

FOR YOUR INFORMATION...

City of Taylorsville
Information Form

P-2a

R-2-6.5 ZONE
2nd Ed: 10-09



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



R-2-6.5 Zoning District Regulations

The following information and illustrations describe the basic zoning regulations for lots and “main structures” (typically a home, twin home, or duplex) in the R-2-6.5 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-2-6.5 zoning classification please refer to sections 13.12.020 and 13.12.030 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:

6,000 square feet for a single family dwelling or and 6,500 square feet for a two family dwelling.

Minimum Lot Width:

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

Maximum Building Height (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 or cornice and the highest point of a pitched or hipped roof.

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

Minimum Front Yard: 25 feet

Minimum Side Yards:

Single Family or Two Family Dwellings: 8 feet on each side. For corner lots the side yard adjacent to the street must be a minimum of 20 feet.

Other Main Structures: 20 feet on each side

Minimum Rear Yard:

Single Family or Two Family Dwellings: 15 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)

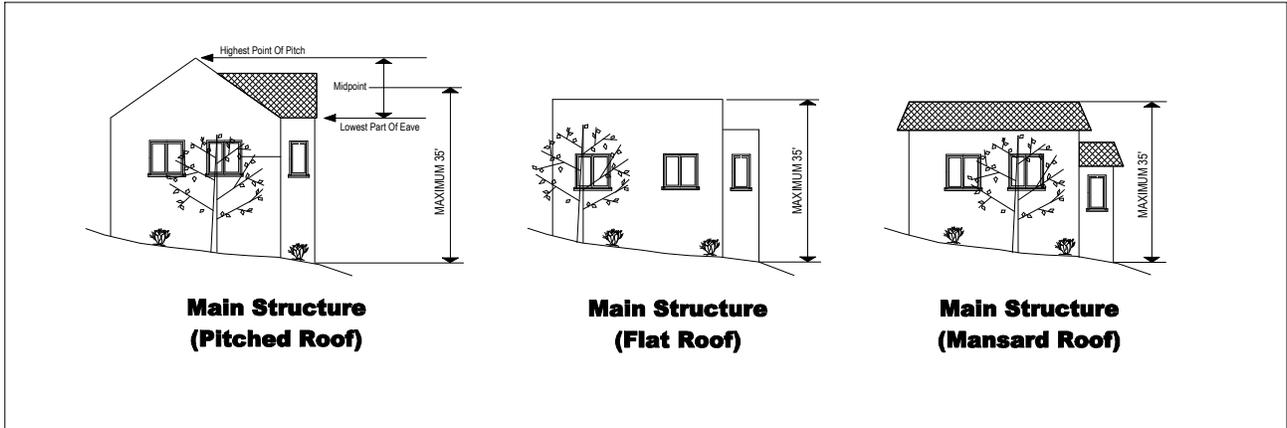


ILLUSTRATION 1 MAXIMUM BUILDING HEIGHTS FOR ALL MAIN STRUCTURES IN R-2-6.5 ZONES

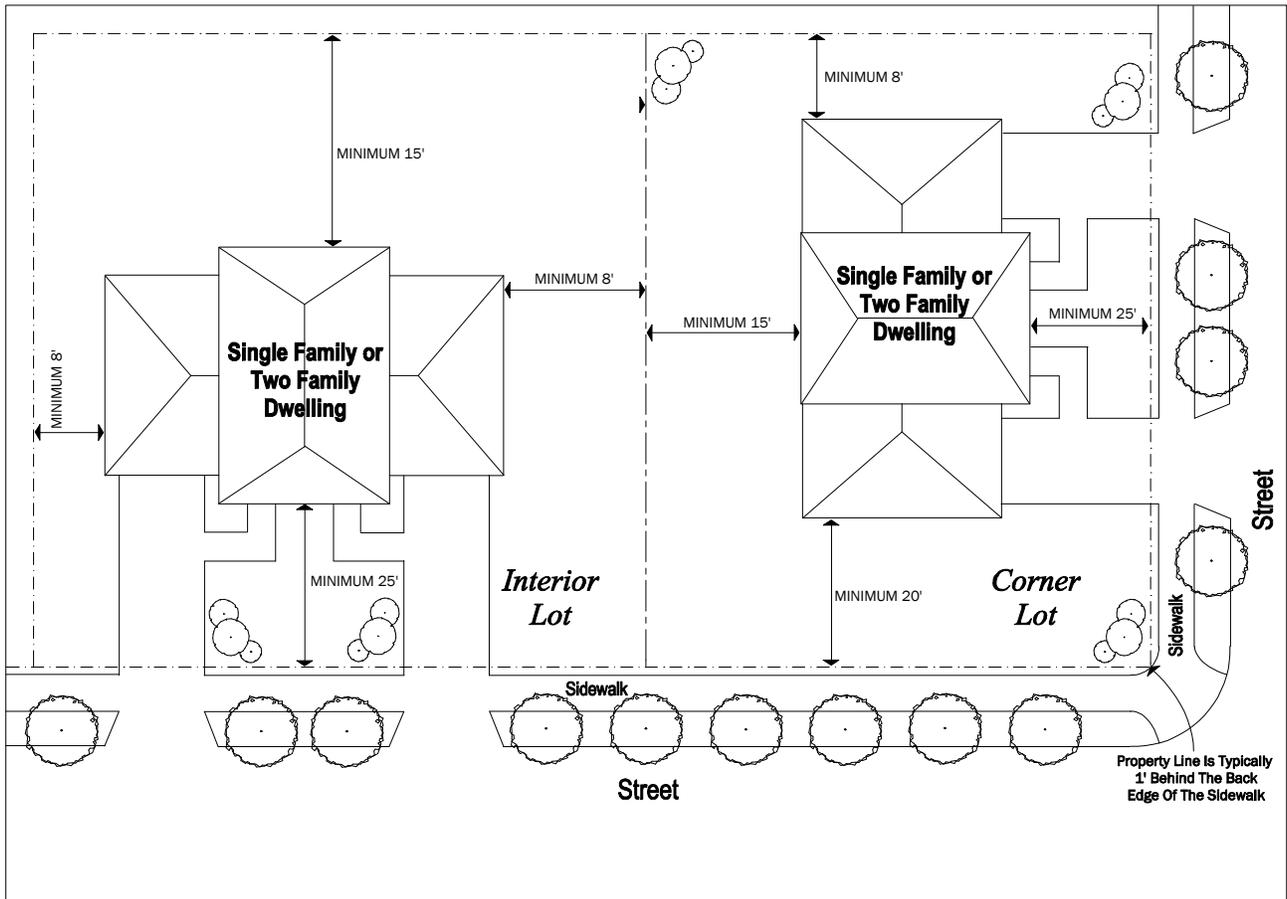


ILLUSTRATION 2 - MINIMUM SETBACKS FOR MAIN STRUCTURES IN R-2-6.5 ZONES*

* For setback information regarding non-residential structures, please refer to Chart 13.12.050-C of the Taylorsville Zoning Ordinance.