

FOR YOUR INFORMATION...

City of Taylorsville
Information Form

P-2c

R-4-8.5 ZONE
2nd Ed: 11-09



City of Taylorsville
Community Development Department
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Taylorsville, Utah 84118 (801) 963-5400
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R-4-8.5 Zoning District Regulations

The following information and illustrations describe the basic zoning regulations for lots and “main structures” (typically a home, duplex, or other multi-family dwelling structure) in the R-4-8.5 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-4-8.5 zoning classification please refer to Sections 13.14.020 and 13.14.030 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:

The minimum lot area shall be not less than 6,000 square feet for each one-family dwelling or 6,500 square feet for each two-family dwelling, with an additional 1,000 square feet required for each additional building unit. Maximum density shall not exceed nine units per acre.

Minimum Lot Width:

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

Maximum Building Height (please refer to illustration 1 on the back of this page):

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 (please refer to illustration 2 on the back on this page):

Minimum Front Yard: 25 feet

Minimum Rear Yard: 30 feet

Minimum Side Yards:

Residential Structures: Minimum 8 feet on each side and the total width of the two side yards combined must be at least 18 feet. For corner lots the side yard adjacent to the street must be a minimum of 20 feet. For corner lots where at least 50% of the adjacent streets’ frontage is developed, the minimum side yard setback is the average setback of the existing buildings, but in no case may the side yard setback be less than 15 feet.

Non-residential Main Structures: 20 feet on each side. For corner lots where at least 50% of the adjacent streets’ frontage is developed, the minimum side yard setback is the average setback of the existing buildings, but in no case may the side yard setback be less than 15 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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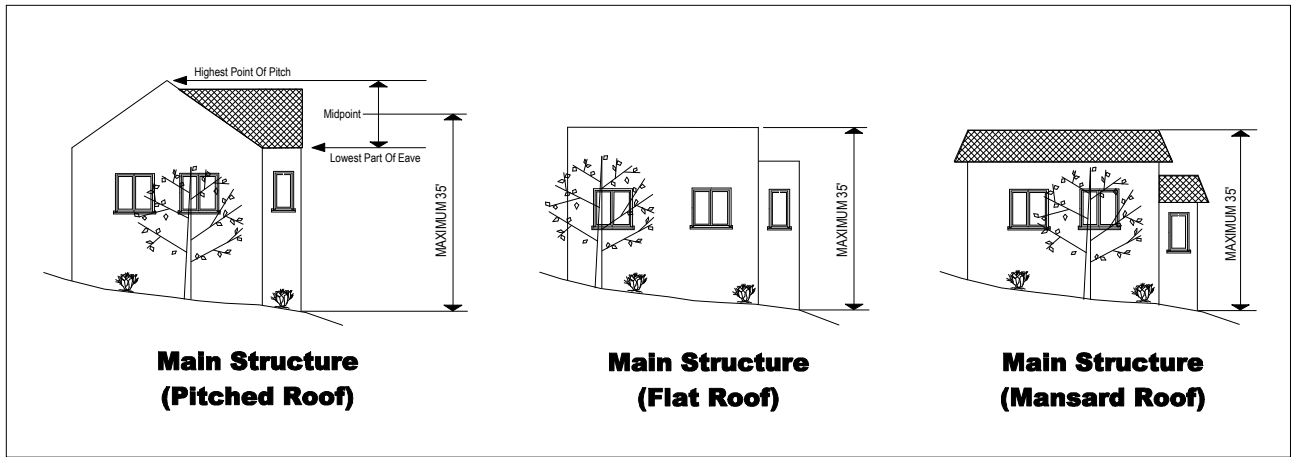
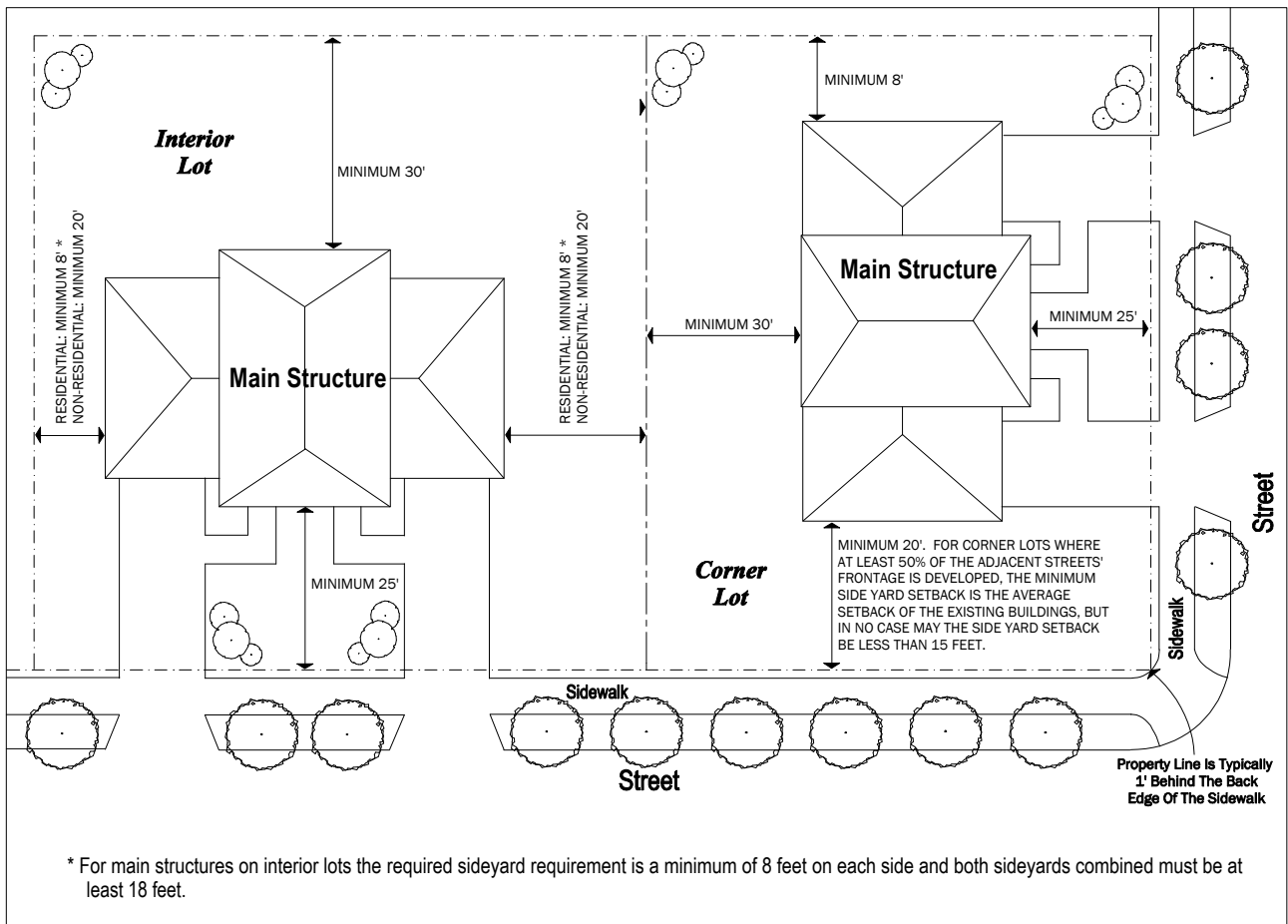


ILLUSTRATION 1 MAXIMUM BUILDING HEIGHTS FOR ALL MAIN STRUCTURES



* For main structures on interior lots the required sideyard requirement is a minimum of 8 feet on each side and both sideyards combined must be at least 18 feet.

ILLUSTRATION 2 - MINIMUM SETBACKS FOR ALL MAIN STRUCTURES IN R-4-8.5 ZONES