

TABLES 5-1

	A	R-S	R-1-10	R-1-8	R-1-6	R-2	R-M1	R-M2	R-H
LOT SIZE									
Min. Lot Area 1 st Dwelling ¹	43,560 s/f	15,000 s/f	10,000 s/f	8,000 s/f	6,000 s/f	8,000 s/f	8,000 s/f	10,000 s/f	10,000 s/f
Min Lot Area for Add. Unit	43,560 s/f	15,000 s/f	10,000 s/f	8,000 s/f	6,000 s/f	4,000 s/f	2,500 s/f	1,750 s/f	1,400 s/f
Min. Lot Width @ Setback ^{2 & 3}	100/100 f	100/100 f	80/90 f	70/80 f	60/70 f	70/80 f	80/90 f	80/90 f	80/90 f
Min. Frontage ⁴	80 f	70 f	60 f	55 f	50 f	60 f	70 f	70 f	70 f
PRINCIPLE STRUCTURE SETBACKS									
Min. Front Yard on Arterial ⁵	30' 40'	25' 40'	25' 40'	25' 40'	25' 40'	25' 40'	30' 40'	30' 40'	30' 40'
Min. Between Facing Structures on Same Lot			60'	60'	60'	50'	50'	50'	50'
Min. Side yard side/total	10'/24'	8'/20'	8'/16'	8'/16'	6'/12'	8'/18'	10'/22'	10'/22'	8'/18'
Min. Side Yard Between R-M & R-H adj. to A, R-S, R-1, R-2							25'	25'	25'
Min. Corner Side Yard on Arterial	30' 30'	20' 25'	20' 25'	20' 25'	20' 25'	20' 30'	25' 30'	25' 30'	25' 30'
Min. Side to Side Separation Between Residential Structures on Same Lot			20'	16'	13'	15'	15'	15'	15'
Min. Separation Side to Front, Side to Rear, Rear to Rear			30'	30'	30'	25'	25'	25'	25'
Min. Rear Yard ⁶	30'	30'	25'	25'	25'	30'	30'	30'	30'
Min. Rear Yard (double face street) ⁶	40'	40'	35'	35'	35'	40'	30'	30'	30'
Min. Corner Rear Yard ⁶	30'	30'	25'	25'	25'	25'	25'	25'	25'
ACCESSORY STRUCTURE SETBACKS									
Min. Front Yard	30'	30'	25'	25'	25'	25'	25'	25'	25'
Min. Side Yard ⁷	5'	5'	5'	5'	5'	5'	5'	5'	5'
Min. Corner Side Yard ⁸ on Arterial	30' 30'	30' 30'	20' 30'	20' 30'	20' 30'	20' 30'	25' 30'	25' 30'	25' 30'
Min. Rear Yard	5'	5'	5'	5'	5'	5'	5'	5'	5'
Agriculture Struc. Front Yard Min.	100'	100'							
Agriculture Struc. Side Yard Min.	10'	10'							
Agriculture Struc. Rear Yard Min.	10'	10'							
Agriculture Struc. Distance from Neighboring Dwelling	100'	100'							
Distance Between Accessory and Principle Bldgs (same lot)	6'	6'	6'	6'	6'	6'	6'	6'	6'
Distance From Principle Struc. on adjacent lot	10'	10'	10'	10'	10'	10'	10'	10'	10'
STRUCTURE HEIGHT AND LOT COVERAGE									
Max. Height Principle Struc. ⁹	35'	35'	30'	30'	30'	30'	35'	35'	35'
Max. Height Accessory Struc. ¹⁰	18'	18'	16'	16'	16'	18'	18'	18'	18'
Min. Height Principle Struc.	10'	10'	10'	10'	10'	10'	10'	10'	10'
Max. Lot Coverage ¹¹	50%	60%	60%	60%	60%	60%	70%	70%	70%
Max. Coverage for Accessory Struc. and Uses ¹²	25%	25%	25%	25%	25%	25%	25%	25%	25%

- The R-2 and R-M1 zones require 8,000 square feet for the first two dwelling units. The R-M2 and R-H zones require 10,000 square feet for the first two dwelling units.
- Corner lots shall meet the minimum lot width requirement on both street frontages.
- In a subdivision of eight lots or more, the lots shall be designed to provide for a variety of lot widths. Twenty-five percent of the lots in the subdivision shall have a lot width at least five feet wider at the required front setback, than the required minimum of the zone. Twenty-five percent of the lots in the subdivision shall have a lot width at least 10' wider at the required front setback, than the required minimum of the zone. In order to distribute the varied lot widths throughout the subdivision, no more than five lots in a row of the minimum lot width of the zone shall be provided.
- Measured along the chord length for lots on curves.
- Residential building lots should not face onto arterial streets. In those limited circumstances where the only available frontage is on an arterial street, it is important to achieve the greatest setback possible to protect residents from the noise and safety hazards associated with potentially high volumes of traffic and high speeds. Side yard setbacks should also include greater setbacks for those same reasons. Arterial streets are defined in 19.02 Layton Municipal Code.
- In the R-1 and R-2 zones, the landscape buffer requirements of 19.16.090 apply.
- Minimum side yard setback for an accessory structure on an interior lot is five feet if the accessory structure is located behind and separated six feet from the principal structure. Otherwise, the side yard setback for the principal structure would apply to the accessory structure. Accessory structures larger than 200 s/f or those constructed with a foundation shall be placed outside of all public utility and drainage easements. No portion of any accessory structure shall be closer than three feet to a property line. Accessory structures 200 s/f or less shall be located no closer than three feet from the side and rear property lines.
- Corner lots may have an accessory structure located within five feet of the corner side yard property line nearest the street when: It is not more than 12' in height to mid-point; the yard is walled or fenced to a minimum height of six feet. The wall or fence is sight-obscuring; and extended three feet in length beyond the accessory structure and runs parallel to the adjacent street(s). The accessory structure is not adjacent to the front yard of the adjoining property; the accessory structure is placed behind the rear foundation line of the principle structure; and is in compliance with clear view requirements. Accessory structures with a garage door facing and running parallel with the adjacent street must comply with the corner side yard setbacks of the specific zone.
- In Agricultural and Single Family Residential zones, primary structures constructed in conjunction with a Community Use as defined in Section 19.02.020 shall be allowed an additional one foot of building height for every one foot of additional building setback up to a maximum of 100 feet of height. Deeper building setbacks may apply, or building height(s) may be tiered as one or more architectural step back(s) from the minimum setbacks. Nothing in this section shall be construed to limit the exceptions to building height found in section 19.05.030.

10. Accessory structures built in the R-1 zoning district shall be limited to 16' in height (measured to the peak of the roof) when placed within five feet of a side or rear property line. R-1 zones have a maximum height limit of 18'. For every additional one foot in height above 16', an accessory structure shall be setback one additional foot from all property lines. Accessory structures in the R-S and A zones that above 18' in height (measured to the peak of the roof) shall have an additional one foot setback from all property lines for every additional one foot in height.
11. R-S lots over 20,000 s/f are allowed up to 50% maximum lot coverage.
12. Refer to Section 19.06.020(6)

TABLE 5-2

	A-2	B-RP	P-B	CP-1	CP-2	CP-3	C-H	M-1	M-2	MU	MU-TOD
LOT SIZE											
Min. Lot Area	2 Acres	20,000 s/f	10,000 s/f	20,000 s/f	20,000 s/f	20,000 s/f	20,000 s/f	0'	0'	0'	0'
PRINCIPLE USE											
Min. Front Yard	30'	20'	25'	20'	20'	0'	0'	15' ³	30'	0'	0'
Min. Side Yard (internal)	10'	10'	1'	0'	0'	0'	0'	0'	0'	0'	0'
Min. Side Yard (corner)	20'	20'	0'	20'	20'	0'	0'	20'	30'	0'	0'
Min. Rear Yard	10'	10'	0'	0'	0'	0'	0'	0'	0'	0'	0'
Distance Between Structures on Same Lot	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
ACCESSORY USES											
Min. Front Yard	30'	50'	30'	25'	25'	25'	25'	25'	25'		
Min. Side Yard (interior)	5'	10'	1'	1'	1'	1'	1'	1'	1'		
Min. Side Yard (corner)	10'	1'	0'	0'	0'	0'	0'	0'	0'		
Min. Rear Yard	5'	10'	1'	1'	1'	1'	1'	1'	1'		
ADJACENT TO RESIDENTIAL ZONES											
Rear ¹		20'+	35'+ ²	35'+ ²	35'+ ²	35'+ ²	35'+ ²	35'+	35'+		
Side ¹		20'+	20'+	20'+	20'+	20'+	20'+	20'+	20'+		
Agriculture Struc. Distance from Neighboring Dwelling	100'										
HEIGHT											
Max. Principal Structure	35'	100'	35'	40'	40'	60'	60'	60'	100'		
Max. Accessory Structure	25'	20'	35'	40'	40'	40'	40'	60'	100'		
Permitted Minimum	10'	10'	10'	10'	10'	10'	10'	10'	10'		
LOT COVERAGE											
Max. for all Buildings		40%	50%	40%	50%	60%	60%	60%	60%	100%	100%
Min. Landscaping		25%	10%	10%	10%	10%	10%				

1. Those numbers which include a plus (+) sign after them indicate that for every foot of height above 35' on a principal use structures, and above 20' on accessory structures, an additional one foot of setback will be required.
2. Commercial uses adjacent to multiple family residential developments of two stories or more may reduce the rear yard setback to a minimum of 20'.
3. Each lot or parcel in the M-1 zone shall have a front yard of not less than 15'. In addition, any building having a height greater than 20' shall have an additional foot of front yard for every foot of height above 20'.