

# FOR YOUR INFORMATION...

City of Taylorsville  
Information Form

# P-1c

R-1-10, 15, 21 ZONES  
2<sup>nd</sup> Ed: 04-08



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



## R-1-10, R-1-15, R-1-21 Zoning District Regulations

The following information and illustrations describe the basic zoning regulations for lots and “main structures” (typically a home) in the R-1-10, R-1-15, and R-1-21 zoning classifications. 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-1-10, R-1-15, and R-1-21 zoning classifications 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](http://www.taylorsvilleut.gov)) or contact a member of the Taylorsville Planning Division.

### Minimum Lot Area:

**R-1-10:** 10,000 square feet

**R-1-15:** 15,000 square feet

**R-1-21:** 21,780 square feet

### Minimum Lot Width:

**R-1-10 and R-1-15:** 80 feet measured at a distance of 30 feet behind the front property line.

**R-1-21:** 100 feet measured at a distance of 30 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:** 30 feet

**Minimum Side Yards:**

**Dwellings:** If the dwelling has a garage the minimum side yard requirement is 10 feet on each side. If the dwelling does not have a garage the minimum side yard requirement for each side is 10 feet and the two side yards combined must equal at least 24 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 on each side.

**Minimum Rear Yard:**

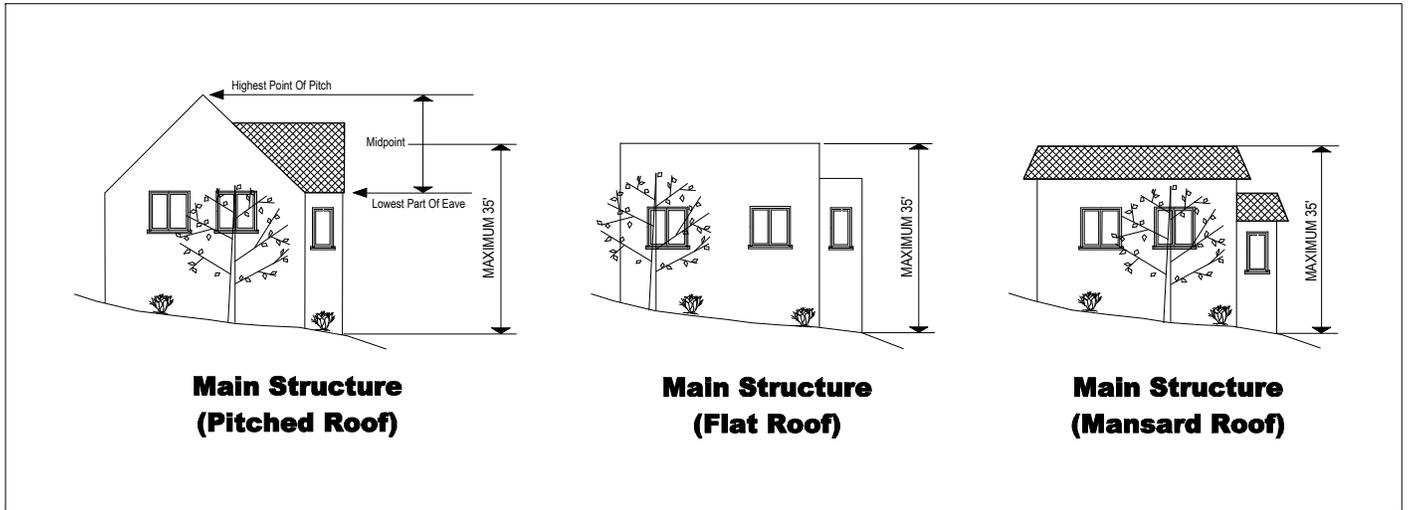
**Dwellings:** If the dwelling has a garage the minimum rear yard setback is 15 feet. If the dwelling does not have a garage the minimum rear yard setback is 30 feet.

**Other Main Structures:** 30 feet

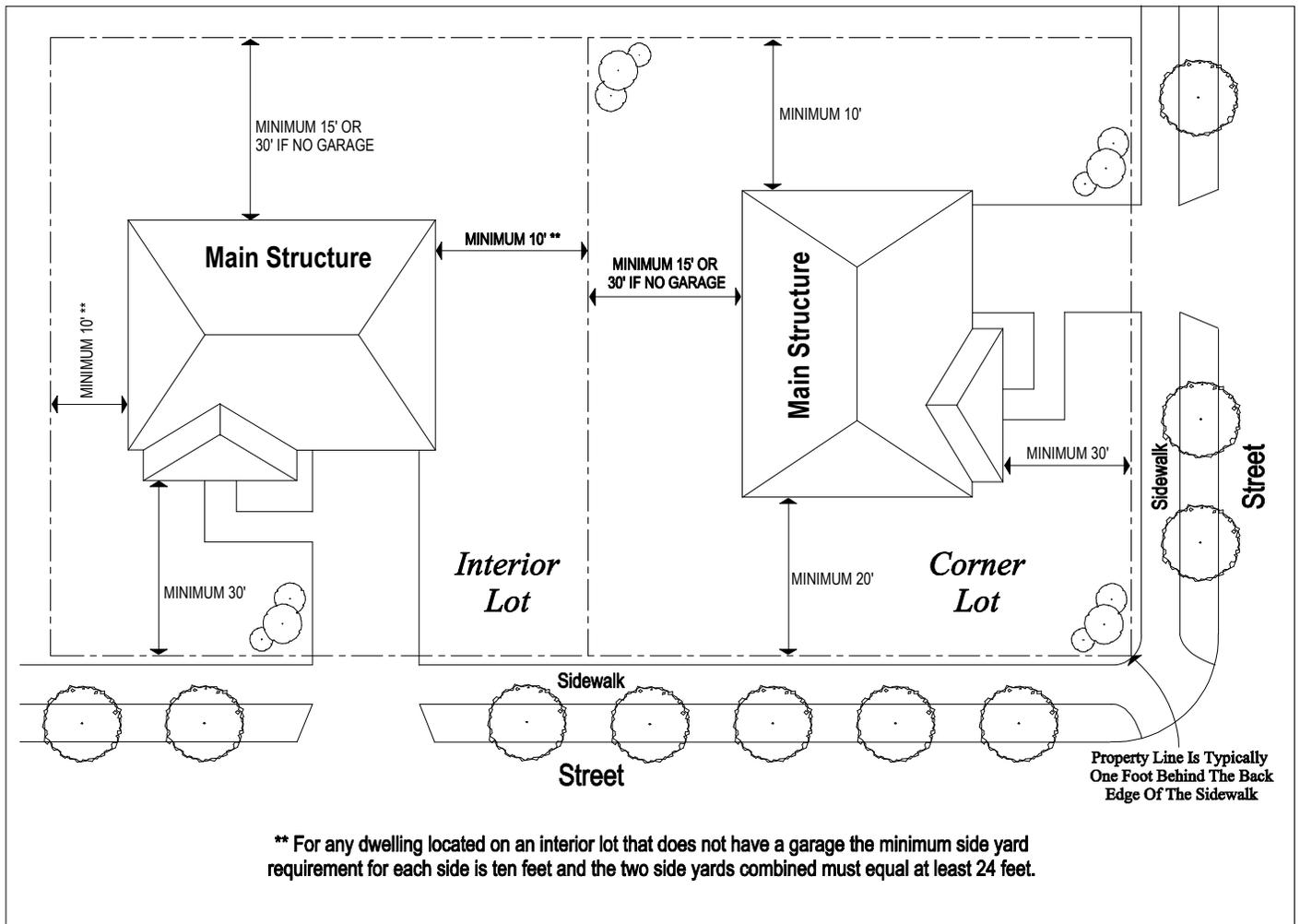
### What About Accessory Buildings (sheds, detached garages, etc.)?

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**.

(over)



**ILLUSTRATION 1 - MAXIMUM BUILDING HEIGHTS FOR ALL MAIN STRUCTURES**



\*\* For any dwelling located on an interior lot that does not have a garage the minimum side yard requirement for each side is ten feet and the two side yards combined must equal at least 24 feet.

**ILLUSTRATION 2 - MINIMUM SETBACKS FOR DWELLINGS IN R-1-10, R-1-15, AND R-1-21 ZONES**