

# Residential Zoning District Regulations

## DEFINITIONS

The following are terms used in the residential zoning district regulations and their definitions as stated in Section 21A.62 of the Salt Lake City Zoning Ordinance. This list does not contain all terms defined in the Zoning Ordinance.

### ***TERM***

### ***DEFINITION***

#### **Accessory Building**

A subordinate building or structure, located on the same lot with the main building, occupied by or devoted to an accessory use. When an accessory building or structure is attached to the main building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building.

#### **Attached Garage**

An accessory building which has a roof or wall of which fifty percent (50%) or more is attached and in common with a dwelling. Where the accessory building is attached to a dwelling in this manner, it shall be considered part of the dwelling and shall be subject to all yard requirements of the main building.

#### **Block Face**

All of the lots facing one side of a street between two (2) intersecting streets. Corner properties shall be considered part of two (2) block faces, one for each of the two (2) intersecting streets. In no case shall a block face exceed one thousand feet (1,000').

#### **Building Coverage**

That percentage of the lot covered by principal or accessory buildings.

#### **Compatible Design**

The visual relationship between adjacent and nearby buildings and the immediate streetscape, in terms of a consistency of materials, colors, building elements, building mass, and other constructed elements of the urban environment, is such that abrupt or severe differences are avoided.

#### **Development Pattern**

The development pattern standard applies to principal building height and wall height, attached garage placement and width, detached garage placement, height, wall height, and footprint size. A development pattern shall be established when three (3) or more existing structures are identified to establish the pattern, or in the case that three (3) structures constitutes more than fifty percent (50%) of the structures on the block face fifty percent (50%) of the structures shall establish a pattern.

<b>Established Grade</b>	The natural topographic grade of undisturbed areas on a site or the grade that exists after approved subdivision site development activity has been completed prior to approval for building permit construction activity.
<b>Finished Grade</b>	The finished grade of a site after reconfiguring grades according to an approved regrading plan related to the initial building permit activity on a site.
<b>Infill</b>	New development that occurs within an already developed area where building patterns and lot platting are already established.
<b>Principal Building</b>	A building that is used primarily for the conduct of the principal use.
<b>Yard Area</b>	On the same zoning lot with a use, building or structure, an open space which is unoccupied and unobstructed from its ground level to the sky, except as otherwise permitted herein. A yard extends along a lot line, and to a depth or width specified in the yard requirements for the zoning district in which such zoning lot is located. (Encroachments that are allowed in yard areas are listed in Section 21A.36.020 of the Salt Lake City Zoning Ordinance)
<b>Front Yard</b>	A yard extending between side lot lines and between the front lot line and the required front yard setback line.
<b>Corner Side Yard</b>	A yard on a corner lot extending between front yard setback line and the rear lot line and between the corner side lot line and the required corner side yard setback line.
<b>Interior Side Yard</b>	A yard extending between the front and rear yard setback lines and between the interior side lot line and the required interior side yard setback line.
<b>Rear Yard</b>	A yard extending between the two (2) interior side lot lines from the rear lot line to the required rear yard setback line. In the case of corner lots, the rear yard shall extend from the interior side lot line to the front yard or corner side yard setback line.