Traverse Mountain

TABLE OF BULK AND INTENSITY REQUIREMENTS

Highway Commercial (PC)

	Existing Lehi Code (MU OR C)	Traverse Mountain
Minimum Lot Area	N/A (for Mixed Use 6,000 Sq. Ft for each residential unit)	N/A
Minimum Lot Width	60 ft.	To be reviewed on a case-by-case basis with each site plan
Minimum Front and Corner Yard	25 ft.	15 ft. + sight triangle
Minimum Rear Yard	As allowed by UBC and must recognize any easements and comply with Chapter 12-080.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.
Minimum Side Yard	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.
Minimum Ground Floor Area Per Residential Unit	900 Sq Ft for single family detached units, 850 Sq. Ft on two story single family detached unit with attached 2 car garage (garage not included in calculation 0f 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area; NA for other uses	Reference Residential Bulk & Intensity Residential Districts HDR Non Canyon for minimum ground floor area
Minimum Living Area per Residential Unit Where Allowed Above Commercial	900 Sq Ft for single level units where allowed above commercial; Main floor not less than 600 Sq. with a total of 1,200 sq. ft for multi level units where allowed above commercial	600 square feet - single level unit in a stacked flat configuration
Maximum Building Height of Occupied Structure	NA	12 stories
Maximum Building Height of Unoccupied Structure	2 Stories or 40 ft.	None
Minimum Open Space Requirement	10%	10% - Open space in the commercial area may be combined with other commercial site plans to create a large open space area.

TRAVERSE MOUNTAIN

Table of Bulk and Intensity Requirements

Residential Districts (PC)

LDR 1 - 4 Du/Ac
MDR 4.1 - 6 Du/Ac
HDR 1 6.1 - 9 Du/Ac
HDR 2 9.1 - 14 Du/Ac
HDR 3 14.1 - 18 Du/Ac
HDR 4 18.1 - 20 Du/Ac
HDR (Non Canyon) 6.1 - 20 Du/Ac

Development Standards reflect designs at the highest density

	LDR	MDR		HDR 1		HDR 2		HDR 3		HDR 4		HDR Non Canyon	
	detached	attached	detached	attached	detached	attached	detached	attached	detached	attached	detached	attached	detached
Maximum DU/AC	4	6	6	9	9	14	14	18		20		20	14
Lehi Code	4	6	6	12	12	12	12	12		12		12	12
Adopted Area Plan	4	6	6	na	na	na	na	na		na		20	na
Minimum Lot Size	8000	na	5000	na	3200	na	2800	na		na		na	2800
Lehi Code	8000	8000	8000	>4 based on density	>4 based on density	4 based on densit	>4 based on density	4 based on density		>4 based on density		>4 based on densi	>4 based on density
Adopted Area Plan	10,000	5000	5000	na	na	na	na	na		na		1000	na
Minimum Lot Width	60	na	45	na	38	na	32	na		na		na	32
Lehi Code	80	75	75	65	65	65	65	65		65		65	65
Adopted Area Plan	80	40	40	na	na	na	na	na		na		Site review	na
Minimum Front Yard													
conventional	20' to garage 20' to living area	18' to garage 10' to living area	18' to garage 10' to living area	18' to garage 10' to living area	18' to garage 10' to living area	5' to garage 8' to living area	3' to garage 8' to living area	5' to garage 8' to living area		5' to garage 8' to living area		5' to garage 8' to living area	3' to garage 8' to living area
rear loaded*	na	15' to living area	15' to living area	20' to living area	15' to living area	15' to living area	10 to living area	15' to living area		15' to living area		15' to living area	10 to living area
Lehi Code	25	25	25	25	25	25	25	25		25		25	25
Adopted Area Plan	25 OR 20	15 or 25	15 or 25	na	na	na	na	na		na		15 or 25	na
Minimum Side Yard													
interior lots	5	5	5	na	0	na	0	na		na		na	5
corner lots	15	15	15	15	10	15	10	10		10		10	10
Lehi Code	8 or 25	8 or 25	8 or 25	30 or 15	30 or 15	30 or 15	30 or 15	30 or 15		30 or 15		30 or 15	30 or 15
Adopted Area Plan	5 or 15	10 separation/15	10 separation/15	na	na	na	na	na		na		10 separation/15	na
Minimum Rear Yard													
conventional	20	15	20	15	15	12	12	see bldg sep.		see bldg sep.		see bldg sep.	12
rear loaded	na	18' to garage	18' to garage	3' to garage	3' to garage	5' to garage	3' to garage	5' to garage		5' to garage		5' to garage	3' to garage
Lehi Code	30 (15 corners)	30 (15 corners)	30 (15 corners)	30 (15 corners)	30 (15 corners)	30 (15 corners)	30 (15 corners)	30 (15 corners)		30 (15 corners)		30 (15 corners)	30 (15 corners)
Adopted Area Plan	20	15	15	na	na	na	na	na		na		15	na
Building to Building Separations (minimum)													
front to front		30	28	30	28	30	28	40		40		40	28
side to side		15	10	10	10	15	8	15		20		20	8
front to side		30	30	20	15	20	15	20		20		20	15
rear to rear		30	30	30	30	35	30	35		35		35	30
Lehi code		20	20	20	20	20	20	20		20		20	20
Adopted Area Plan		10	10	na	na	na	na	na		na		10	na
Maximum Building Height													
	35'	35'	35'	35'	35'	45' or 3 stories	45' or 3 stories	45' or 3 stories		65' or 4 stories		65' or 4 stories	45' or 3 stories
Lehi code	35	35	35	35	35	35	35	35		35		35	35
Adopted Area Plan	35	35	35	na	na	na	na	na		na		35	na
Min. Ground Floor Area								**single level 600	stk/flat	**single level 600	stk/flat	**single level 600	
*** single story	1000	600	600	500	500	450	450	na		na		450	450
*** two story	850/1450	600/1200	600/1200	50/1000	450/1200	50/1000	450/1000	50/800		50/800		50/800	450/1200
*** Lehi code	1000;850 /1450	900;850/ 1450	900;850/ 1450	900; 600/1200	900; 600/1200	900; 600/1200	900; 600/1200	900; 600/1200		900; 600/1200		900; 600/1200	900; 600/1200
*** Adopted Area Plan	1000;850/1450	800;600/1200	800;600/1200	na	na	na	na	na		na		800;600/1200	na

* measured from top back of curb (tbc)of residential streets. Increase 10' along collector streets where appropriate.

** single level stacked flat condo configuration 600 s.f. minimum

*** garage not included in square footage

Blue Text=From Adopted Traverse Mountain Area Plan