

**TABLE 05-040-A**  
**TABLE OF BULK AND INTENSITY REQUIREMENTS**  
**AGRICULTURE AND RESIDENTIAL DISTRICTS**

(Am 10/10/00; 3/27/01; 01/08/02; 03/11/03; 03/22/03; 07/08/03; 02/10/04; 12/14/04; 08/09/05; 9/12/06; 09/09/08; 10/11/11; 03/11/14; 02/24/15; 02/22/22; 02/28/23; 09/19/23, 10/08/24)

	DISTRICT												
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8	R-1-Flex	R-2	R-2.5	R-3
<b>Minimum Lot Size</b>	5 Acres <sup>a</sup>	5 Acres <sup>a</sup>	1 Acre <sup>a</sup>	Single-Family Dwelling 15,000 Sq.Ft. <sup>a</sup> Other Allowed Uses 15,000 Sq.Ft. <sup>a</sup>	Single-Family Dwelling 22,000 Sq.Ft. <sup>a</sup> Other Allowed Uses 22,000 Sq.Ft. <sup>a</sup>	Single-Family Dwelling 15,000 Sq.Ft. <sup>a</sup> Other Allowed Uses 15,000 Sq.Ft. <sup>a</sup>	Single-Family Dwelling 12,000 Sq.Ft. <sup>a</sup> Other Allowed Uses 12,000 Sq.Ft. <sup>a</sup>	Single-Family Dwelling 10,000 Sq.Ft. <sup>a</sup> Other Allowed Uses 10,000 Sq.Ft. <sup>a</sup>	Single-Family Dwelling 8,000 Sq.Ft. <sup>a</sup> Other Allowed Uses 8,000 Sq.Ft. <sup>a</sup>	Single-Family Dwelling 8,000 Sq.Ft. <sup>a</sup> Other Allowed Uses 8,000 Sq.Ft. <sup>a</sup>	Detached Single-Family Dwelling or Duplex 8,000 Attached single family (townhomes or twin homes) No minimum lot size but must comply with the 6 DU/AC maximum. Sq.Ft. <sup>a</sup> Other Allowed Uses 8,000 Sq.Ft. <sup>a</sup>	As per PUD approval.	Residential minimum lot size is based on project acreage and the 12 DU/AC maximum. Other Allowed Uses 8,000 Sq.Ft. <sup>a</sup>
<b>Maximum Dwelling Units Per Acre</b>	0.2 <sup>a</sup>	0.2 <sup>a</sup>	1 <sup>a</sup>	2.5 <sup>a</sup>	1.75 <sup>a</sup>	2.5 <sup>a</sup>	3 <sup>a</sup>	3.5 <sup>a</sup>	4 <sup>a</sup>	3.5 <sup>a</sup> for projects > 10acres; 3.25 <sup>a</sup> for projects < 10	6 <sup>a</sup>	9 <sup>a</sup>	12 <sup>a</sup>
<b>Minimum Lot Width/Frontage</b>	Residential Uses 250 Ft. <sup>a,b</sup> Other Allowed Uses 250 Ft. <sup>a,b</sup>	Residential Uses 250 Ft. <sup>a,b</sup> Other Allowed Uses 250 Ft. <sup>a,b</sup>	Residential Uses 100 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Residential Uses 100 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Residential Uses 100 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Residential Uses 100 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Residential Uses 90 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Residential Uses 80 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Residential Uses 80 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Residential Uses 80 Ft. <sup>a,b</sup> Other Allowed Uses 160 Ft. <sup>a,b</sup>	Single Family 75 Ft. <sup>a,b</sup> Multi-Family As allowed by IBC Other Allowed Uses 150 Ft. <sup>a,b</sup>	As per PUD approval.	Single Family 65 Ft. <sup>a,b</sup> Multi-Family As allowed by IBC Other Allowed Uses 80 Ft. <sup>a,b</sup>
<b>Minimum Front Yard</b>	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	20 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 25 Ft to garage.	15 Ft to dwelling; 20 Ft to garage.	As per PUD approval.	15 Ft to dwelling; 20 Ft to garage.
<b>Minimum Rear Yard (Interior Lots)</b>	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft. <sup>c</sup>	30 Ft. <sup>c</sup>	25 Ft. <sup>c</sup>	25 Ft. <sup>c</sup>	Single Family 15 Ft. Multi-Family As allowed by IBC	As per PUD approval.	Single Family 15 Ft. Multi-Family As allowed by IBC
<b>Minimum Rear Yard (Corner Lots)</b>	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	30 Ft.	15 Ft.	15 Ft.	15 Ft.	Single Family 15 Ft. Multi-Family As allowed by IBC	As per PUD approval.	Single Family 15 Ft. Multi-Family As allowed by IBC

	DISTRICT												
	TH-5	A-5	A-1	RA-1	R-1-22	R-1-15	R-1-12	R-1-10	R-1-8	R-1-Flex	R-2	R-2.5	R-3
<b>Minimum Side Yard</b>	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yards Not Less Than 50 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	As per PUD approval.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.
<b>Minimum Side Yard (Corner Lot)</b>	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft. <sup>e</sup>	20 Ft. <sup>e</sup>	20 Ft. <sup>e</sup>	20 Ft. <sup>e</sup>	20 Ft. <sup>e</sup>	As per PUD approval.	20 Ft. <sup>e</sup>
<b>Height</b>	Max. 35 Ft. or 2 Stories. Min 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 35 Ft. or 2 Stories. Min. 1 Story	Max. 45 Ft. or 3 Stories. Min. 1 Story
<b>Minimum Ground Floor Area Per Residential Unit</b>	1,000 Sq.Ft. <sup>f</sup>	1,500 Sq.Ft. <sup>g</sup>	1,500 Sq.Ft. <sup>g</sup>	1,000 Sq.Ft. <sup>f</sup>	1,500 Sq.Ft. <sup>g</sup>	1,000 Sq.Ft. <sup>f</sup>	1,000 Sq.Ft. <sup>f</sup>	1,000 Sq.Ft. <sup>f</sup>	1,000 Sq.Ft. <sup>f</sup>	1,000 Sq.Ft. <sup>f</sup>	1,000 Sq.Ft. <sup>f</sup>	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units) <sup>f</sup>	900 Sq.Ft. (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,200 Sq.Ft. Min. For Stacked Attached Units) <sup>f</sup>
<b>Minimum Driveway Length Front Load</b>	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.	20 Ft.
<b>Driveway Length Alley/Rear Load</b>	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.	2 Ft.-4 Ft. or 20 Ft. Min.
<b>Min. Area For PRD</b>	N/A	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.	10 Acre min.

Notes:

- <sup>a</sup> For subdivisions located along a master planned major roadway or master planned trail, the City Council, following review and recommendation from the DRC and Planning Commission, may allow higher density, reduced lot size, reduced frontage, or other design considerations in lieu of payment to the developer for right-of-way and/or other improvements required by the Lehi City General Plan, Master Transportation Plan and/or Lehi City Design Standards and Public Improvements Specifications Manual (concept plan required).
- <sup>b</sup> For subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design, the City Council, following review and recommendation from the DRC and Planning Commission, may allow reduced frontage (concept plan required).
- <sup>c</sup> 15 ft. for remodeling projects on single family dwellings not less than 2 years old.
- <sup>d</sup> 6 ft. minimum with total side yards not less than 18 ft. for remodeling projects on single family dwellings not less than 2 years old.
- <sup>e</sup> 15 ft. for remodeling projects on single family dwellings not less than 2 years old.
- <sup>f</sup> 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.
- <sup>g</sup> 1,250 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 1,250 Sq. Ft.) Must have a minimum of 1,750 Sq. Ft. total finished floor area. Dwellings existing prior to December 12, 2004 are considered a conforming use.