

# An Amendment to Section 13.11.010E – Guest House Location Standards

## City Wide Impact

5983 South Jordan Canal Road

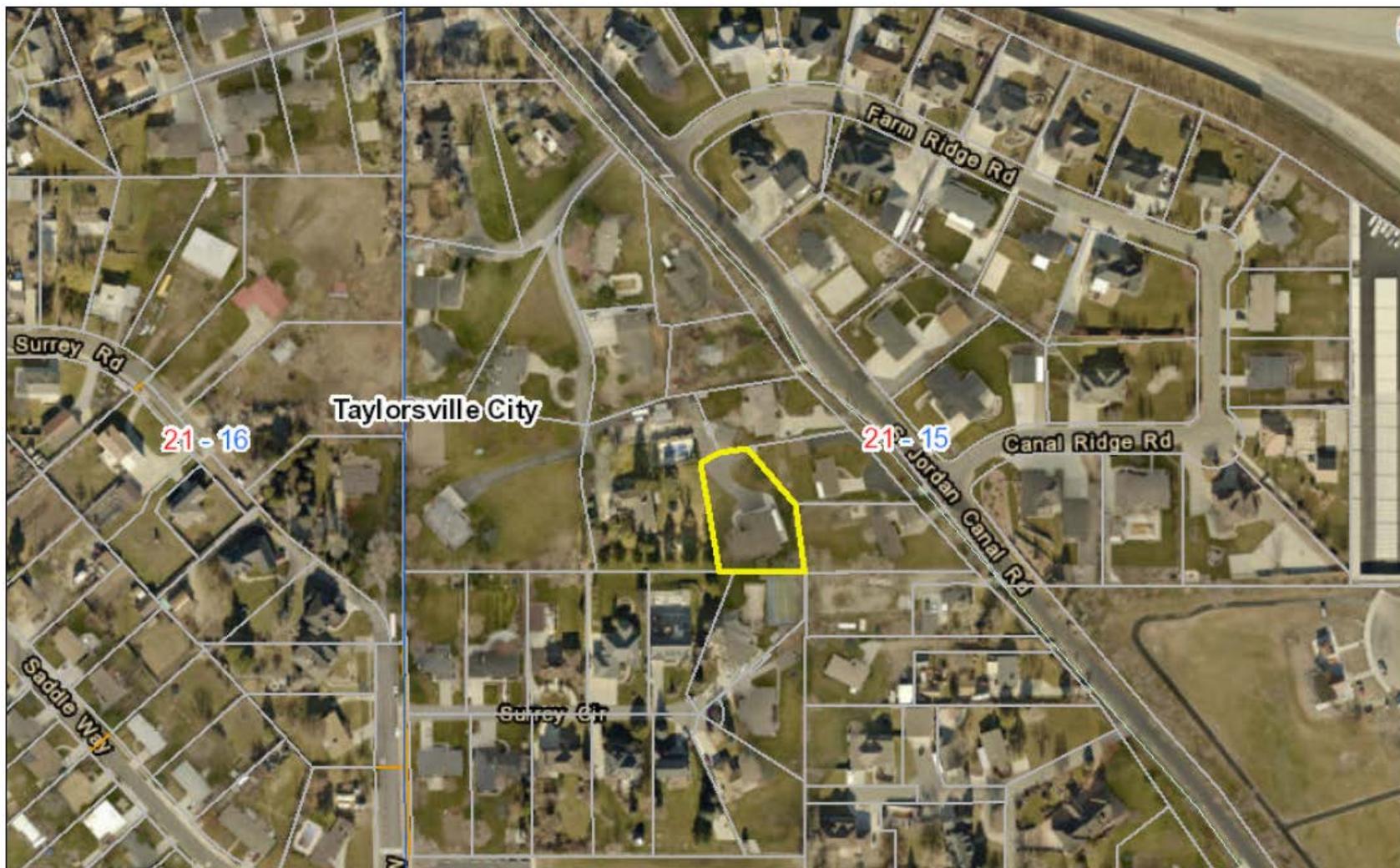
Kam Gray – Applicant  
File #5Z61

August 3, 2016

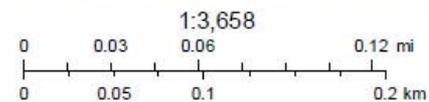


City of Taylorsville  
Community Development Department

# 5983 South Jordan Canal Road



May 10, 2016

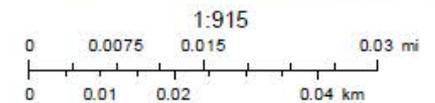


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

# 5983 South Jordan Canal Road



May 10, 2016

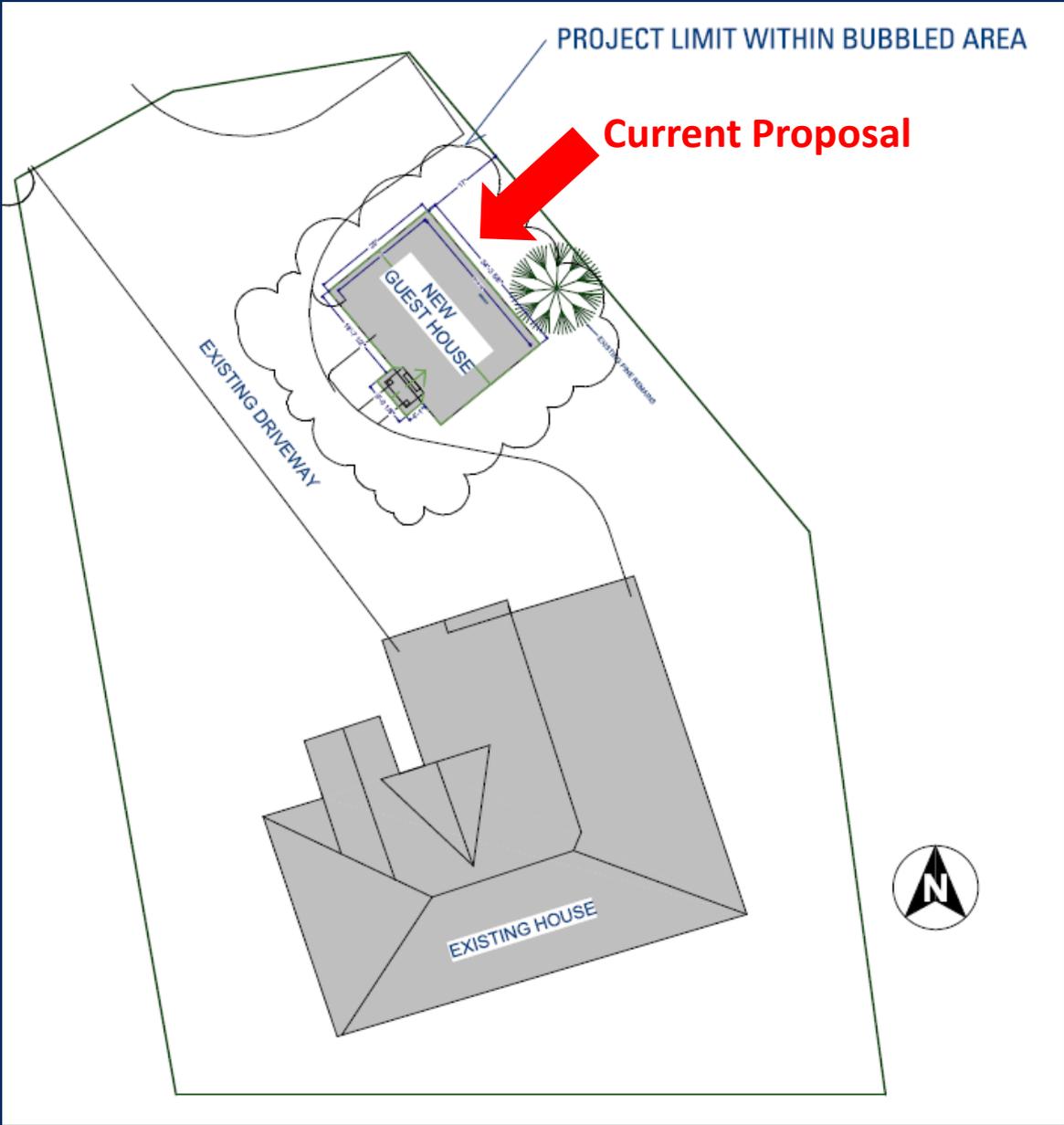


Sources: Esri, HERE, DeLorme, USGS, Intermap, Incent P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),

# Site



Approx. Location  
Of Proposed Guesthouse



# Proposed Guesthouse



# Proposed Amendment

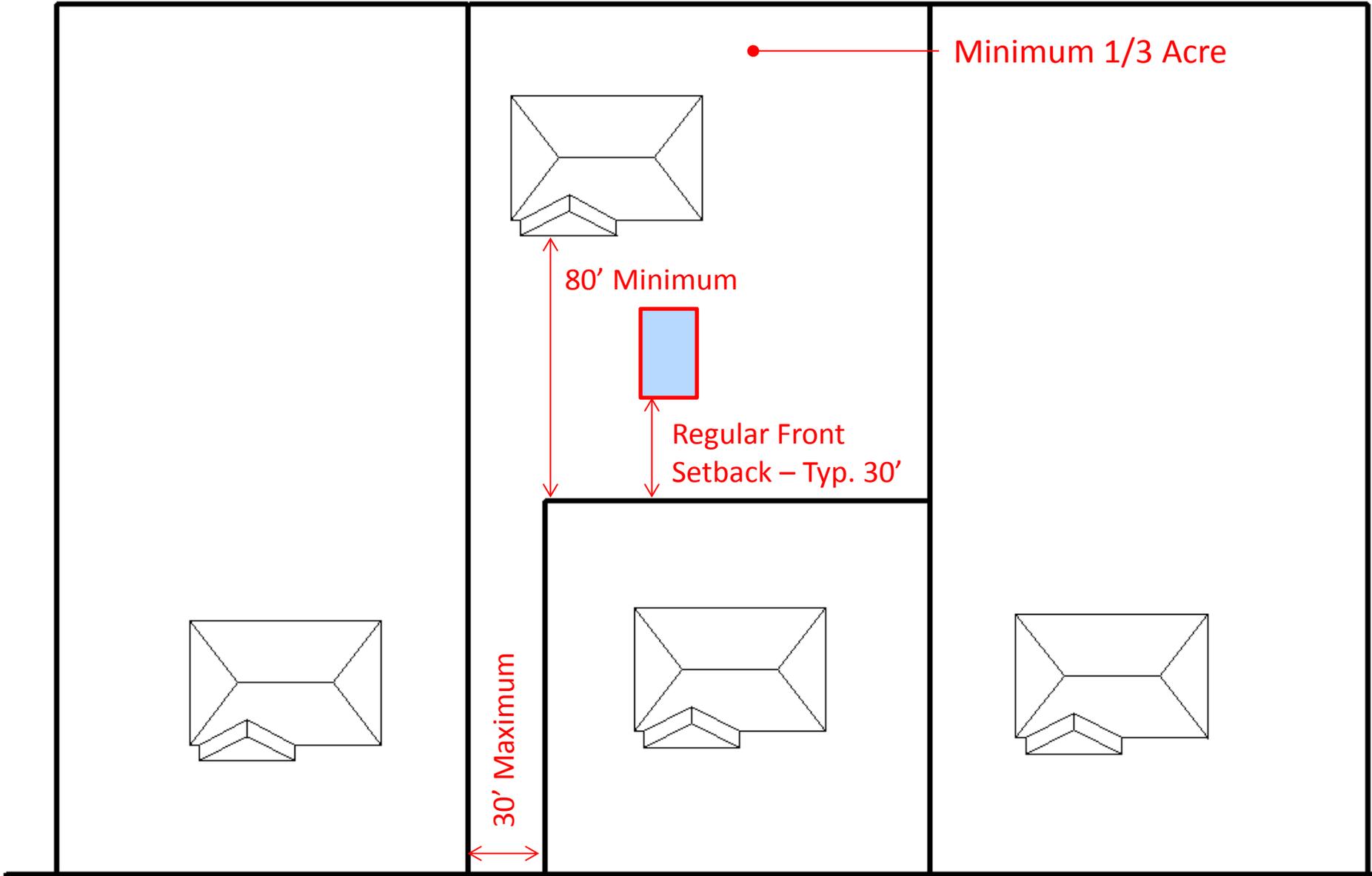
a. Location Within A Front Yard: Guesthouses may be permitted within a Front Yard subject to the following standards:

i. The lot has no more than thirty feet (30') of a property line abutting a public or private street. No lots may abut a cul-de-sac.

ii. There is a minimum of eighty feet (80') between the primary single-family dwelling and a front property line. As defined by Section 13.21.220(B), the staff portion of a flag lot shall not apply to this requirement.

iii. The guesthouse may be located between a single-family dwelling and the minimum front building setback.

iv. A guesthouse may not exceed ten percent (10%) of the total square footage of the front yard.



Minimum 1/3 Acre

80' Minimum

Regular Front Setback - Typ. 30'

30' Maximum

Public or Private Street



6676 S 1300 W

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Go

40°37'48.50" N 111°55'49.46" W elev 4

6301 S 1300 W

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40°38'11.68" N 111°55'42.94" W elev 4



5830 S Jordan Canal Rd

Doug Cove

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40°38'42.56" N 111°57'01.50" W elev 4



1355 W Diane Dr.

3540 S

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40°38'52.57" N 111°55'49.96" W elev 4



2920 W 5245 S

W 5245 S

5200 S

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40°39'24.14" N 111°57'41.62" W elev 4



5097 S 2200 W



5022 S Jordan Canal Rd

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40°39'36.48" N 111°57'59.53" W elev. 4



5001 S 3200 W

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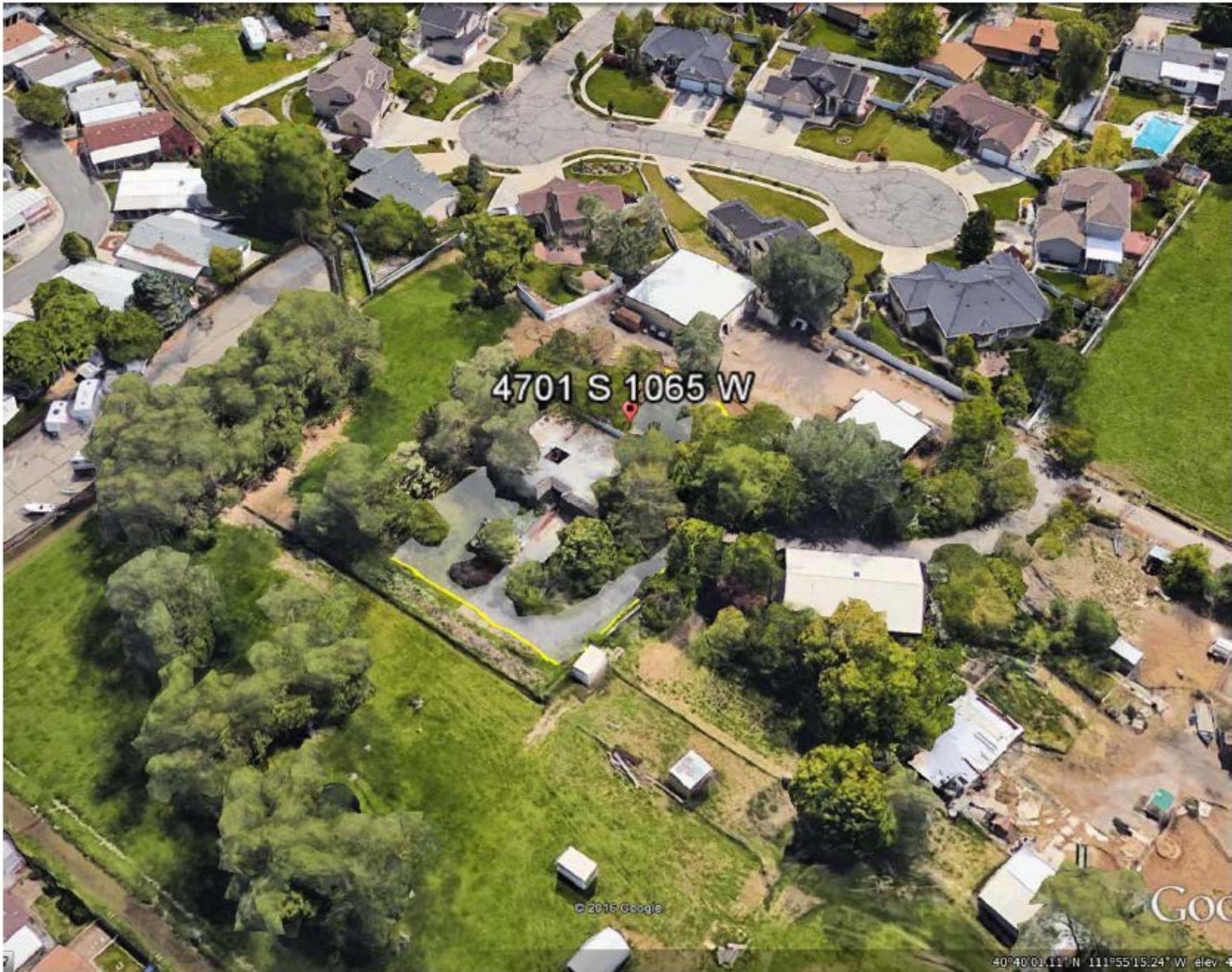
40°39'38.53" N 111°58'00.26" W elev 4

4701 S 1065 W

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40°40'01.11" N 111°55'15.24" W elev. 4

GOO





1212 W 4800

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40°39'52.76" N 111°55'34.85" W elev 4

Exhibit C - Applicant's Property



Proposed Location  
of Guesthouse

5983 S Jordan Canal Rd

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40°38'32.90" N 111°56'46.24" W elev 4

# Site



Approx. Location  
Of Guesthouse

Approx. 30'

# Objectives of Front Yards

- General Standard: No accessory buildings in front yards
  - Adequate light, air and openness
  - Aesthetic consistency and visual rhythm of the street
  - Adequate parking depth in front of a garage
  - Prohibit interference with public utility easements
  - Future road widening