

FOR YOUR INFORMATION...

City of Taylorsville
Information Form

P-1a

R-1-5 ZONE
2nd Ed: 04-08



City of Taylorsville
Community Development Department
2600 West Taylorsville Boulevard
Taylorsville, Utah 84118 (801) 963-5400



R-1-5 Zoning District Regulations

The following information and illustrations describe the basic zoning regulations for lots and “main structures” (typically a home) in the R-1-5 zoning classification. For information concerning “accessory structures” (typically a shed, detached garage, green house, etc.) please refer to **Taylorsville Information Form B-8 Detached Accessory Structures**. Please note that in very limited circumstances a “zoning condition” may have been placed on your property that could potentially affect your allowable land uses, density, building square footage, building height or setback standards. In those cases a “zc” will be indicated on the official Taylorsville City zoning map. If your property has a zoning condition please contact the Taylorsville Planning Division for more information. For information concerning permitted and conditional land uses in the R-1-5 zoning classification please refer to sections 13.10.020 and 13.10.030 of the Taylorsville City Code (available at Taylorsville City Hall or on the internet at www.taylorsvilleut.gov) or contact a member of the Taylorsville Planning Division.

Minimum Lot Area:

5,000 square feet

Minimum Lot Width:

25 feet measured at a distance of 20 feet behind the front property line.

Maximum Building Height for Main Buildings (please see illustration 1 on the back of this page):

All Main Structures: 35 feet*

*Note: In the City of Taylorsville, building height is defined as the vertical distance above the lowest original ground surface at any point on the perimeter of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to a point midway between the lowest part of the eaves and the highest point of a pitched or hipped roof.

Minimum Setbacks for Main Buildings (please see illustration 2 on the back on this page):

Minimum Front Yard: 20 feet

Minimum Side Yards:

Dwellings: 5 feet on each side. The planning commission may, at their discretion, reduce the required side yard on one side to less than 5 feet in which case the other side yard must be at least 8 feet. For corner lots, the side yard adjacent to the side street must be a minimum of 20 feet.

Other Main Structures: 20 feet

Minimum Rear Yard:

Dwellings: If the dwelling has a garage the minimum rear yard requirement is 15 feet. If the dwelling does not have a garage the minimum rear yard setback is 20 feet.

Other Main Structures: 20 feet

What About Accessory Buildings (sheds, detached garages, etc.)?

The City of Taylorsville regulates accessory structures based on your lot size rather than your zoning classification. For information concerning the construction of accessory structures on your property, please refer to **Taylorsville Information Form B-8 Detached Accessory Structures**.

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