

**Summary of Single-Family Residential Zoning District Standards
PRINCIPAL STRUCTURE AND LOT REGULATIONS**

ZONING DISTRICT	MAX BUILDING HEIGHT		MAX EXTERIOR WALL HEIGHT		REQUIRED YARD AREAS				ATTACHED GARAGES	MAXIMUM LOT SIZE	MAXIMUM BUILDING COVERAGE
	Except in the Yalecrest Compatible Infill Overlay District, building height for initial construction is measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building is measured from finished grade existing at the time a building permit is requested. In the Yalecrest Compatible Infill Overlay District, building height is measured from finished grade to the midpoint of a pitched roof or the top of a flat roof.		Height limitations pertain to exterior walls adjacent to interior side yards only.		A yard area is an open space, which is unoccupied and unobstructed from the ground level to the sky. A yard extends along a lot line to the required building setback line. Some obstructions are allowed in required yard areas. Allowed obstructions are listed in Table 21A.36.020B of the Salt Lake City Zoning Ordinance.				Regulation applies to attached garages facing a street. The width of a garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors. The Yalecrest Compatible Infill Overlay District has additional regulations pertaining to attached garage location and height.		Applies to the combined total of principal and accessory buildings.
	Base Regulations	Exceptions	Base Regulations	Exceptions	Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards			
R-1/12,000	Pitched roof = 28' or the average height of other principal buildings on the block face Flat roof = 20'	<i>Outside of Historic District:</i> Additional building height may be granted as a Special Exception by an Administrative Hearing Officer if proposed building height is in keeping with the development pattern on the block face. <i>Within Historic District:</i> Historic Landmark Commission may grant additional building height subject to Historic District guidelines.	20' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the front yards of the existing buildings on the block face or the specified front yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified front yard on a recorded subdivision plat, the required front yard is 20'.	Average of the front and corner side yards of the existing buildings on the block face or the specified corner side yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified corner yard on a recorded subdivision plat, the required corner yard is 20'.	Minimum Required = 25'	Corner lots = 8' Interior lots = 10' on one side and 8' on the other	Garage width may not exceed 50% of the width of the front façade of the house.	Maximum size of a new lot is 18,000 square feet. Lots greater than 18,000 square feet may be approved through the subdivision process if: 1. The size is compatible with other lots on the same block face; 2. The configuration is compatible with other lots on the same block face; and 3. The relationship of the lot width and depth is compatible with other lots on the same block face.	Surface coverage cannot exceed 35% of the lot area.
R-1/7,000	Pitched roof = 28' or the average height of other principal buildings on the block face Flat roof = 20'	<i>Outside of Historic District:</i> Additional building height may be granted as a Special Exception by an Administrative Hearing Officer if proposed building height is in keeping with the development pattern on the block face. <i>Within Historic District:</i> Historic Landmark Commission may grant additional building height subject to Historic District guidelines.	20' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the front yards of the existing buildings on the block face or the specified front yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified front yard on a recorded subdivision plat, the required front yard is 20'.	Average of the front and corner side yards of the existing buildings on the block face or the specified corner side yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified corner yard on a recorded subdivision plat, the required corner yard is 20'.	Minimum Required = 25'	Corner lots = 6' Interior lots = 10' on one side and 6' on the other	Garage width may not exceed 50% of the width of the front façade of the house.	Maximum size of a new lot is 10,500 square feet. Lots greater than 10,500 square feet may be approved through the subdivision process if: 1. The size is compatible with other lots on the same block face; 2. The configuration is compatible with other lots on the same block face; and 3. The relationship of the lot width and depth is compatible with other lots on the same block face.	Surface coverage cannot exceed 40% of the lot area.

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ZONING DISTRICT	MAX BUILDING HEIGHT		MAX EXTERIOR WALL HEIGHT		REQUIRED YARD AREAS				ATTACHED GARAGES	MAXIMUM LOT SIZE	MAXIMUM BUILDING COVERAGE
	Except in the Yalecrest Compatible Infill Overlay District, building height for initial construction is measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building is measured from finished grade existing at the time a building permit is requested. In the Yalecrest Compatible Infill Overlay District, building height is measured from finished grade to the midpoint of a pitched roof or the top of a flat roof.		Height limitations pertain to exterior walls adjacent to interior side yards only.		A yard area is an open space, which is unoccupied and unobstructed from the ground level to the sky. A yard extends along a lot line to the required building setback line. Some obstructions are allowed in required yard areas. Allowed obstructions are listed in Table 21A.36.020B of the Salt Lake City Zoning Ordinance.				Regulation applies to attached garages facing a street. The width of a garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors. The Yalecrest Compatible Infill Overlay District has additional regulations pertaining to attached garage location and height.		Applies to the combined total of principal and accessory buildings.
	Base Regulations	Exceptions	Base Regulations	Exceptions	Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards			
R-1/5,000	Pitched roof = 28' or the average height of other principal buildings on the block face Flat roof = 20'	<i>Outside of Historic District:</i> Additional building height may be granted as a Special Exception by an Administrative Hearing Officer if proposed building height is in keeping with the development pattern on the block face. <i>Within Historic District:</i> Historic Landmark Commission may grant additional building height subject to Historic District guidelines.	20' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the front yards of the existing buildings on the block face or the specified front yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified front yard on a recorded subdivision plat, the required front yard is 20'.	Minimum Required = 10'	Minimum Required = 25% of the lot depth or 20', whichever is less	Corner lots = 4' Interior lots = 10' on one side and 4' on the other	Garage width may not exceed 50% of the width of the front façade of the house.	Maximum size of a new lot is 7,500 square feet. Lots greater than 7,500 square feet may be approved through the subdivision process if: 1. The size is compatible with other lots on the same block face; 2. The configuration is compatible with other lots on the same block face; and 3. The relationship of the lot width and depth is compatible with other lots on the same block face.	Surface coverage cannot exceed 40% of the lot area.
SR-1	Pitched roof = 28' or the average height of other principal buildings on the block face Flat roof = 20'	<i>Outside of Historic District:</i> Additional building height may be granted as a Special Exception by an Administrative Hearing Officer if proposed building height is in keeping with the development pattern on the block face. <i>Within Historic District:</i> Historic Landmark Commission may grant additional building height subject to Historic District guidelines.	20' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the front yards of the existing buildings on the block face or the specified front yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified front yard on a recorded subdivision plat, the required front yard is 20'. For buildings legally existing on April 12, 1995 the required front yard is no greater than the established setback line of the existing building.	Minimum Required = 10' For buildings legally existing on April 12, 1995 the required corner side yard is no greater than the established setback line of the existing building.	Minimum Required = 25% of the lot depth but not less than 15' and need not exceed 30'	Corner lots = 4' Interior lots = 10' on one side and 4' on the other.	Garage width may not exceed 50% of the width of the front façade of the house.	Maximum size of a new lot is 150% of the minimum lot size allowed by the zoning district. Lots greater than maximum lot size may be approved through the subdivision process if: 1. The size is compatible with other lots on the same block face; 2. The configuration is compatible with other lots on the same block face; and 3. The relationship of the lot width and depth is compatible with other lots on the same block face.	Surface coverage cannot exceed 40% of the lot area. For lots with buildings legally existing on April 12, 1995 the coverage of existing buildings shall be considered legal conforming.

This table is intended to provide a summary of zoning regulations. Please refer to the Salt Lake City Zoning Ordinance for specific regulations.

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	Except in the Yalecrest Compatible Infill Overlay District, building height for initial construction is measured as the vertical distance between the top of the roof and the established grade at any given point of building coverage. Building height for any subsequent structural modification or addition to a building is measured from finished grade existing at the time a building permit is requested. In the Yalecrest Compatible Infill Overlay District, building height is measured from finished grade to the midpoint of a pitched roof or the top of a flat roof.		Height limitations pertain to exterior walls adjacent to interior side yards only.		A yard area is an open space, which is unoccupied and unobstructed from the ground level to the sky. A yard extends along a lot line to the required building setback line. Some obstructions are allowed in required yard areas. Allowed obstructions are listed in Table 21A.36.020B of the Salt Lake City Zoning Ordinance.						Regulation applies to attached garages facing a street. The width of a garage is equal to the width of the garage door, or in the case of multiple garage doors, the sum of the widths of each garage door plus the width of any intervening wall elements between garage doors. The Yalecrest Compatible Infill Overlay District has additional regulations pertaining to attached garage location and height.	
	Base Regulations	Exceptions	Base Regulations	Exceptions	Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards				
SR-1A	Pitched roof = 23' or the average height of other principal buildings on the block face Flat roof = 16'	<i>Outside of Historic District:</i> Additional building height may be granted as a Special Exception by an Administrative Hearing Officer if proposed building height is in keeping with the development pattern on the block face. <i>Within Historic District:</i> Historic Landmark Commission may grant additional building height subject to Historic District guidelines.	16' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the front yards of the existing buildings on the block face. Where there are 4 or more principal buildings with front yards on a block face, the smallest front yard and the largest front yard are excluded from the average. If the property is located in a recorded subdivision plat that specifies a front yard, the specified front yard prevails. When there are no existing buildings on the block face or a specified front yard on a recorded subdivision plat, the required front yard is 20'. For buildings legally existing on April 12, 1995 the required front yard is no greater than the established setback line of the existing building.	Minimum Required = 10'	Minimum Required = 25% of the lot depth but not less than 15' and need not exceed 30'	Corner lots = 4' Interior lots = 10' on one side and 4' on the other. For lots between 47' and 27' in width, the total minimum side yard setbacks are equal to 30% of the lot width. One side yard must be at least 4'. For lots 27' or narrower, the minimum required side yards are 4' on both sides. When the required side yard setbacks are less than 4' and 10', an addition, remodel or new construction may not be closer than 10' to a principal structure on an adjacent lot. This applies only to the side yard reduced from the base	Garage width may not exceed 50% of the width of the front façade of the house.	Maximum size of a new lot is 150% of the minimum lot size allowed by the zoning district. Lots greater than the maximum lot size may be approved through the subdivision process if: 1. The size is compatible with other lots on the same block face; 2. The configuration is compatible with other lots on the same block face; and 3. The relationship of the lot width and depth is compatible with other lots on the same block face.	Surface coverage cannot exceed 40% of the lot area. For lots with buildings legally existing on April 12, 1995 the coverage of existing buildings shall be considered legal conforming.	
SR-3	Pitched roof = 28' or the average height of other principal buildings on the block face Flat roof = 20'	<i>Outside of Historic District:</i> Additional building height may be granted as a Special Exception by an Administrative Hearing Officer if proposed building height is in keeping with the development pattern on the block face. <i>Within Historic District:</i> Historic Landmark Commission may grant additional building height subject to Historic District guidelines.	20' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the front yards of the existing buildings on the block face or the specified front yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified front yard on a recorded subdivision plat, the required front yard is 10'.	Minimum Required = 10' For buildings legally existing on April 12, 1995 the required corner side yard is no greater than the established setback line of the existing building.	Minimum Required = 20% of the lot depth but not less than 15' and need not exceed 30'	Minimum required = 4'	Garage width may not exceed 50% of the width of the front façade of the house.	Maximum size of a new lot is 200% of the minimum lot size allowed by the zoning district. Lots greater than the maximum lot size may be approved through the subdivision process if: 1. The size is compatible with other lots on the same block face; 2. The configuration is compatible with other lots on the same block face; and 3. The relationship of the lot width and depth is compatible with other lots on the same block face.	Surface coverage cannot exceed 60% of the lot area for detached dwellings and 70% of the lot area for attached dwellings. For lots with buildings legally existing on April 12, 1995 the coverage of existing buildings shall be considered legal conforming.	

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	Base Regulations	Exceptions	Base Regulations	Exceptions	Front Yard	Corner Side Yard	Rear Yard	Interior Side Yards			
R-2	Pitched roof = 28' or the average height of other principal buildings on the block face Flat roof = 20'	<i>Outside of Historic District:</i> Additional building height may be granted as a Special Exception by an Administrative Hearing Officer if proposed building height is in keeping with the development pattern on the block face. <i>Within Historic District:</i> Historic Landmark Commission may grant additional building height subject to Historic District guidelines.	20' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the front yards of the existing buildings on the block face or the specified front yard on a recorded subdivision plat. When there are no existing buildings on the block face or a specified front yard on a recorded subdivision plat, the required front yard is 20'.	Minimum Required = 10'	Minimum Required = 25% of the lot depth but not less than 15' and need not exceed 25'	4' on one side and 10' on the other	Garage width may not exceed 50% of the width of the front façade of the house.	Maximum size of a new lot is 150% of the minimum lot size allowed by the zoning district. Lots greater than the maximum lot size may be approved through the subdivision process if: 1. The size is compatible with other lots on the same block face; 2. The configuration is compatible with other lots on the same block face; and 3. The relationship of the lot width and depth is compatible with other lots on the same block face.	Surface coverage cannot exceed 40% of the lot area for detached single-family dwellings and 45% of the lot area for two-family dwellings. For lots with buildings legally existing on April 12, 1995 the coverage of existing buildings shall be considered legal conforming.
Yalecrest Compatible Infill Overlay District (applies to residential zoned property zoned R-1/5000 or R-1/7000 between 1300 East, 800 South, Sunnyside Ave., 1900 East, and 1300 South)	Pitched roof = 27.5' from finished grade to the midpoint of the roof Mansard or flat roof = 20' Lots with cross slopes (side to side or side to corner side) may increase maximum building height, as measured from the downhill side face of the building, at a rate of 0.5' for each 1' difference between average grades of uphill and downhill faces of the building, up to a maximum of 30'	None	18.5' at the required interior side yard setback line. Exterior wall height may increase 1' in height (or fraction of) for each 1' of increased setback (or fraction of) beyond the required side yard setback. On lots with cross slopes, the downhill exterior wall height may be increased by 0.5' for each 1' difference between the average elevations of the uphill and downhill faces of the building. If a reduced side yard setback is approved through a Special Exception or Variance, the maximum allowable exterior wall height decreases by 1' (or fraction of) for each 1' (or fraction of) of reduced setback.	Walls at the end of a pitched roof (gable walls) may extend to the height necessary to support the roof structure. Dormer walls are exempt from the exterior wall height limitation if the width of the dormer is 10' or less, the total combined width of the dormers is less than or equal to 50% of the width of the building facade facing the interior side yard, and dormers are spaced at least 18" apart.	Average of the smallest 50% of front yards within 300' (on the same side of the street and not extending across intervening streets) of subject property.	Minimum required = see base zoning district standard	Minimum required = see base zoning district standard	Minimum required = see base zoning district standard	Attached garages may not be constructed forward of the front line of the principal structure, unless the garage is replacing an existing garage. In the case of a replacement, the new garage must be constructed in the same location and with the same dimensions as the garage being replaced. Garage width may not exceed 50% of the width of the front façade of the house. Garage doors are limited to 8.5' in height. Garages built into a hillside and located forward of the front line of the building may be allowed as a Special Exception if it meets the standards stated in Section 21A.34.120G of the Zoning Ordinance.	Regulated by the base zoning district standard.	Surface coverage cannot exceed 40% of the lot area.

This table is intended to provide a summary of zoning regulations. Please refer to the Salt Lake City Zoning Ordinance for specific regulations.