

# Planning Commission Staff Report

## File #4Z26 – DCA-000604-2026

**Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Section 13.44.040, Related to the Manner of Height Measurement for Single-Family Attached Buildings within the SSD-R Taylor Villas Zoning District.**



Department of Community Development

<b>Staff Report Date:</b>	April 21, 2026
<b>Meeting Date:</b>	April 28, 2026
<b>Agenda Item:</b>	Public Hearing and Recommendation to the City Council for a Zoning Text Amendment to Section 13.44.040, Related to the Manner of Height Measurement for Single-Family Attached Buildings within the SSD-R Taylor Villas Zoning District.
<b>Applicable Properties:</b>	Taylor Villas Subdivision; 4002-4066 W. Festivus Ln., 6263-6227 W. Benes Ln., 6228-6266 W. Maestro Ln., 4011-4065 W. Serenity Ln.
<b>Applicant:</b>	City of Taylorsville
<b>Author:</b>	Terryne Bergeson, Planner II
<b>Applicable Ordinances:</b>	Including but not limited to Chapter 13.05, 13.44
<b>Agenda Item #:</b>	3

### Attachments:

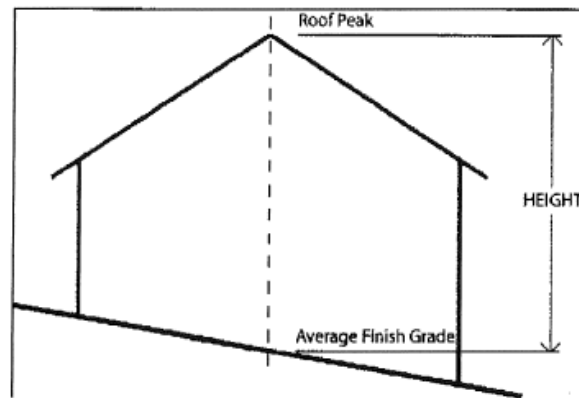
**Exhibit A:** Proposed Zoning Text Amendment

**Exhibit B:** Extracted Page, 2021 International Residential Code

**Exhibit C:** Site photos

## Summary

In 2024 the properties at approximately 4035 W. 6200 S. were rezoned to the site-specific residential zone, SSD-R Taylor Villas Zoning District. [Chapter 13.44](#) provides the specific development standards for approximately 5 acres property, including nine single-family detached buildings and nine attached single-family townhouse buildings. Building permit review and construction have been underway since recording of the plat in August 2025. Recently, the developer's permit team submitted revised plans for an approved townhouse building which brought to light the fact that the measurements of buildings shown on plans were not measured according to the method in the zoning text and exceeded the height limitation when measured to the peak of roof. All but two townhouse buildings have received building permit approval and some are partially constructed according to their approved plans. Rather than requiring the rebuilding of townhouses or alter the grade of the site, the city has initiated a zoning text amendment application proposing to amend the manner of measuring the single-family attached townhouse buildings.

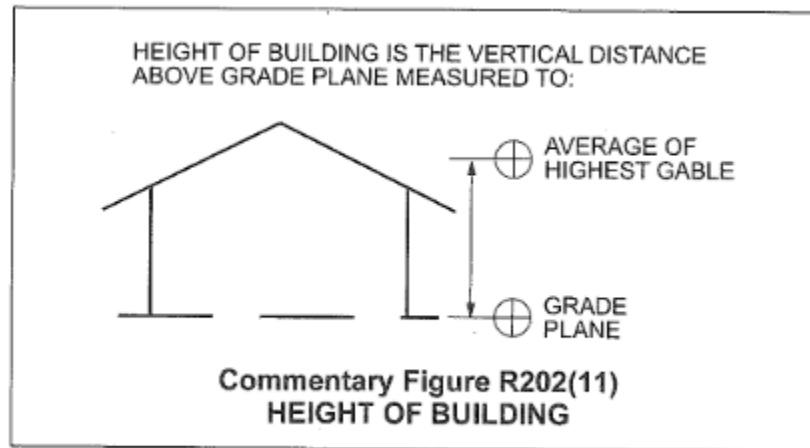


*Figure 1 Graphic illustrates typical building height measurement.  
(Taylorsville LDC §13.36.030 Building Height)*

The above illustration taken from the Taylorsville Land Development Code (LDC) demonstrates the typical manner of measuring buildings in the city which also applies to the Taylor Villas site-specific zoning district. However, an oversight occurred during townhouse building plan reviews- the heights of buildings were shown from the top of foundation to peak of roof (instead of from average grade), resulting in average heights that exceed the height limitation. It should be noted that single-family detached homes within the Taylor Villas subdivision have been reviewed, approved, and constructed. Plans demonstrated that the detached homes are under the maximum height of thirty-five feet. The draft shows that no change is proposed to the height or manner of measuring detached homes (subsection C1 in exhibit A). Maintaining the limitation and method is intentional to ensure that the single-family detached homes bordering established neighborhoods are and will continue to be subject to the same height requirements as the adjacent residential areas.

The proposed text amendment applies only to the attached single-family townhouse buildings. Updating the method of measuring height allows some flexibility to the height of buildings, which is necessary due to differences in grade across the site. Photos of building 5 in exhibit C are an example of the grade variation around buildings. Discussion with the developer's team highlighted the need for differences in actual building height (from grade to top of roof), with adjustments to roof forms to create a uniform look throughout the neighborhood. The method in the proposed amendment

(exhibit A) is the same as provided in the 2021 International Residential Code definition, which reads: **[RB] Height. Building.** *The vertical distance from grade plan to the average height of the highest roof surface.*



*Figure 2 Associated graphic for building height definition, 2021 IRC.*

## Public Comment

A public notice was sent to all affected entities and property owners of residences located with 300 feet of the subject property on April 14, 2026. A notice was posted at City Hall and on the city and state noticing website on April 15, 2026.

As of April 22, 2026 three residents have reached out requesting more information but have not provided comments.

## Findings

1. Properties within the Taylor Villas subdivision at approximately 4002 W. Festivus Lane are subject to the standards in Title 13 of the Taylorsville Municipal Code and specifically Chapter 13.44 SSD-R Taylor Villas Zoning District.
2. §13.44.040 states that the maximum building height for all buildings is 35 feet from average grade to highest peak of roof.
3. Resubmittal of townhouse building plans illustrated segments of buildings that exceed the height limitation.
4. Using the method provided in the governing section, heights of townhouses vary across the site due to differences in grade.
5. Redesign and alteration to existing structures or grade changes to site would be required to bring townhouse buildings into compliance with building height limitation in §13.44.040.
6. The city has initiated a zoning text amendment, proposing to adopt the same manner of building height measurement as provided within the 2021 International Residential Code.
7. The planning commission shall recommend to the city council a land use ordinance and zoning map or any amendment to either regulate the use and development of land within all or any part of the area of the city.
8. The planning commission shall hold a public hearing on a proposed land use ordinance or zoning map amendment.

9. A notice for public hearing was mailed to all affected entities and property owners within 300 feet of the subject properties in a timely manner.
10. A notice of public hearing was posted in City Hall and on the city and state public noticing website in a timely manner.

### **Staff Recommendation**

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the Taylorsville Municipal Code related to the measurement of single-family attached townhouse buildings within the Taylor Villas subdivision.

### **Recommended Motion**

I move that we send a positive recommendation to the City Council for File #4Z26-DCA-000604-2026 for a zoning text amendment to Section 13.44.040, related to the manner of height measurement for single-family attached buildings within the SSD-R Taylor Villas Zoning District, based on the findings outlined in this staff report.

# EXHIBIT A

## 13.44.040: ARCHITECTURAL DESIGN:

A. Purpose And Intent: Architectural design seeks to add to community character while providing flexibility to avoid rigid uniformity of design. All elements including the scale and mass of buildings, materials, color, roof styles, door and window openings, and details should be responsive to functional architectural design and promote a cohesive design statement. Building masses shall respond to "human scale" with materials and details that are proportionate to human height and provide visual interest at the street and sidewalk level.

B. Single-Family Attached (townhomes): Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family attached dwellings (townhomes) shall be consistent with or reasonably similar to the designs and features shown in Section 13.44.120, figure 2A, "SSD-R-Taylor Villas Architectural Design," of this chapter. For the four (4) end units (outer units) identified in Section 13.44.120, figure 3C, "SSD-R-Taylor Villas Site Plan - Product Location," of this chapter, the exterior elements on the sides of those single-family attached units (calculated for each building façade) shall be comprised of no more than fifty percent (50%) stucco finish, and shall have at least twenty percent (20%) brick/stone coverage and at least thirty percent (30%) Hardie (or similar product) coverage. Developer reserves the right to determine, on a lot by lot basis, whether to include a basement with the dwelling constructed on each lot.

1. Maximum Building Height: Thirty-Five feet (35'), measured from average finished grade to the average height of the highest roof surface.

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C. Single-Family Detached: Architectural design, building massing, roof forms, color, materials, orientation, and fenestration for single-family detached dwellings shall be consistent with or reasonably similar to the designs and features shown in Section 13.44.120, figure 2C, "SSD-R-Taylor Villas Architectural Design - Single Family Detached Homes," of this chapter. No single family detached home shall have the same elevation style as any other home on the same row (block face) of single family detached homes. Developer reserves the right to determine, on a lot by lot basis, whether to include a basement with the dwelling constructed on each lot.

1. ~~D.~~ Maximum Building Height: Thirty-Five feet (35'), measured from average finished grade to the highest point of the roof.

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E. Mechanical Units: Roof-mounted mechanical units (including evaporative coolers, HVAC units, vents, etc.) shall be located or screened so they are not visible from adjacent public and/or private streets as well as from adjacent properties.

F. Solar: Buildings may be designed and sited to maximize the use of solar gain for energy savings, and shall respect the solar access requirements of adjacent (existing and proposed) buildings. Solar equipment is permitted subject to the standards set forth in section 13.11.200 of this title. (Ord. 25-02, 1-22-2025)

# EXHIBIT B

Handrail assists users at elevators outside a building. A handguide to direct the user in a specified direction.

[MP] HANGERS. See "Supports."

[MP] HAZARDOUS LOCATION. Any location considered to be a fire hazard for flammable vapors, dust, combustible fibers or other highly combustible substances.

❖ The environment in which mechanical equipment and appliances operate plays a significant role in the safe performance of the equipment installation. Locations that may contain ignitable or explosive atmospheres are classified as hazardous locations with respect to the installation of mechanical equipment and appliances. For example, repair garages can be classified as hazardous locations because they can contain gasoline vapors from vehicles stored within them as well as other volatile chemicals. Public and private garages can be considered as hazardous locations because of the presence of motor vehicles and because of the owners' propensity for storing paint, varnish, thinners, lawn and home maintenance products and other chemicals within the space.

[MP] HEAT PUMP. An appliance having heating or heating and cooling capability and that uses refrigerants to extract heat from air, liquid or other sources.

❖ Heat pumps are referred to as reverse-cycle refrigeration systems. Special controls and valves allow the system to be used as a comfort heating system, comfort cooling system and potable water heating system. Auxiliary heat is often installed in heat pumps in the form of electric resistance heat or fuel-fired furnaces. In most cases, the design and installation of heat pumps is more critical than for other types of comfort air-conditioning systems because of the heat-transfer process and the amount of air that must be circulated. Heat-pump types include water source (hydronic), ground source (earth loop), water source (wells) and air source.

[RE] HEATED SLAB. For the definition applicable in Chapter 11, see Section N1101.6.

## DEFINITIONS

[RB] HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

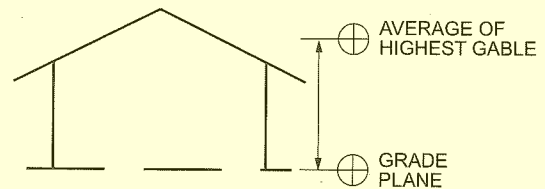
❖ Once the elevation of the grade plane has been calculated, it is possible to determine a building's height, which is measured vertically from the grade plane to the average height of the highest roof surface. Commentary Figure R202(11) contains examples of this measurement.

If the building is stepped or terraced, it is logical that the height is the maximum height of any segment of the building. It may be appropriate under certain circumstances that the number of stories in a building be determined in the same manner. Each case should be judged individually based on the characteristics of the site and construction.

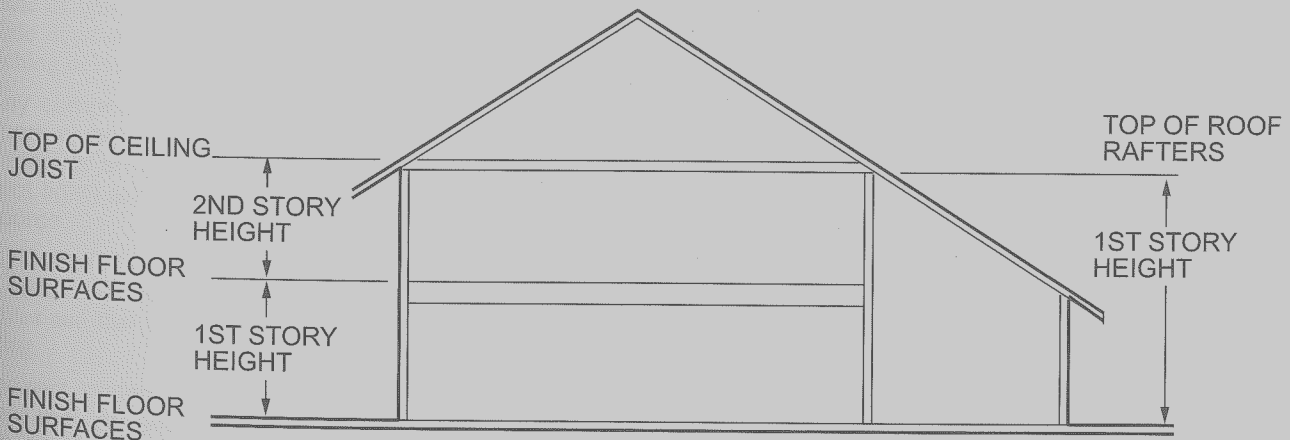
[RB] HEIGHT, STORY. The vertical distance from top of top of two successive tiers of beams or finished floor surfaces; and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

❖ Within the building itself, the height of an individual story is determined by measuring the vertical distance between two successive finished floor surfaces. In a single-story building or for the uppermost floor in a multistory structure, the measurement is taken from the finished floor surface to the top of the ceiling joists or to the underside of the roof deck (top of the roof rafters) where a ceiling is not provided [see Commentary Figure R202(12)].

HEIGHT OF BUILDING IS THE VERTICAL DISTANCE ABOVE GRADE PLANE MEASURED TO:



Commentary Figure R202(11)  
HEIGHT OF BUILDING



Commentary Figure R202(12)  
STORY HEIGHT

**EXHIBIT C**



**Building 1 (NW corner, from 6200 S)**



**Building 2 (NE corner, from 6200 S)**



**Building 3 (NE corner from 6200 S.)**



**Building 4 (from Fairwind Dr.)**



**Building 5 (SW corner from Fairwind Dr. )**



**Building 5 (NW corner from Fairwind Dr. )**



**Building 1-3 (Rear, from Fairwind Dr.)**