

Residential Development in Millcreek for Single-Family lots

PLANNING
AND
ZONING
3330 SOUTH 1300 EAST
MILLCREEK UTAH 84106
801-214-2700

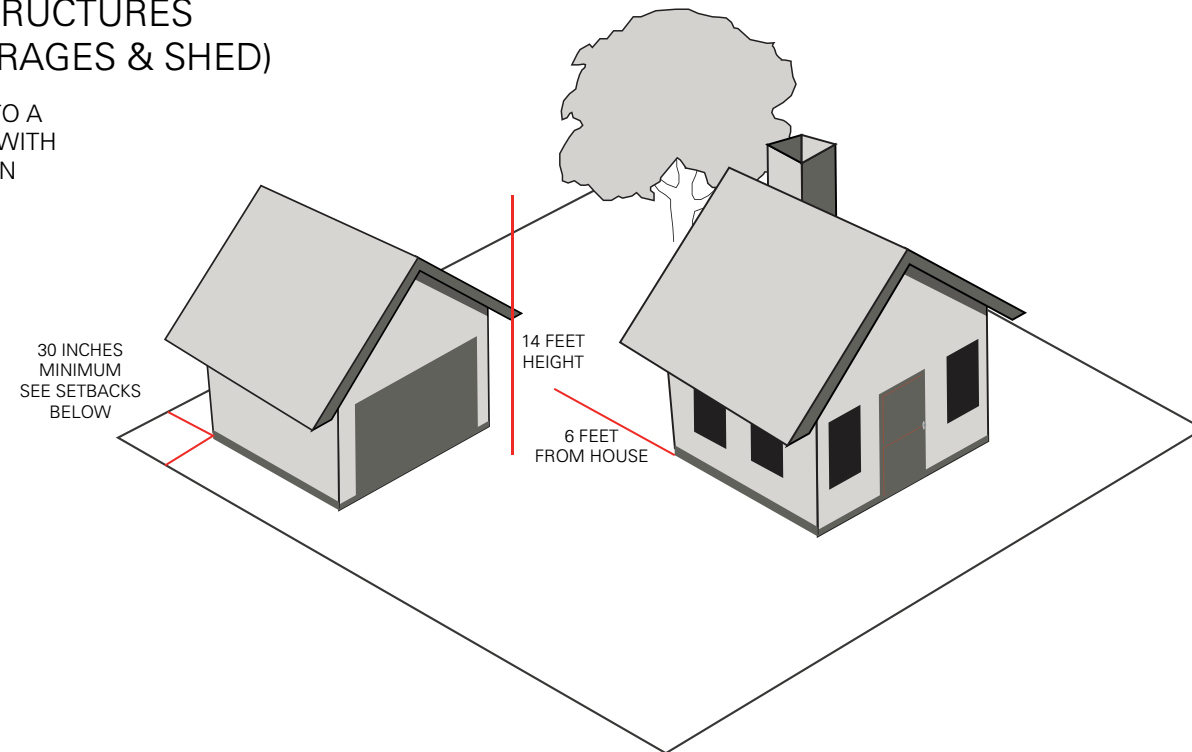
NOTE: If you are not sure of the location of your property lines, the only way to accurately determine them is to commission a survey from a licensed surveyor. Contact the Salt Lake County Surveyors Office (801-468-8240) for questions.

- EASEMENT** An easement is a portion of your property that has been designated for a specific use and cannot be built upon. Typically, residential lots have public utility easements along the property lines. To see what easements may be recorded on your property contact The County Records Office or the utility company you are concerned about.
- LOT COVERAGE** Lot coverage is the total percentage that a property owner is allowed to cover their lot with a a man-made structure. This includes the main house AND the garage. This is calculated by adding the footprint of all structures together and dividing the total area of the property.
- RCOZ** The Residential Compatibility Overlay Zone is a chapter in the Millcreek zoning title that has further regulations about building height, setback, and lot coverage. Please look at both chapters 19.14 and 19.71 for ALL information regarding setbacks, height, and lot coverage for single family houses.
- RIGHT OF WAY** Right of way refers to how much a government entity owns either side of a public street. If your street has full curb, gutter, and sidewalk then typically the right of way and your property line start and end at the same spot (which is the shared side of the sidewalk and your property). If your street does not have full curb, gutter, and sidewalk then some of your property may be located in the right of way. If any improvements take place on the street you may be subject to public domain. To find out the right of way of a street contact UDOT or Millcreek Engineering.
- SETBACK** A setback is a fixed distance from your property line that you cannot build your house or garage into. There are Front, Side, and Rear yard setbacks on every property. The distances are determined by what zone your property is in. To find out your zone visit our [interactive zone map](#).
- If you plan on building a new house, enlarging an old house, or building a garage you must submit a full site plan that shows your property lines. See page 6 for example. A site plan is a to-scale drawing of your property that shows setbacks, existing and proposed structures, easements, property lines, and lot coverage.



ACCESSORY STRUCTURES (DETACHED GARAGES & SHED)

(A GARAGE ATTACHED TO A HOUSE MUST COMPLY WITH THE SETBACKS LISTED IN TABLE 1.)



Setbacks

If the garage height exceeds 14 feet in height you must increase your setbacks. For every foot over 14 feet, you must move your garage away from your property line and additional foot. If your garage is 16 feet tall your setbacks will be 54 inches or 4.5 feet.

On lots where the rear yard abuts a public right of way, the minimum setback requirement for an accessory building is 20 feet from the side and rear property lines.

On lots where the rear yard abuts a side yard of another residential dwelling, the minimum setback for an accessory building is 20 feet from the side and rear property lines.

Sheds or garages located in a side yard may not block fire access to the backyard.

Accessory buildings shall not encroach on any required easement.

Location

Accessory structures must be located in the side or rear yards of the property. They may not be placed closer than 6 feet to the house or main building.

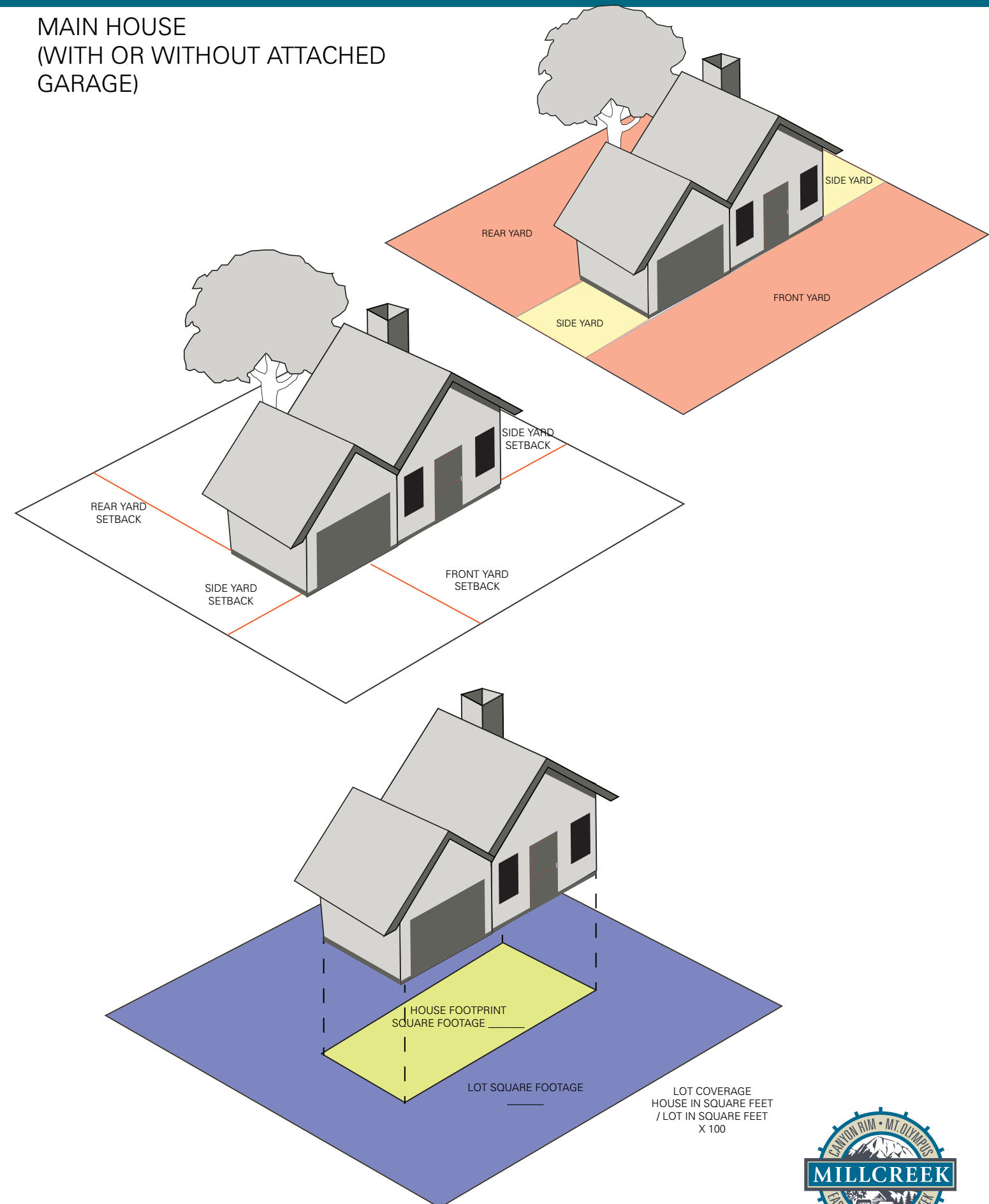
Height

Your garage may be at least 14 feet tall but shall not exceed 24 feet. If your garage is over 14 feet you must comply with additional setback requirements explained above.

Lot Coverage

See Table 1

MAIN HOUSE (WITH OR WITHOUT ATTACHED GARAGE)



SETBACKS

R = residential, 1 = single-family, the last number references the minimum square footage required for the zone (8,000 sf or 10,000 sf). Check [millcreek website](#) to see the zone in which your property is located.

Each zone has different setbacks (see next page for setbacks for each zone). Refer to our website for all regulations regarding setbacks in Millcreek.

ZONE	FRONT YARD	SIDE YARD INTERIOR	SIDE YARD ON PUBLIC STREET (CORNER LOTS)	REAR YARD WITHOUT GARAGE	REAR YARD WITH GARAGE
R-1-3	20 FEET	8 FEET OR 25% OF LOT WIDTH	20 FEET	20 FEET	15 FEET
R-1-4	20 FEET	8 FEET OR 25% OF LOT WIDTH	20 FEET	20 FEET	15 FEET
R-1-5	20 FEET	8 FEET OR 25% OF LOT WIDTH	20 FEET	20 FEET	15 FEET
R-1-6	25 FEET	8 FEET OR 25% OF LOT WIDTH	20 FEET	30 FEET	15 FEET
R-1-7	25 FEET	8 FEET OR 25% OF LOT WIDTH	20 FEET	30 FEET	15 FEET
R-1-8	25 FEET	8 FEET OR 25% OF LOT WIDTH	20 FEET	30 FEET	15 FEET
R-1-10	30 FEET	10 FEET OR 25% OF LOT WIDTH	20 FEET	30 FEET	15 FEET
R-1-15	30 FEET	10 FEET OR 25% OF LOT WIDTH	20 FEET	30 FEET	15 FEET
R-1-21	30 FEET	10 FEET OR 25% OF LOT WIDTH	20 FEET	30 FEET	15 FEET

THESE ARE THE MINIMUM REQUIREMENTS FOR SETBACKS. FURTHER DETAILS REGARDING SETBACKS CAN BE FOUND UNDER CHAPTERS [19.14](#) AND [19.71](#) OF THE MILLCREEK ZONING ORDINANCE.



RESIDENTIAL COMPATIBILITY OVERLAY ZONE (RCOZ)

The Residential Compatibility Overlay Zone (RCOZ) is a separate chapter in Title 19 of the Millcreek Zoning Ordinance. It has further restrictions on building height, setbacks, and lot coverage based on the zone of a property. Please look through both chapters [19.14](#) and [19.71](#) of the zoning ordinance to learn about all restrictions that may apply to your property.

Building height is dictated by the zone. Height is measured from natural ground surface, not floor level or after fill has been brought in.

19.04.095 Building, Height Of

A. "Height of building" means the vertical distance above the lowest original ground surface at any point on the perimeter of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the highest point of pitched or hipped roofs, or gambrel roofs.
 B. Buildings may be stepped to accommodate the slope of the terrain provided that each step shall be at least twelve feet in horizontal dimension. The height of each stepped building segment shall be measured as required in subsection A.
 C. Original ground surface shall be the elevation of the ground surface in its natural state before any manmade alterations including but not limited to grading, excavation or filling, excluding improvements required by zoning or subdivision ordinances. When the elevation of the original ground surface is not readily apparent because of previous manmade alterations, the elevation of the original grade shall be determined by the development services division using the best information available.

TABLE 2

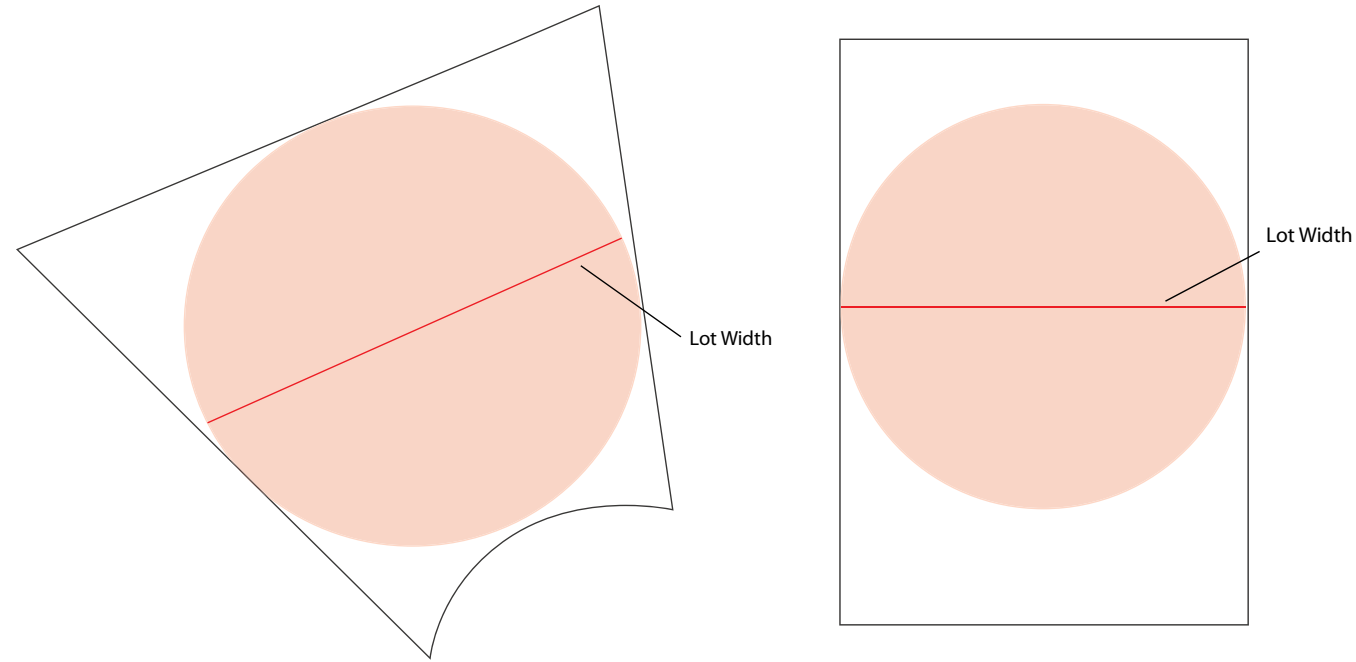
ZONE	MAX HEIGHT	LOT COVERAGE
R-1-3	35 FEET	NONE
R-1-4	35 FEET	NONE
R-1-5	28 FEET	35%
R-1-6	28 FEET	35%
R-1-7	35 FEET	NONE
R-1-8	28 FEET	33%
R-1-10	30 FEET	31%
R-1-15	35 FEET	NONE
R-1-21	32 FEET	25%
R-1-43	35 FEET	23%

THESE ARE THE MINIMUM REQUIREMENTS FOR BUILDING HEIGHT AND LOT COVERAGE. FURTHER DETAILS REGARDING HEIGHT CAN BE FOUND UNDER CHAPTERS [19.14](#) AND [19.71](#) OF THE MILLCREEK ZONING ORDINANCE.



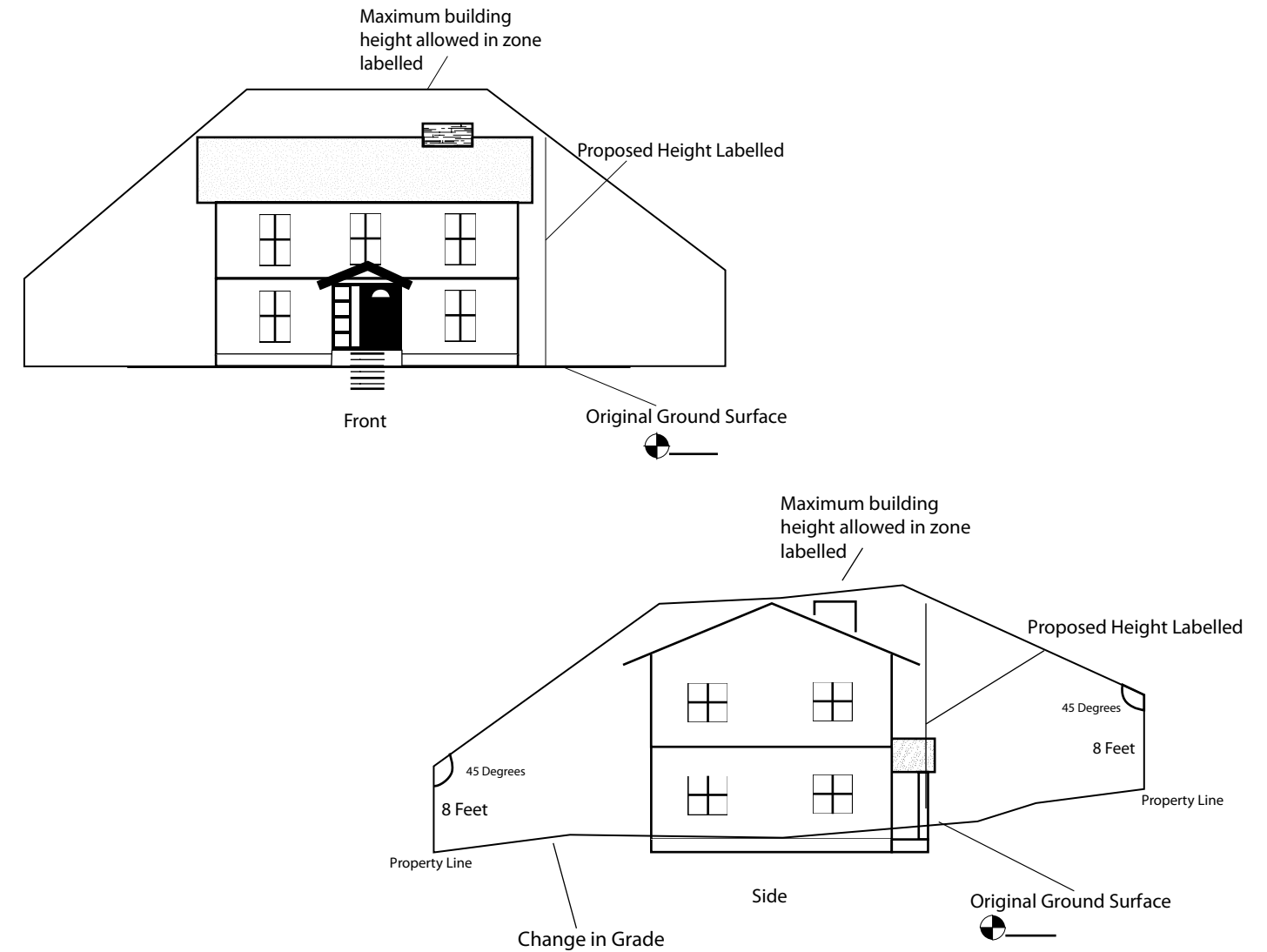
LOT WIDTH & SIDE YARD SETBACKS

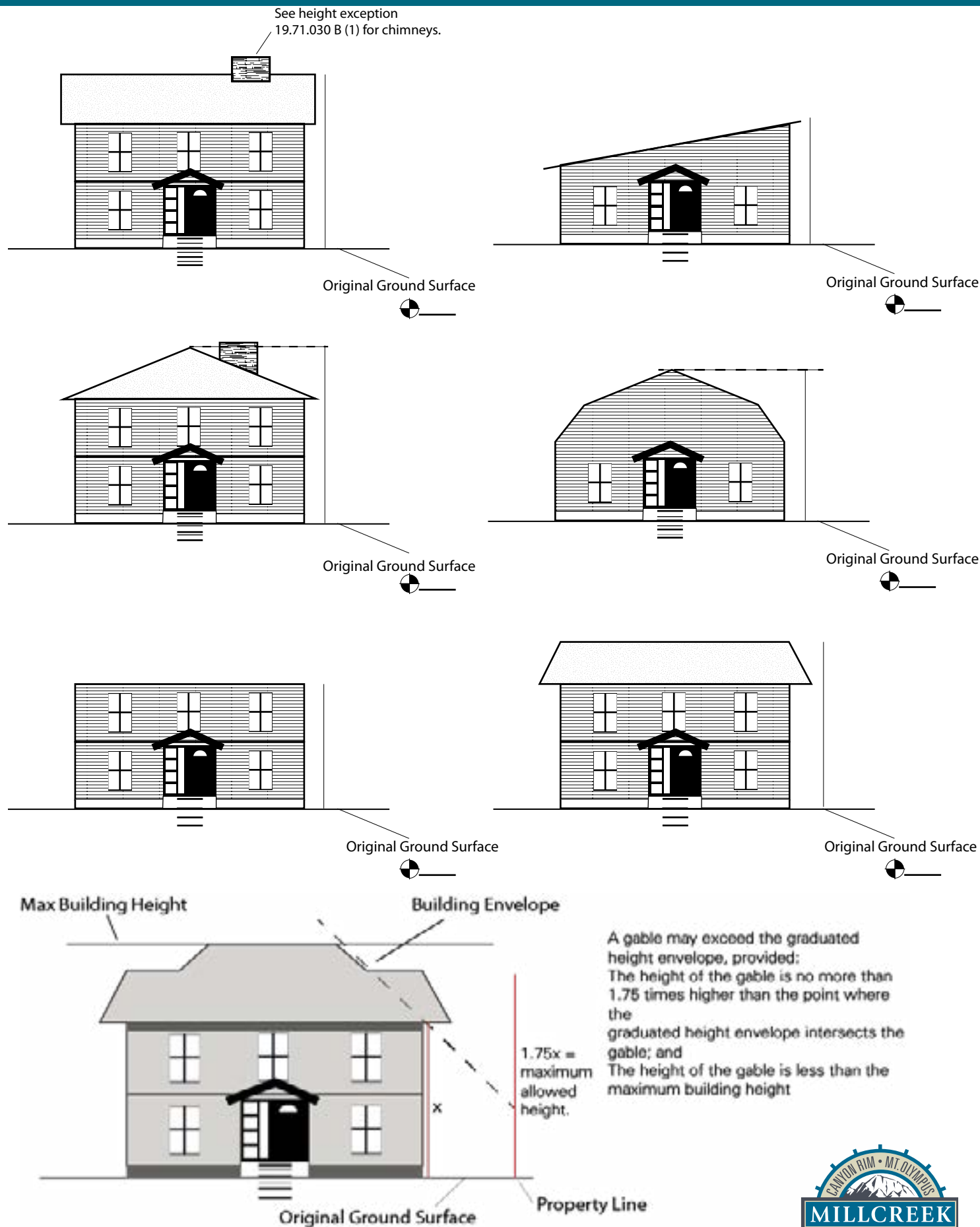
Side Yard. The combined side yard setbacks for any main structure shall be at least twenty-five percent of the lot width with no side setback less than eight feet. For purposes of this provision, "lot width" is the diameter of the largest circle that can be inscribed entirely within the lot, not including streams, floodplains, wetlands, areas of thirty percent slope or greater or other natural hazard areas. No extensions, bay windows or similar building elements may encroach into the required setbacks under Option A, except for (a) attached air conditioning units, electrical boxes, utility meters and the like and (b) roof overhangs or eaves that extend no more than two feet into the area of the minimum side setback



BUILDING ENVELOPE AND MAXIMUM BUILDING HEIGHT

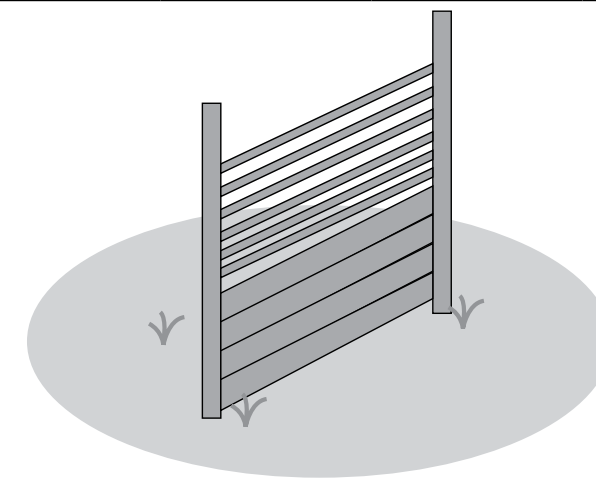
Under our residential compatibility overlay zone chapter 19.71 building height is measured with the following building envelope. We measure building height from every side of the house. If you are working with an architect please make sure they are aware of this and show this on every elevation of their plans.





FENCES SUMMARY SEE [CHAPTER 19.95](#) OF THE MILLCREEK CODE

USE	LOT DESCRIPTION	FENCE LOCATION	FENCE TYPE	MAXIMUM FENCE HEIGHT	NOTES
SINGLE-FAMILY, TWO-FAMILY, AGRICULTURAL	CORNER LOT	IN CLEAR-VIEW	OPAQUE, CHAIN	36 INCHES	SEE MKC 19.95.030 (B) (1)
	CORNER LOT	IN CLEAR-VIEW	OPEN-STYLE	4 FEET	SEE MKC 19.95.030 (B) (1)
	ALL LOTS	DRIVEWAY/ CLEARVIEW	ANY	36 INCHES	SEE MKC 19.95.030 (B) (2)
	LOTS WITH FRONTAGE ON LOCAL ROADS	FRONT YARD / CORNER	OPAQUE/ CHAIN LINK	4 FEET	See MKC 19.95.040 (B)(1). Maximum height applies to fences within 10 feet of front property line. Refer to adopted Millcreek Transportation Master Plan for road classifications.

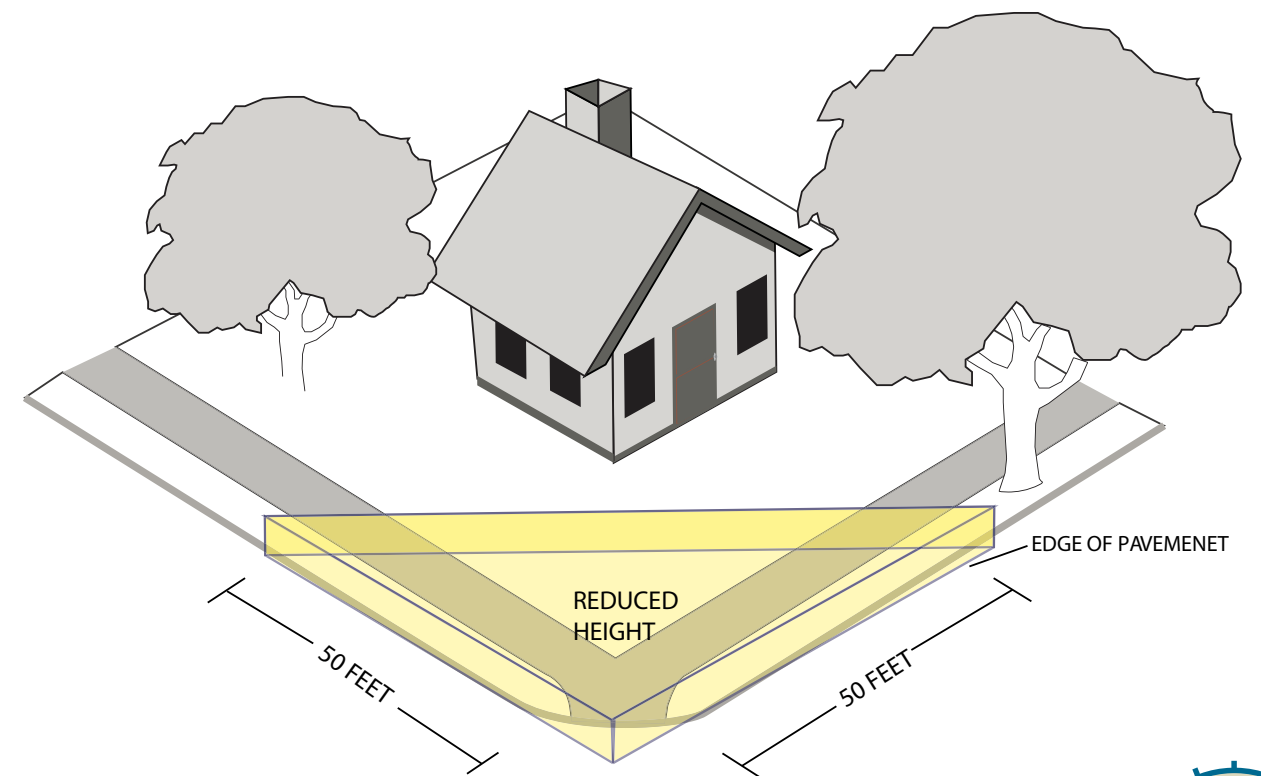
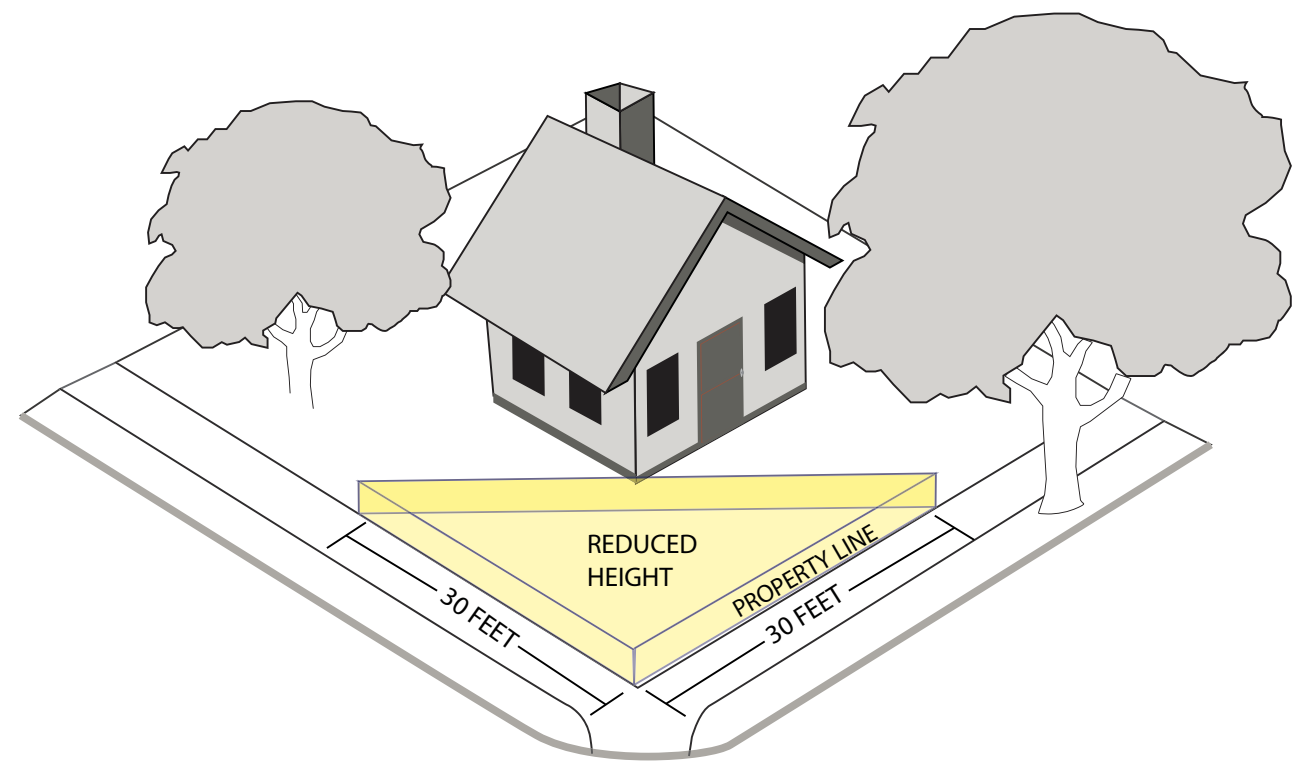


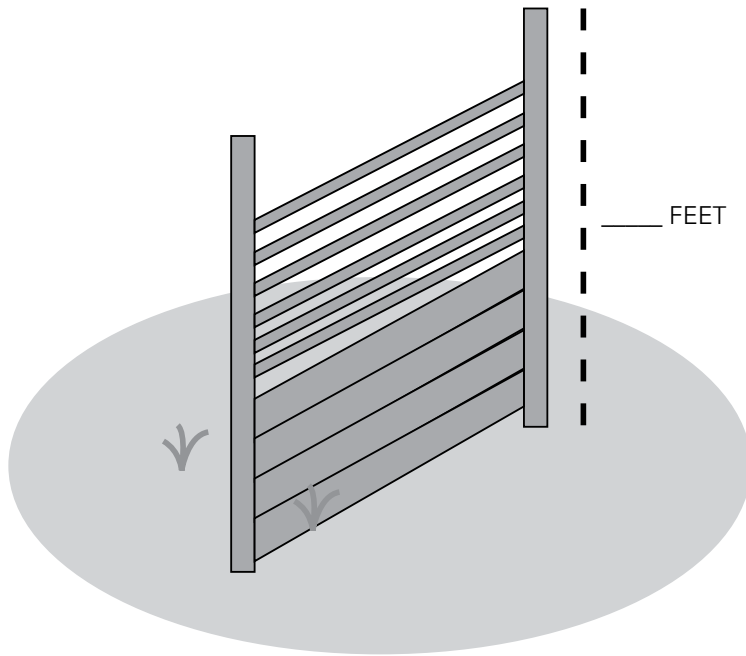
OPEN STYLE : 19.04.238 Fence, Open-Style
 "Open-style fence" or "Open-style fencing" means a fence constructed with an aggregate of fifty (50) percent or more openings that provide light and visibility through the fence. A fence shall be considered "open style" if every section of the fence between posts is composed of at least fifty (50) percent open spaces and no more than fifty percent (50) solid materials.



USE	LOT DESCRIPTION	FENCE LOCATION	FENCE TYPE	MAXIMUM FENCE HEIGHT	NOTES
SINGLE-FAMILY, TWO-FAMILY, AGRICULTURAL	LOTS WITH FRONTAGE ON LOCAL ROADS	FRONT YARD / CORNER	OPEN-STYLE	6 FEET	See MKC 19.95.040 (B) (1). Maximum height applies to fences within 10 feet of front property line. Refer to adopted Millcreek Transportation Master Plan for road classifications.
	LOTS WITH FRONTAGE ON LOCAL ROADS	FRONT YARD / CORNER	ANY	6 FEET	SEE MKC 19.95.040 (B) (2)
	ALL LOTS	INTERIOR/ SIDE YARD & REAR YARD	ANY	8 FEET	SEE MKC 19.95.040 (B) (3)
MULTI-FAMILY/ COMMERCIAL	ALL LOTS	FRONT YARD	OPAQUE	PROHIBITED	SEE MKC 19.95.050
		FRONT YARD	CHAIN LINK	4 FEET	
		FRONT YARD	OPEN-STYLE	6 FEET	
		INTERIOR SIDE YARD / REAR YARD	ANY	8 FEET	
RECREATION USES	ALL ROADS	ANYWHERE IN LOT	ANY	14 FEET	SEE MKC 19.95.060 MUST BE 10 FEET FROM PROPERTY LINE

CLEARVIEW OF INTERSECTING STREETS





19.95.030 (D) Fence Height Measurement.

1. Fence height shall be measured from the finished grade to the highest point of the fence.
 2. Berms, or other means to raise the elevation of the ground upon which a fence is proposed to be located, shall be included in the measurement of fence height.

3. Except for where a wall separates a property line and a right-of way, when a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from the height of the higher property grade within five (5) feet of the property line but shall not exceed twelve (12) feet in total height as measured from the lower property grade.

4. Use of retaining walls is encouraged to reduce the steepness of slopes and to provide planting pockets conducive to re-vegetation. Requirements for retaining walls can be found in MKC Section [19.95.090](#).

F. Allowed Materials. Fences shall be made of high-quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed for properties containing single-family and two-family dwellings:

1. Brick, block, or stone;
2. Architecturally designed pre-cast concrete, decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry materials;
3. Solid or private heavy gauge vinyl, polyethylene, or similar materials;
4. Composite materials, wood, cement, stucco, architectural or decorative metal panels, including weathering steel
5. Visually permeable fencing, such as chainlink, mesh, picket, or split rail fences constructed of metal, vinyl, wood, or composite;
6. Chain link fencing that contains contain slats, subject to the height limit provided in MKC 19.95.030 (G).

