

Highway Commercial Planning District

Traverse Mountain

Minimum Lot Area	N/A
Minimum Lot Width	To be reviewed on a case-by-case basis with each site plan
Minimum Front and Corner Yard	15 ft. + sight triangle
Minimum Rear Yard	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.
Minimum Ground Floor Area Per Residential Unit	Reference Residential Bulk & Intensity Residential Districts HDR Non Canyon for minimum ground floor area
Minimum Living Area per Residential Unit Where Allowed Above Commercial	600 square feet - single level unit in a stacked flat configuration
Maximum Building Height of Occupied Structure	12 stories
Maximum Building Height of Unoccupied Structure	None
Minimum Open Space Requirement	10% - Open space in the commercial area may be combined with other commercial site plans to create a large open space area.

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LEHI CITY

October 26, 2011

Traverse Mountain

TRAVERSE MOUNTAIN

Table of Bulk and Intensity Requirements Residential Districts

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	20	14	
Minimum Lot Size	8000	na	5000	na	3200	na	2800	na	na	na	na	2800	
Minimum Lot Width	60	na	45	na	38	na	32	na	na	na	na	32	
Minimum Front Yard													
conventional	20' to garage	18' to garage	18' to garage	18' to garage	18' to garage	5' to garage	3' to garage	5' to garage	5' to garage	5' to garage	5' to garage	3' to garage	
rear loaded*	20' to living area	10' to living area	10' to living area	10' to living area	10' to living area	8' to living area	8' to living area	8' to living area	8' to living area	8' to living area	8' to living area	8' to living area	
	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	15' to living area	10' to living area	
Minimum Side Yard													
interior lots	5	5	5	na	0	na	0	na	na	na	na	0	
corner lots	15	15	15	15	10	15	10	10	10	10	10	10	
Minimum Rear Yard													
conventional	20	15	20	15	15	12	12	see bldg sep.	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	5' to garage	3' to garage	
Building to Building Separations (minimum)													
front to front	30	30	28	30	28	30	28	40	40	40	40	28	
side to side	15	15	10	10	10	15	8	15	20	20	20	8	
front to side	30	30	30	20	15	20	15	35	35	35	35	15	
rear to rear	30	30	30	30	30	35	30					30	
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	65' or 4 stories	45' or 3 stories	
Min. Ground Floor Area													
*** single story	1000	600	600	500	500	450	450	**single level 600 stacked flat 50/800	**single level 600 stacked flat 50/800	**single level 600 stacked flat 50/800	**single level 600 stacked flat 50/800	450	450
*** two story	850/1450	600/1200	600/1200	50/1000	450/1200	50/1000	450/1000					50/800	450/1000

* 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

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TABLE OF BULK AND INTENSITY REQUIREMENTS

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Residential Districts

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
Minimum Lot Size	8000	na	5000	na	3200	na	2800	na		na		na	2800
Minimum Lot Width	60	na	45	na	38	na	32	na		na		na	32
Minimum Front Yard													
conventional	20' to garage	18' to garage	18' to garage	18' to garage	18' to garage	5' to garage	3' to garage	5' to garage		5' to garage		5' to garage	3' to garage
20' to living area	20' to living area	10' to living area	10' to living area	10' to living area	10' to living area	8' to living area	8' to living area	8' to living area		8' to living area		8' to living area	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
Minimum Side Yard													
interior lots	5	5	5	na	0	na	0	na		na		na	0
corner lots	15	15	15	15	10	15	10	10		10		10	10
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
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
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
Min. Ground Floor Area												**single level 600 stacked flat	
*** single story	1000	600	600	500	500	450	450	**single level 600 stacked flat		**single level 600 stacked flat		450	450
*** two story	850/1450	600/1200	600/1200	50/1000	450/1200	50/1000	450/1000	50/800		50/800		50/800	450/1000

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