

HYDE PARK CITY

Site Development Standards

	12.110.050	12.120.050	12.130.060
SITE REQUIREMENTS	A-1	RE-20	R-1
Minimum lot area	1 acre 20,000 sq. ft. *	20,000 sq. ft. 12,000 sq. ft. *	13,000 sq. ft
Minimum lot width	150' 100' *	115' 95' *	95'
Minimum setbacks			
Front main building	30'	30'	30'
Rear yard main building	30' ³	20'	20'
Side yard main building	20'***	10'	10'
Minimum total side	40'	24'	24'
Minimum setbacks			
Front accessory building	30'	30'	30'
Accessory building (< 200 sq. ft.)	1' **	1' **	1' **
Accessory building Class A (> 200 sq. ft. < 450 sq. ft.)	5' ***	5' *** ²	5' *** ²
Accessory building Class B (> 450 sq. ft or exceeding 16' height)	Review and public notice by PZ ¹	Review and public notice by PZ ¹	Review and public notice by PZ ¹
Building Heights			
Main Building Maximum	35'	35' or 2 ½ stories	35' or 2 ½ stories
Main Building Minimum	10'	One story	One story
Accessory Building Maximum	25'	25'	25'
Corner lot side yard	Corner lots shall be deemed to have two front yards and two side yards. The designated front yard must maintain a 30-foot setback, the side yard on a street may be reduced a to 20-foot setback.		

* In a Subdivision with Bonus Density.

** When building rears on the side yard of an adjacent corner lot, a minimum rear setback of 10 ft. is required.

*** See special conditions listed in the site requirements for each zone.

Accessory buildings must be located at least six feet from rear of main building or 60 feet back from front lot line, but not closer than 10 feet to dwelling on adjacent lot.

1. Any Class B detached accessory building or structure shall be allowed after review and public notice issued by the Planning Commission. The minimum setback shall be 5 feet from any rear lot line and 10 feet from any side yard line, with rear setback distances to be determined in direct relation to the height of the detached accessory building or structure as follows: Additional 2 foot setback for each 1 foot in building height above 12 feet
2. Accessory building (Class A) may be 2 foot from property line with installation of a firewall.
3. An encroachment of a maximum of two and one-half (2½) feet projection into the rear setback with no more than sixty (60) square feet of total encroachment, as measured at the outside dimensions will be allowed.

effective 11.08.2017