

**ZONE REGULATION CHART
TABLE 5-1**

LOT SIZE	A	R-S	R-1-10	R-1-8	R-1-6	R-2	R-M1	R-M2	R-H
Min. lot area (sq. ft.) 1st dwelling unit*	43,560	15,000	10,000	8,000	6,000	8,000	8,000	10,000	10,000
Min. lot area (sq. ft.) for each add. unit	43,560	15,000	10,000	8,000	6,000	4,000	2,500	1,750	1,400
Min. lot width (ft.) at setback (inside/cor.)**	*** 100/100	*** 100/100	*** 80/90	*** 70/80	*** 60/70	*** 70/80	*** 80/90	*** 80/90	*** 80/90
Min. frontage****	80'	70'	60'	55'	50'	60'	70'	70'	70'

PRINCIPAL STRUCTURES

SETBACK	A	R-S	R-1-10	R-1-8	R-1-6	R-2	R-M1	R-M2	R-H
Min. frontyard setback on arterial street****	30' 40'	30' 40'	25' 40'	25' 40'	25' 40'	25' 40'	30' 40'	30' 40'	30' 40'
Min. setback between facing structures on same lot	--	--	60'	60'	60'	50'	50'	50'	50'
Min. sideyard (interior) one side/total*****	10/24	10/22	10/20	8/18	5/13	8/18	10/22	10/22	8/18
Min. sideyard between R-M & R-H adjacent to A, R-S, R-1 & R-2	--	--	--	--	--	--	25'	25'	25'
Min. sideyard (cor. lot) street side arterial street	30' 30'	30' 30'	20' 30'	20' 30'	20' 30'	20' 30'	25' 30'	25' 30'	25' 30'
Min. side to side separation between residential structures on same lot	--	--	20'	16'	13'	15'	15'	15'	15'
Min. separation side to front, side to rear, rear to rear	--	--	30'	30'	30'	25'	25'	25'	25'
Minimum Rearyard									
Interior	30'	30'	30'	30'	30'	30'	30'	30'	30'
Double face street	40'	40'	40'	40'	40'	40'	30'	30'	30'
Corner	30'	30'	25'	25'	25'	25'	25'	25'	25'

¹ The R-2 and R-M1 zones require 8,000 square feet for the first two dwelling units. The R-M2 and R-H zones require 10,000 square feet for the first two dwelling units.

² Corner lots shall meet the minimum lot width requirement on both street frontages.

³ In a subdivision of 8 lots or more, the lots shall be designed to provide for a variety of lot widths. 25% of the lots in the subdivision shall have a lot width at least five feet (5') wider at the required front setback, than the required minimum of the zone. 25% of the lots in the subdivision shall have a lot width at least ten feet (10') wider at the required front setback, than the required minimum of the zone. In order to distribute the varied lot widths throughout the subdivision, no more than 5 lots in a row of the minimum lot width of the zone shall be provided.

⁴ Measured along the chord length for lots on curves.

⁵ Residential building lots should not face onto arterial streets. In those limited circumstances where the only available frontage is on an arterial street, it is important to achieve the greatest setback possible to protect residents from the noise and safety hazards associated with potentially high volumes of traffic and high speeds. Sideyard setbacks should also include greater setbacks for those same reasons. Arterial streets are defined in 19.02 Layton Municipal Code.

⁶ In the R-1-6 zone, two adjacent sideyards shall include a minimum thirteen feet (13') setback between houses, excluding permitted protrusions. This means that no two minimum sideyards may abut each other.

⁷ In the R-1 and R-2 zones, the landscape buffer requirements of section 19.16.090 apply.