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3 **13.14.054: FRONT SETBACKS:**
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5 A. Purpose: In the city of Holladay, development patterns have been set in neighborhoods by past choices. These choices
6 are reflected in the location of homes with regard to the configuration of individual lots, the age of the houses and the
7 mature vegetation that has been cultivated and added over the years. In order to maintain the unique character of
8 individual neighborhoods, the minimum front setback for main buildings on each street should support and continue
9 that development pattern.

10 B. Front Setbacks On Lots 1.5 Acres In Size Or Larger: The minimum front setback for any main building with frontage
11 on a public street shall be forty feet (40').

12 C. Front Setbacks On Lots Less Than 1.5 Acres: The minimum front setback for any main building with frontage on a
13 public street shall be calculated using an average of the front setbacks of each of the main structures on the block face
14 within four (4) adjacent lots, two (2) on each side of the property in question and may include the existing structure on
15 the property in question. The average of each main structure shall be determined on-site by using the shortest and
16 farthest measurement from the property line to the main structure. Measurements will be verified by the Technical
17 Review Committee. The average calculation shall be further limited by the following:

18 1. If one or more of the lots required in the averaging calculations is vacant, the front setback for such vacant lots
19 will be determined based upon the average front setback of the main building, if any, that formerly occupied that
20 lot. If the lot has never been occupied, or if the average front setback of the former building cannot be determined,
21 the front setback shall be calculated using a fifth adjacent lot, which the community development director
22 determines would most appropriately reflect the development pattern of the neighborhood in question.

23 2. Lots fronting on a different street than the subject lot may not be used in computing the average.

24 3. Lots for which a Front Yard variance has been granted by The City of Holladay Appeal Hearings Officer are
25 determined unique to the streetscape and shall not be used in computing the average. In which case the calculation
26 such lots shall be based upon what the correct setback should have been, omitting the granted variance distance.

27 4. Lots which have been determined by the Community Development Department to be calculated or built
28 incorrectly; the front yard setback for that lot will be calculated based upon what the correct setback should have
29 been, rather than its as-built configuration.

30 5. When the subject lot is a corner lot, the average setback will be computed on the basis of the three (3) adjacent
31 lots on the same street as the subject lot.

32 D. Front Setbacks On Private Rights Of Way: The minimum front setback for a main building fronting on a private right
33 of way is shown on chart 13.14.055 of this section

34 CHART 13.14.055

Right Of Way Width	Front Setback
Less than 20 feet	30 feet from the centerline of the right of way
20 feet and above	20 feet from the right of way line

Deleted: either

Deleted: or only three (3) adjacent lots,
whichever