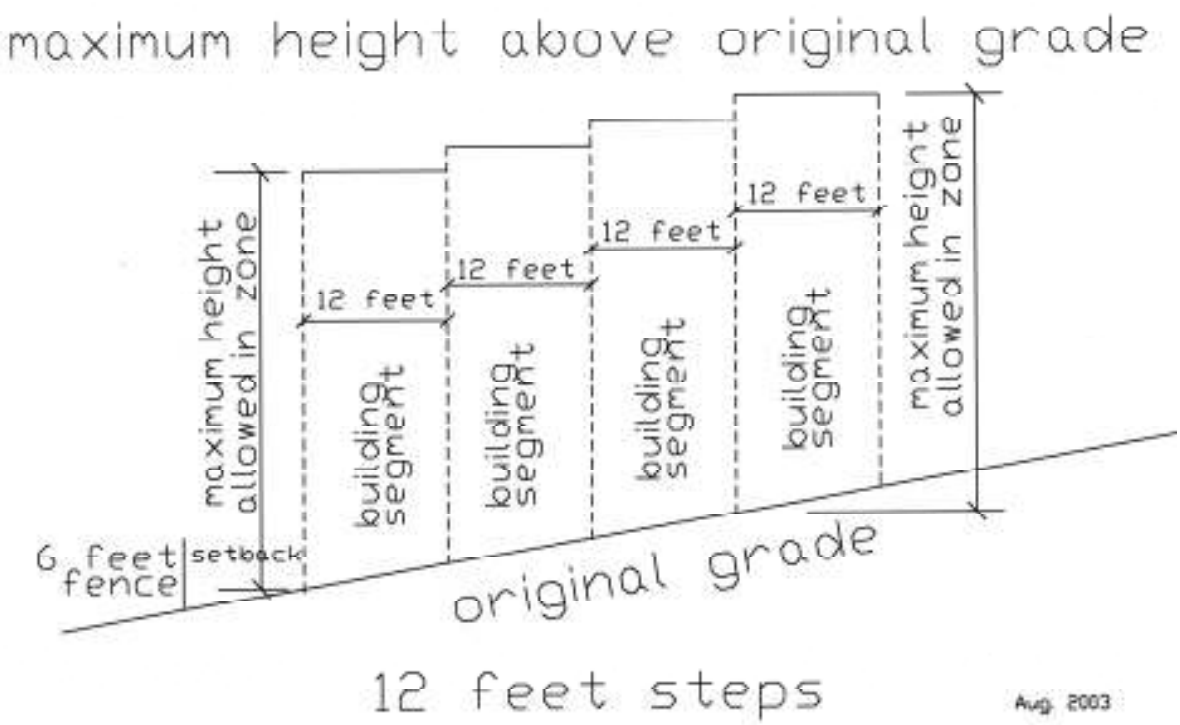
C. Side Yard Requirements: Accessory buildings/structures may be constructed between the primary structure and the side property line not adjacent to a street if the accessory buildings/structures:
1. Do not encroach into the required side setback area;
2. Do not exceed twenty feet (20') in height above existing grade; and
3. Meet the graduated height requirement in subsection 13.14.070C2 of this chapter.
D. Prohibited Structures: Shipping containers, semitrailers, boxcars, PODS®, or similar structures may not be installed or maintained on a residential lot. (Ord. 07-01, 1-9-2007)

13.14.120: FENCES:
See section 13.76.710 of this title. (Ord. 07-01, 1-9-2007)

13.14.130: STORAGE OF RVs, BOATS AND TRAVEL TRAILERS:
All RVs, boats and travel trailers which exceed eight feet (8') in length shall only be stored in a side yard or rear yard.

13.14.140: INFORMATIONAL:
For additional information, refer to this title and in particular, the following sections:

13.04.560	"Yard"
13.76.020	"Occupancy Permit"
13.76.100	"Sale Of Space Needed To Meet Requirements"
13.76.210	"Off Site Improvements"
13.76.290	"Single-Family Or Two-Family Dwellings; Standards"
13.80.040	"Number Of Spaces Required"



12 feet steps

Aug. 2003