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11-091-0072  
0062, 0063, 0064,  
0066, 0067, 0069,  
0070

2818708  
BK 6083 PG 146

E 2818708 B 6083 P 146-182  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
08/18/2014 11:00 AM  
FEE \$90.00 Pgs: 37  
DEP RT REC'D FOR KAYSVILLE CITY CO

90  
37

RETURNED  
AUG 18 2014

**DEVELOPMENT AGREEMENT  
FOR HILL FARMS PLANNED  
RESIDENTIAL UNIT DEVELOPMENT**

THIS AGREEMENT is made and entered into this 10<sup>th</sup> day of October, 2013, by and between Kaysville City, a municipal corporation organized and existing under the laws of the State of Utah (hereinafter the "City"), and Legacy Neighborhoods, LLC (hereinafter the "Developer;" "Developer" includes successors and/or assigns of Legacy Neighborhoods, LLC), as follows:

**RECITALS**

WHEREAS, Developer is desirous of developing a planned residential unit development (the "PRUD") on certain real property located in the City of Kaysville, County of Davis, State of Utah and more particularly described on the preliminary plat, final plats and approved construction drawings. The preliminary plat is attached hereto as Exhibit A (the "Preliminary Plat"); and

WHEREAS, the purpose of this Agreement is to define the development standards, conditions, and off-site improvements, schedule for development of the PRUD and other terms and conditions pursuant to which the PRUD proposed by Developer is to be developed within the City; and

WHEREAS, the City is willing to authorize the development of the PRUD proposed by Developer in conformance with this Agreement, City Ordinances, and applicable Utah law; and

WHEREAS, Developer anticipates encumbering residential dwellings within the PRUD with a Declaration of Conditions, Covenants and Restrictions (the "CC&R's") which will *inter alia*, provide for the creation of a homeowners association (the "Homeowners Association") which will be responsible for maintaining certain common areas and improvements within the PRUD;

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

## AGREEMENT

### 1. GENERAL DESCRIPTION.

A. Area Description. The property upon which the PRUD shall be developed (the "Property") is located as shown on the Preliminary Plat, a copy of which is attached as Exhibit A hereto and incorporated by reference herein.

B. Project Description. The project proposed by Developer is Hill Farms PRUD which incorporates into the plan a mix of single family residences within a variety of residential neighborhood areas and types, together with designated open spaces and related amenities. The permitted land uses are depicted in the Preliminary Plat, final plats and approved construction drawings for the PRUD.

### 2. DEVELOPMENT STANDARDS AND GUIDELINES

A. Adoption of Development Standards. The City hereby adopts, as the development standards and guidelines for the PRUD (the "Development Standards"), the following in addition to all other applicable City Ordinances, standards and guidelines:

(1) Compliance With Plats. Developer shall comply with all requirements identified in the Preliminary Plat, final plats and approved construction drawings related to all of the improvements to be constructed within the PRUD, including in all open spaces, and the development of the PRUD shall conform in all material respects with the Preliminary Plat, final plats and approved construction drawings.

(2) Neighborhood Standards. Development of the PRUD shall comply with the Neighborhood Standards as set forth in Exhibit (SECTION) B hereto and incorporated by reference herein, consisting of “Lot Standards” and “Setbacks and Building Placement.”

(3) Architecture Standards. Developer shall construct all improvements and dwellings within the PRUD in compliance and conformance with the Architecture Standards as set forth in Exhibit (SECTION) C hereto and incorporated by reference herein, consisting of “Kaysville Victorian,” “Avenues Arts and Crafts,” “Salt Lake English Romantic,” “Hill Farms Colonial Revival,” “Accessory Structures” and “Approved Materials.”

B. Findings of Compatibility. In adopting the Development Standards identified in Section 2.A., the City hereby expressly finds that the development of the PRUD, in conformance with the Development Standards and this Agreement, promotes the creation of a more desirable environment than would be possible through the strict application of other City land use regulations; promotes a creative approach to the use of land and related physical facilities resulting in better design and development; creates, landscapes and preserves open space and recreational facilities; preserves and enhances desirable site characteristics; uses design, landscape and architectural features to create a pleasing environment; provides a variety of housing types and other special development features for which a planned residential unit development may be approved pursuant to the City Ordinances. The City further finds that the development of the PRUD, in conformance with the Development Standards and this Agreement, will not violate the general purposes, goals and objectives of the City Ordinances and any plans adopted by the Planning Commission and City Council of the City.

Subject to the Developer’s performance and compliance with the terms of this Agreement and City Ordinances in effect on the date of this Agreement, Developer’s rights to develop the PRUD in accordance with the Preliminary Plat, final plats and approved construction drawings is vested.

### 3. ON-SITE PROJECT IMPROVEMENTS

A. Street and Utility Construction. Developer shall construct and install all street improvements and utilities required for the PRUD, at Developer's sole cost and expense, in compliance with approvals, and all applicable ordinances, regulations, standards and statutes of the City, the secondary water provider, The Central Davis Sewer District, other providers and the State of Utah. With the recording of each final plat, Developer shall convey to the providers public utility easements for all utilities not in public streets.

B. Open Space. Developer shall develop the PRUD so that it includes the open space areas as shown on the Preliminary Plat, final plats and approved construction drawings, at Developer's sole cost and expense. After completion of the improvements on the open space areas shown on the Preliminary Plat, final plats and construction drawings, Developer shall convey such real property and the improvements thereon to the Homeowners Association.

### 4. OFF-SITE PROJECT IMPROVEMENTS

In accordance with applicable standards and subject to the design approval of the City Engineer, Developer shall construct and install street improvements, utilities, and drainage improvements, on all streets which front the PRUD as shown on the approved construction drawings, with construction of the on-site improvements in each phase, at Developer's sole cost and expense, except for replacement of 1,065 feet of water main in Angel Street for which the City will pay Developer \$33,290.01 upon completion of the work and acceptance by the City.

**5. PHASED DEVELOPMENT AND TIMING**

Developer anticipates that the PRUD will be developed in phases. In the event Developer fails to apply for final plat approval of a phase, for a period of three (3) years, after the previous plat approval, this Development Agreement shall lapse and become null and void and Developer shall thereafter be precluded from proceeding with further development without a replacement agreement for the undeveloped property approved by the City.

**6. REPRESENTATIONS OF DEVELOPER**

A. Authority. Developer hereby represents that it has authority to proceed with the PRUD.

B. CC&R's. Developer hereby further represents that it shall adopt CC&R's for the PRUD which conform to the requirements of Kaysville City. Further, Developer shall cause the CC&R's to be recorded concurrently with the recordation of the final plat approved by the City for each phase of the PRUD.

**7. ASSIGNMENT**

Developer may assign this Agreement to any other third party provided that the City consents to such assignment, which consent shall not be unreasonably withheld, upon a showing to the satisfaction of the City that such third party has the financial ability to perform Developer's obligations hereunder.

**8. BINDING EFFECT**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

**9. ATTORNEYS' FEES**

In the event that this Agreement or any provision hereof shall be enforced by an attorney retained by a party hereto, whether by suit or otherwise, the fees and costs of such attorney shall be paid by the party who breaches or defaults hereunder, including fees and costs incurred upon appeal or in bankruptcy court.

**10. SEVERABILITY**

If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.

**11. CAPTIONS**

The section and paragraph headings contained in this Agreement are for the purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

**12. GOVERNING LAW**

This Agreement and all matters relating hereto, shall be governed by, construed and interpreted in accordance with the laws of the State of Utah.

**13. ENTIRE AGREEMENT**

This Agreement, together with the exhibits attached hereto, constitutes the entire understanding and agreement by and among the parties hereto, and supersedes all prior agreements, representations or understandings by and among them, whether written or oral, pertaining to the subject matter hereof.

**14. CONSTRUCTION**

As used herein, all words in any gender shall be deemed to include the masculine, feminine, or neuter gender, all singular words shall include the plural, and all plural words shall include the singular, as the context may require.

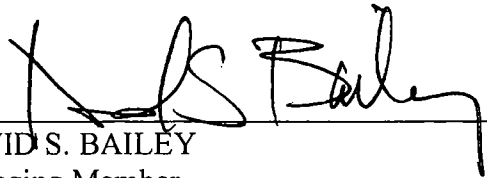
**15. AUTHORIZATION OF EXECUTION**

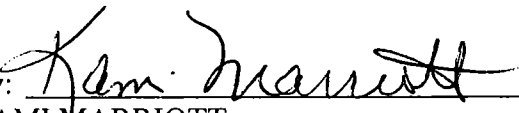
A. City. The execution of this Agreement by the City has been authorized by the City Council of Kaysville City at a regularly scheduled meeting of that body, pursuant to notice.

B. Developer. The execution of this Agreement by Destination Homes has been duly authorized by the Developer.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

**LEGACY NEIGHBORHOODS, LLC**

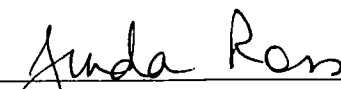
By:   
DAVID S. BAILEY  
Managing Member

By:   
KAMI MARRIOTT  
Managing Member

**KAYSVILLE CITY**

By:   
STEVE A. HIATT  
Mayor

ATTEST:

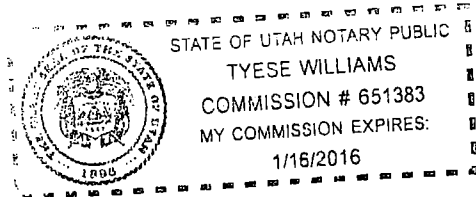
By:   
LINDA ROSS  
City Recorder



STATE OF UTAH )  
 : ss.  
COUNTY OF DAVIS )

On the 10<sup>th</sup> day of October, 2013, personally appeared before me STEVE A. HIATT, and LINDA ROSS, who being by me duly sworn did say, each for himself and herself that he, the said STEVE A. HIATT, is the Mayor of Kaysville City, Davis County, State of Utah and that she, the said LINDA ROSS, is the City Recorder of Kaysville City, and that the within and foregoing instrument was signed on behalf of the said Kaysville City by authority of the City Council of Kaysville City and said STEVE A. HIATT and LINDA ROSS, each duly acknowledged to me that the said Kaysville City executed the same and that the seal affixed is the seal of the said Kaysville City.

(SEAL)

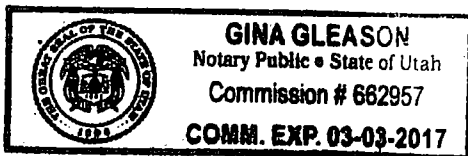


Tyese Williams  
NOTARY PUBLIC

STATE OF UTAH )  
 : ss.  
COUNTY OF DAVIS )

On the 10<sup>th</sup> day of October, 2013, personally appeared before me, DAVID S. BAILEY and KAMI MARRIOTT, the signers of the foregoing Development Agreement for Legacy Neighborhoods, LLC, who duly acknowledged to me that they executed the same with appropriate authority from Legacy Neighborhoods, LLC for and on behalf of Legacy Neighborhoods, LLC.

(SEAL)



Gina Gleason  
NOTARY PUBLIC

DEVELOPMENT AGREEMENT EXHIBIT A

11-093-0050  
SCHICK

BEGINNING AT THE NORTHEAST CORNER OF SCHICK CLUSTER FARM PHASE 1 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AND ROTATED TO THE BASIS OF BEARING, SAID POINT BEING LOCATED NORTH 00°05'30" EAST ALONG SECTION LINE 1943.13 FEET AND EAST 872.52 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT LOCATED AT BOOK 3316 PAGE 689, AND RUNNING THENCE NORTH 50°26'59" EAST ALONG THE SOUTH LINE OF THE PROPOSED 200 NORTH STREET RIGHT OF WAY (AS POSITIONED BY PLACING THE NORTHEAST CORNER OF THE CHARLY'S ACRES #2 SUBDIVISION AMENDED AT THE FIELD LOCATED CENTERLINE MONUMENT LOCATED FOR SCHICK LANE AND PROJECTING SAID SOUTH LINE WESTERLY) 568.51 FEET TO THE WEST LINE OF SAID CHARLY'S ACRES #2 SUBDIVISION AMENDED; THENCE SOUTH 39° 28'06" EAST 807.76 FEET ALONG SAID WEST LINE AND THE WEST LINE OF CHARLY'S ACRES #1 AMENDED AS RE-ESTABLISHED IN THE FIELD RELATIVE TO PHASE 2, TO A POINT ON A LINE RECORDED AS A SPECIAL WARRANTY DEED WITH ENTRY NUMBER 2438516 AT BOOK 4747 AND PAGE 1475-1476; THENCE SOUTHWESTERLY ALONG SAID DEED THE FOLLOWING THREE CALLS: SOUTH 51°29'06" WEST 177.68 FEET; SOUTH 47°31'51" WEST 198.59 FEET; SOUTH 51°30'42" WEST 190.18 FEET TO THE SOUTHEAST CORNER OF SAID SCHICK CLUSTER FARM PHASE 1 AND A POINT ON SAID BOUNDARY LINE AGREEMENT; THENCE NORTH 39°38'15" WEST ALONG THE EAST LINE OF SAID SUBDIVISION AND BOUNDARY LINE AGREEMENT 811.13 FEET TO SAID SOUTH LINE AND THE POINT OF BEGINNING.

CONTAINS: 459,317 SQ. FT./10.54 ACRES

11-091-0072  
NORTH PHILLIPS

BEGINNING AT A POINT ON THE WEST LINE OF OLD FARM AT KAYS CREEK PHASE 2 AS RECORDED WITH THE DAVIS COUNTY RECORDER AND RE-ESTABLISHED ON THE GROUND, SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT RECORDED AT ENTRY NO. 1322892, BOOK 2130, PAGE 413; SAID POINT BEING LOCATED NORTH 89°59'57" WEST ALONG SECTION LINE 738.11 FEET AND SOUTH 273.66 FEET FROM THE NORTH QUARTER CORNER SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE SOUTH 40°00'44" EAST ALONG SAID WEST LINE AND BOUNDARY LINE AGREEMENT 494.12 FEET; THENCE SOUTH 51°49'47" WEST 174.43 FEET; THENCE SOUTH 37°50'05" EAST 147.96 FEET TO THE NORTH

LINE OF PHILLIPS STREET (A 50 FOOT RIGHT-OF-WAY AS ESTABLISHED BY CENTERLINE MONUMENTS); THENCE SOUTH 51°49'47" WEST ALONG SAID NORTH LINE 581.66 FEET; THENCE NORTH 43°33'12" WEST 145.75 FEET; THENCE SOUTH 50°57'29" WEST 59.94 FEET; THENCE NORTH 39°14'04" WEST 170.00 FEET; THENCE SOUTH 50°57'29" WEST 177.78 FEET TO THE EAST LINE OF ANGEL STREET ( 66.00 FOOT RIGHT-OF-WAY ESTABLISHED FROM CENTERLINE MONUMENTS); THENCE NORTH 39°35'42' WEST ALONG SAID EAST LINE 330.24 FEET TO THE SOUTH LINE OF SHADYBROOK SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDER AND ESTABLISHED ON THE GROUND FROM MONUMENTS; THENCE NORTH 51°49'00" EAST ALONG SAID SOUTH LINE 1003.80 FEET TO THE POINT OF BEGINNING.

CONTAINS: 554,649 SQ.FT./12.73 ACRES

~~WEST ANGEL~~ *Not included sub*  
BEGINNING AT A POINT ON THE EAST LINE OF HAVENWOOD ESTATES SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDER AND ROTATED TO OUR FIELD MEASURED SECTION BEARING, SAID POINT BEING LOCATED SOUTH 89°56'03" WEST ALONG QUARTER SECTION LINE 1984.63 AND NORTH 457.09 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 7 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION), AND RUNNING THENCE NORTH 50°02'03" EAST 1112.45 FEET TO THE WEST LINE OF ANGEL STREET (A 66.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 39°35'42" EAST ALONG SAID WEST LINE (BEING A 33.00 FOOT OFFSET FROM THE MEASURED CENTERLINE) 995.74 FEET; THENCE SOUTH 33°09'55" EAST ALONG SAID LINE 35.05 FEET TO THE NORTHEAST CORNER OF LOT 6, CHARLY'S ACRES #2 SUBDIVISION AS RECORDED WITH THE DAVIS COUNTY RECORDER AND RE-ESTABLISHED IN THE FIELD WITH EXISTING CENTERLINE MONUMENTS IN ANGEL STREET; THENCE SOUTH 50°26'59" WEST ALONG SAID NORTH LINE 558.24 FEET TO THE NORTH LINE OF 200 NORTH STREET AND A POINT ON A NON-TANGENT ARC; THENCE SOUTHWESTERLY THE FOLLOWING TWO (2) CALLS ALONG SAID SOUTH LINE AND ALONG THE ARC OF A 994.93 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°05'06" (CHORD BEARS SOUTH 61°29'31" WEST 381.13 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 50°26'59" WEST 180.39 FEET TO SAID EAST LINE; THENCE NORTHWESTERLY ALONG SAID EAST LINE THE FOLLOWING FOUR (4) CALLS: NORTH 39°00'33" WEST 345.09 FEET; NORTH 39°34'41" WEST 211.53 FEET; THENCE NORTH 38°36'17" WEST 121.12 FEET; THENCE NORTH 39°55'11" WEST 274.80 FEET TO THE POINT OF BEGINNING.

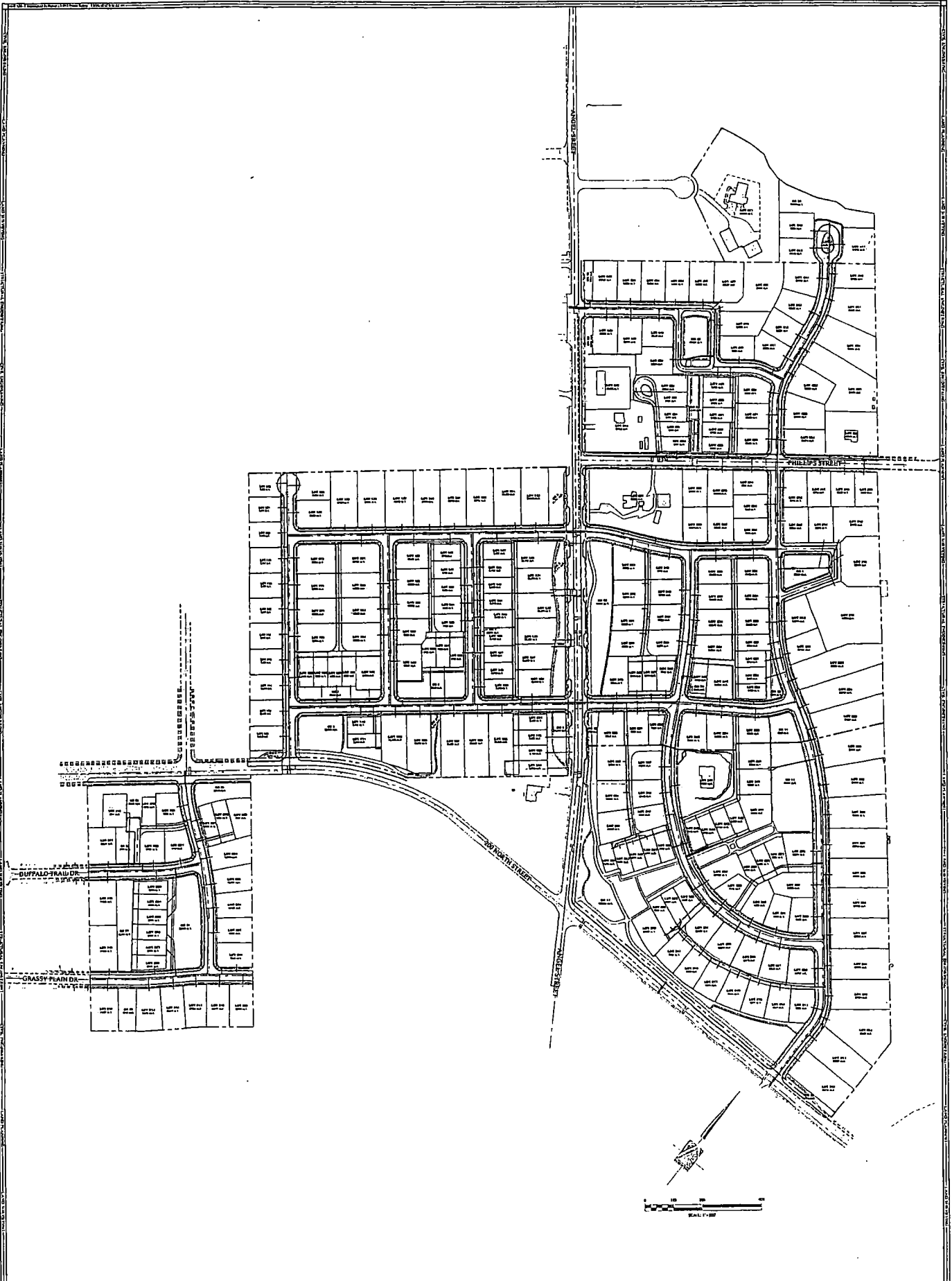
CONTAINS ~~1,111,337 SQ.FT. / 25.51 ACRES~~

EAST ANGEL

BEGINNING AT A POINT ON THE NORTH LINE OF 200 NORTH STREET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 7, MOUNTAIN SHADOW ESTATES NO. 1 AS RECORDED WITH THE DAVIS COUNTY RECORDER AND ROTATED TO MEASURED SECTION LINES, SAID POINT BEING LOCATED NORTH 00°07'05" EAST 58.00 FEET AND EAST 933.24 FEET FROM THE CENTER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN (BASIS OF BEARING IS NORTH 00°05'30" EAST BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SAID SECTION); AND RUNNING THENCE NORTH 89°48'28" WEST ALONG SAID NORTH LINE (A 40.00 FOOT RIGHT-OF-WAY ESTABLISHED BY FIELD MEASURED CENTERLINE MONUMENTS) 1129.51 FEET TO THE EAST LINE OF ANGEL STREET; THENCE NORTH 33°09'55" WEST ALONG SAID EAST LINE (A 33.00 FOOT RIGHT-OF-WAY FIELD ESTABLISHED FROM CENTERLINE MONUMENTS) 453.36 FEET; THENCE NORTH 39°35'42" WEST ALONG SAID EAST LINE 993.83 FEET TO THE SOUTH LINE OF PHILLIPS STREET (A 27.50 FOOT RIGHT OF WAY RE-ESTABLISHED FROM CENTERLINE MONUMENTS); THENCE NORTH 51°49'47" EAST ALONG SAID SOUTH LINE 1005.55 FEET TO A POINT ON THE WEST LINE OF WILKIE ESTATES NO. 3 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AND RE-ESTABLISHED ON THE GROUND RELATIVE TO QUALIFYING CALLS AND THE BASIS OF BEARING CALLED FOR WITHIN ADJOINING SUBDIVISIONS (WILKIE ESTATES NO. 1, MOUNTAIN SHADOW ESTATES NO. 3, MOUNTAIN SHADOW ESTATES NO. 1 AS RECORDED WITH THE DAVIS COUNTRY RECORDER AND RE-ESTABLISHED ON THE GROUND); THENCE SOUTH 40°16'30" EAST ALONG THE LINES OF SAID WILKIE ESTATES NO. 3 & 1 1305.72 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID WILKIE ESTATES NO. 1; THENCE NORTH 51°47'08" EAST ALONG THE SOUTH LINE OF SAID LOT 5 0.63 FEET TO THE NORTHWEST CORNER OF SAID MOUNTAIN SHADOWS ESTATES NO. 3; THENCE SOUTH 39°48'45" EAST ALONG THE WEST LINE OF SAID SUBDIVISIONS 588.61 FEET; THENCE SOUTH 00°11'17" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 322.60 FEET TO THE POINT OF BEGINNING.

11-091-0064  
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CONTAINS: 1,899,627 SQ. FT./43.61 ACRES



NO.	DATE	BY	DESCRIPTION
1	12/2012	...	...
2	12/2012	...	...
3	12/2012	...	...
4	12/2012	...	...
5	12/2012	...	...
6	12/2012	...	...
7	12/2012	...	...

HILL FARMS PRELIMINARY PLAN  
CULINARY WATER OVERALL PLAN  
FOR DESTINATION HOMES  
200 NORTH ANGELO ST  
KAYSVILLE, UTAH

**PINNACLE**  
Engineering & Land Surveying, Inc.  
LARRY • VANCE • BRADLEY • JAMES • ROBERT • BOB • GEORGE  
770 North 250 West, Suite 210 Kayville, UT 84037  
Phone 801-775-1100

# LOT STANDARDS

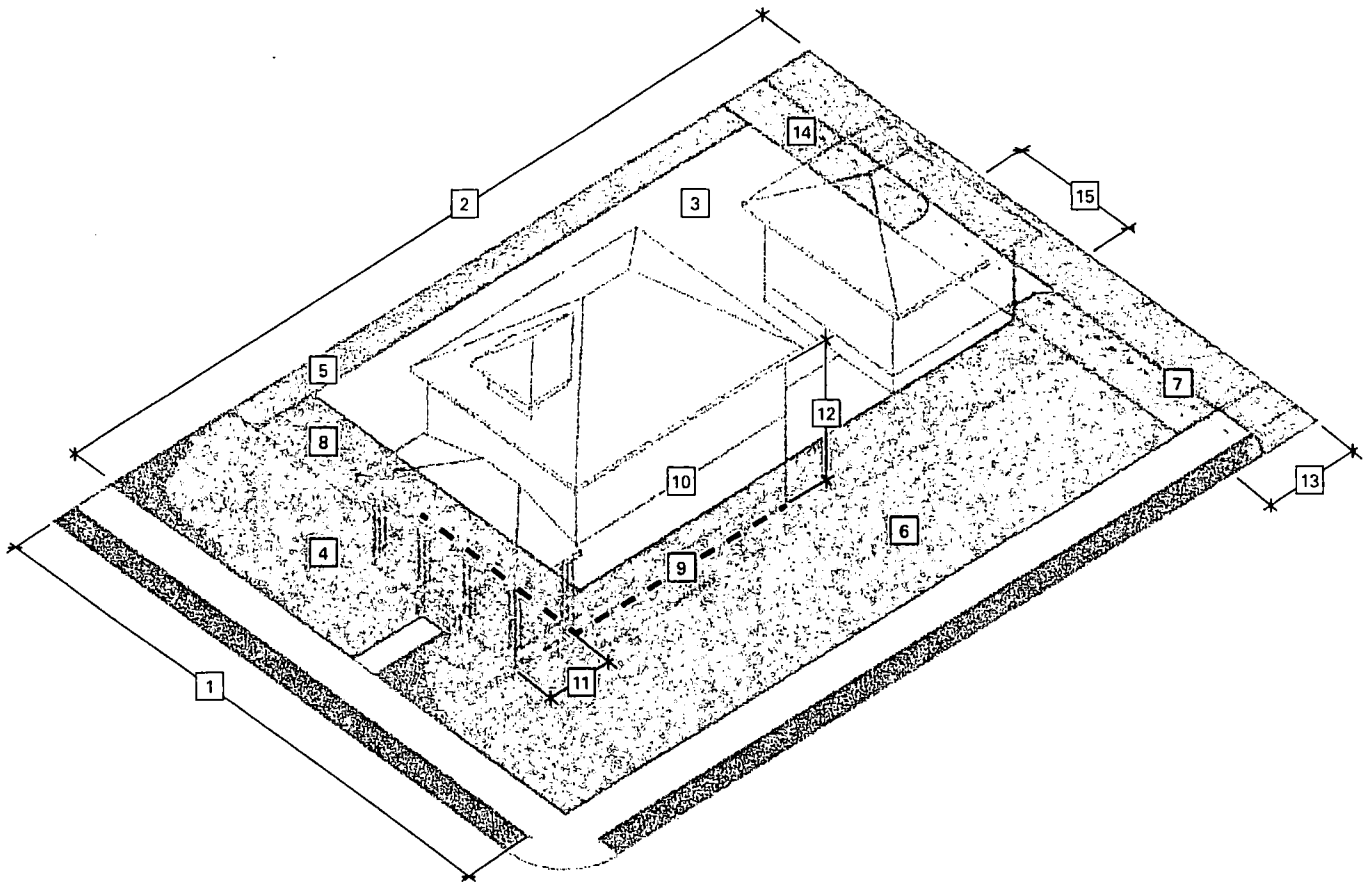
There are a variety of lot types which are appropriate in the creation of the Hill Farms neighborhoods. Lot types vary based on both size and how the garage is accessed on that lot. Lots where the garage is accessed from a rear lane are referred to as 'lane-loaded' lots. Lane-loaded lots allow for an experience of the street which is uninterrupted by driveways or parked cars, place a primacy on the person-oriented elements of the house and garden, and provide an opportunity for services to be moved to the rear of the lot. There are two lane-loaded lot types: Cottage Lots and Lane-loaded Garden Lots. Cottage lots are the smallest lot types and are primarily intended for ground-floor living and may have options for low-to-zero maintenance yard. Lane-loaded Garden lots are wider than Cottage Lots and allow for house sizes more suited to families.

Front-loaded lots are appropriate along the edges of the Hill Farms property or in places where lanes are not economically viable. There are two types of front-loaded lots: Front-loaded Garden Lots and Preserve Lots. Front-loaded Garden Lots only differ from their rear-loaded counter part in how the garage is accessed. Preserve Lots are the largest lots in the Hill Farms neighborhood.

To the right general lot standards are shown, and where appropriate, defined. On the following spread specific standards for setbacks and building placement are detailed by lot type.

## DEFINITIONS

- 1 Lot Width: Distance (feet) between side lot lines.
- 2 Lot Depth: Distance (feet) between front and rear lot lines.
- 3 Lot Area: Area (square feet) of the lot.
- 4 Front Yard: Minimum length (feet) from the front lot line that the vertical wall of conditioned space may locate. Porches may encroach into the front yard as specified in the Setback Standards.
- 5 Side Yard: Minimum length (feet) from the side lot line that the vertical wall of conditioned space may locate.
- 6 Corner Side Yard: On lots adjacent to two streets, minimum length (feet) from the side lot line adjoining street that the vertical wall of conditioned space may locate.
- 7 Rear Yard: Minimum length (feet) from rear lot line to the vertical wall of the structure. On lane-loaded lots, lane right-of-way is included in the rear yard.
- 8 Facade Zone: The maximum distance from a Yard that the vertical wall of a main body's conditioned space is permit-



ted to sit, as measured from the back of the front yard, and inner side yard lot line on corner lots.

9 Facade Percentage: The percentage of the façade zone that a building's façade is required to occupy.

10 Above Ground Livable Area: The minimum total above ground area (square feet) of conditioned space in the house.

11 Porch Encroachment : The distance (feet) that the porch may encroach into the front yard as measured from the front of the facade zone.

12 Height: Above ground height (habitable floors) of the main body of the building.

13 Garage Setback: On a front-loaded lot, minimum distance (feet) from the front facade of home to the vertical wall of the structure. On lane-loaded lots, minimum length from rear lot line to vertical wall of the structure.

14 Lane Right-of-Way Line: On lane-loaded lots, an alley right-of-way may encroach 10 feet into the Rear Yard as measured from the rear lot line. The eight

feet of this right-of way adjoining the lot line should be paved.

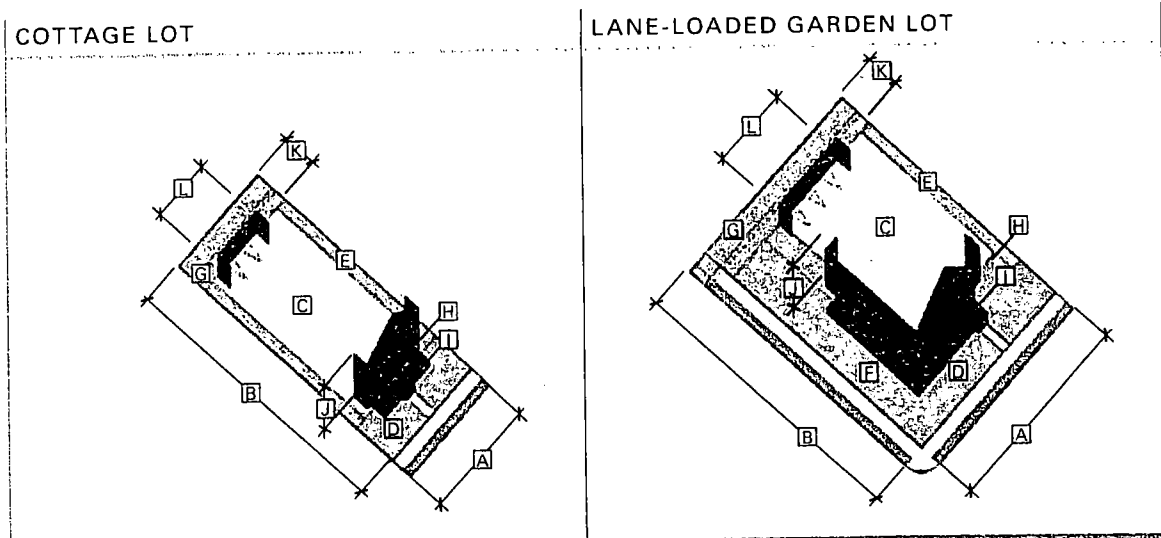
15 Maximum Driveway Approach Cut Width: The maximum width (feet) of paved area as measured where the driveway meets the ROW.

16 Maximum Driveway Width at Sidewalk: The maximum width (feet) of paved driveway area as measured where the driveway intersects the sidewalk. (Not shown in diagram above)

SECTION B

NEIGHBORHOOD STANDARDS

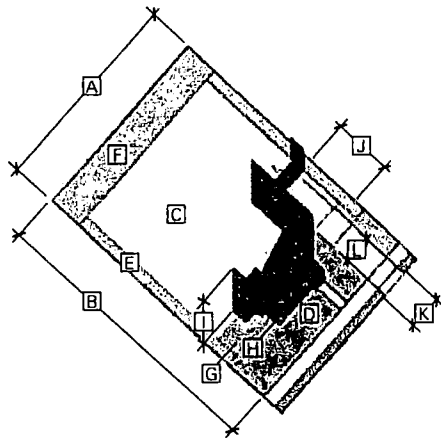
# Setbacks and Building Placement



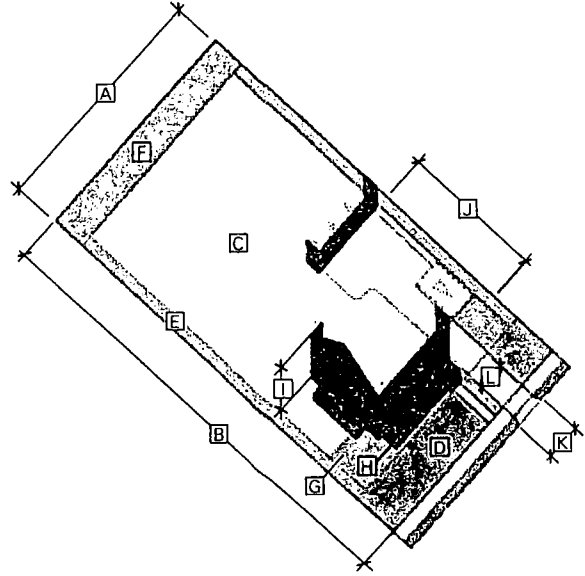
Typical Lot Size		
A Width	50	85
B Depth	120	120
C Area	6000	10,200
Setbacks		
D Front	20	20
E Side	5	5
F Corner Side	10 (not shown)	10
G Rear	15	15
Facade Zone		
H	10	10
Facade Percentage		
	45	45
Above Ground Livable Area		
	1,500	1,500
Porch Encroachments		
I	8	8
Height		
J	1-2 floors	2-3 floors (not-to-exceed avg. ht. of 35' per city ordinance)
Garage Setback		
K	15	15
Maximum Driveway Approach Cut Width		
L	30	30



FRONT-LOADED GARDEN LOT



PRESERVE LOT



Typical Lot Size		
A Width	85	100
B Depth	120	190
C Area	10,200	19,000
Setbacks		
D Front	20	30
E Side	5	8
Corner Side	10 (not shown)	15 (not shown)
F Rear	15	15
Facade Zone		
G	10	20
Facade Percentage		
	40	40
Above Ground Livable Area		
	1,500	2,000
Porch Encroachments		
H	8	8
Height		
I	2-3 floors (not-to-exceed avg ht. of 35' per city ordinance)	2-3 (not-to-exceed avg ht. of 35' per city ordinance)
Garage Setback		
J	18	18
Maximum Driveway Approach Cut Width		
K	15	15
Maximum Driveway Width at Sidewalk		
L	12	12

# KAYSVILLE VICTORIAN

The Victorian style has left indelible traces across the country's historic cities. Rising to prominence in the late 1800s, the style was popularized as the industrial revolution facilitated mass production and brought complex and elaborate building elements to the reach of the homebuilder. This era resulted in a series of varied styles inspired by European imports. Italianate, Second Empire, and Queen Anne vocabularies are the prevalent influences in historic Kaysville Victorian houses. These homes were often the center piece of a larger farm or on a street of small-scale neighborhood homes

Tall, vertical proportions accentuate openings and define bays. Wood details may be highly ornamental to create textured and playful facades. Porches are an inherent massing element which create rooms for outdoor living.

## ESSENTIAL CHARACTERISTICS

- » Steeply pitched roofs
- » Ornate eaves and contrasting trim colors
- » Masonry or siding with shingle accents
- » Vertical proportions for windows and doors





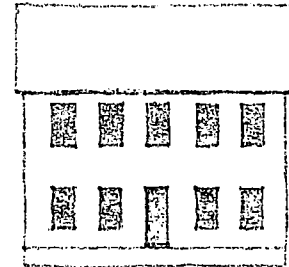
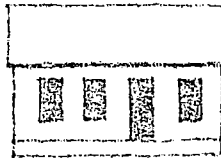
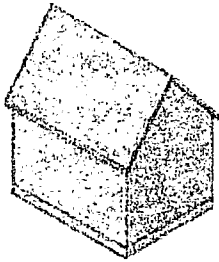
# Massing and Composition

MASSING STRATEGY

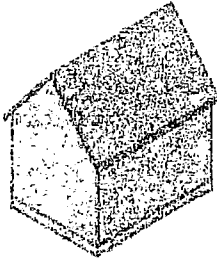
1-STORY COMPOSITION

2-STORY COMPOSITION

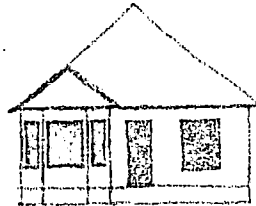
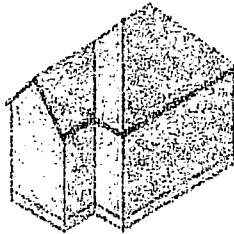
BROAD FRONT



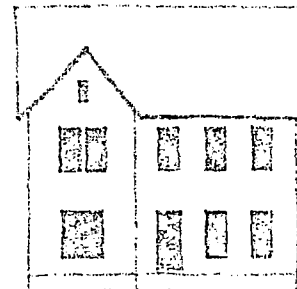
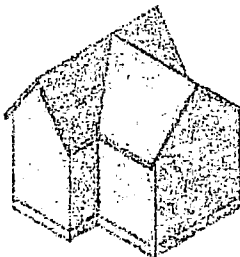
FRONT GABLE



PYRAMIDAL-L



GABLE-L



# Architectural Elements

## A. ROOFS

- » Front-facing roofs should have a slope between 10:12-14:12

## B. EAVES

- » Boxed eaves with overhang of 12 to 24 inches.
- » Eave returns on gable elevations are common.
- » Deep frieze boards and deep decorative gable end boards help accent roof elements.

## C. WINDOWS

- » Typically double hung windows of 1 over 1, 2 over 1, or 2 over 2 window pane proportions.
- » Larger first-floor windows are common, as are paired windows.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap

## D. WALLS

- » Stucco, siding, or brick
- » Siding may be lap siding, exposure between 3 and 7 inches or vertical board and batten
- » Typically bright colors or whites

## E. PORCHES

- » Broad porches with minimum depth of 7 feet
- » Slender doric columns or decorative posts

- » Porch bay spacing typically aligns with window bays of second floor.

## F. DOORS

- » Strong, contrasting colors



# AVENUES ARTS & CRAFTS

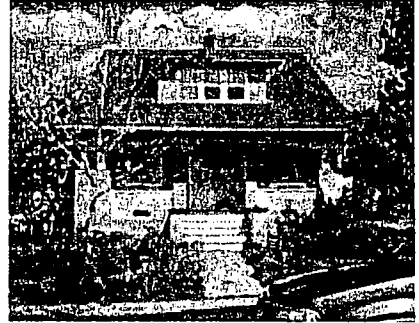
Avenues Arts & Crafts houses are derived from the traditions of Bungalow design, which gained widespread popularity in the United States in the 1920s. This movement was influenced by the revival and interest in a return to unique crafting of furniture, housewares, and everyday objects, as well as painting and sculpture in England at the end of the nineteenth century. Architecture was influenced by a more natural and expressive use of materials and forms. This enduring style flourished in the early twentieth century, especially in the design of modest cottages. The movement was centered in California and the West Coast as builders used pattern books and mass-marketed house plans and packages to attract a broad spectrum of homebuyers. These can be seen in many of the traditional neighborhoods of Salt Lake, such as the Avenues.

The Arts & Crafts house is characterized by broad open porches, low sloping roofs with deep overhangs, asymmetric window and door compositions, expressive trim, exposed rafters, and bracketed porches. Internal floor plans are often very open and distinguished by built-in furniture, cabinet work and trim often in oak or a natural wood with expressive grain. Organic and naturalist motifs are typically used in interior finishes and ornamentation.

## ESSENTIAL CHARACTERISTICS

- » Shallow-pitched roofs with deep overhangs
- » Deep, broad porch elements with expressive structural components
- » A mixture of materials such as siding, woodwork, brick accents, shingles, and siding
- » Grouped windows of similar scale
- » Rich colors of earth tones





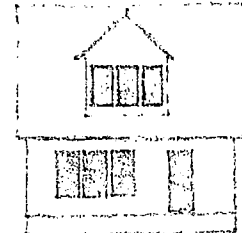
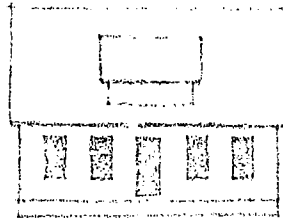
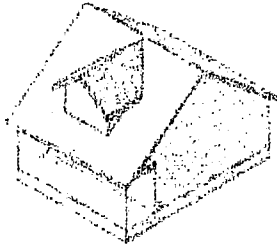
# Massing and Composition

MASSING STRATEGY

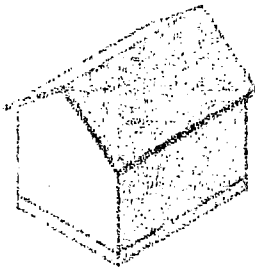
1-STORY COMPOSITION

2-STORY COMPOSITION

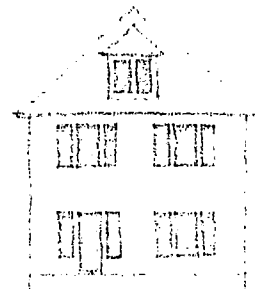
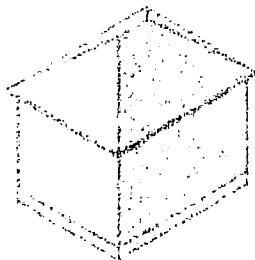
SIDE GABLE



FRONT GABLE



HIPPED ROOF





# Architectural Elements

## A. ROOFS

- » Roofs should have a slope between 5:12-12:12

## B. EAVES

- » Boxed eaves with overhang of 12 to 36 inches.
- » Brackets on gable elevations are common.
- » Deep frieze boards and deep decorative gable end boards help accent roof elements.

## C. WINDOWS

- » Typically double hung windows of 1 over 1, 2 over 1, or 6 over 1 window pane proportions.
- » Larger first-floor windows are common, as are paired windows.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap

## D. WALLS

- » Stucco, siding, or brick
- » Siding may be lap, exposure between 3 and 7 inches or vertical board and batten
- » Typically earth tones, yellows or greens

## E. PORCHES

- » Broad porches with minimum depth of 7 feet
- » Slender tuscan columns or decorative box posts

- » Porch bay spacing typically aligns with window bays of second floor.

## F. DOORS

- » Deep, complimentary colors
- » Typical divided light window over single or double panels of vertical proportions



# SALT LAKE ENGLISH ROMANTIC

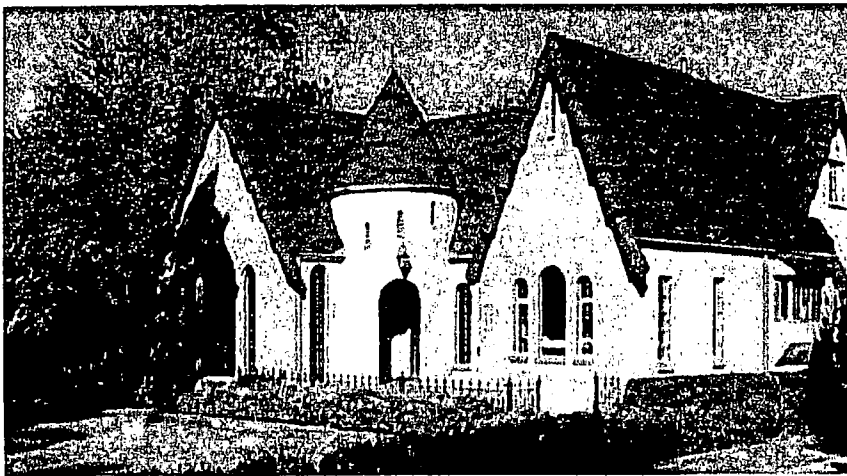
The English Romantic style has been a popular style in America since the early twentieth century. Historically, the style was based on architectural interpretations of English architecture, including Medieval English cottages, manor houses, and rural village vernacular houses. The interpretations included houses with simple volumes often with front-facing gables that have steeply pitched roofs between 12 in 12 and 16 in 12. Dormers of the gable, hip, or shed varieties are a dominant feature of the style. In the Salt Lake valley, the principal material for the exterior cladding is masonry or stucco. There is often a mix of accent materials.

Chimneys typically act as a principal element for the massing and composition of the house. These are usually very massive, with simple detailing and chimney pots. Decorative half-timbering, shingling, and siding are common and can occur on the entire second story or in the upper gables or secondary massing elements. Windows are typically casements, vertical in proportion and arranged in groups of two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

## ESSENTIAL CHARACTERISTICS

- » Large, simple roof planes with shallow overhangs
- » Steep roof pitches with dormers
- » Chimney is a major compositional element
- » Picturesque window and door locations and groupings
- » Solid entrance porticos, often adjacent to wood porches.





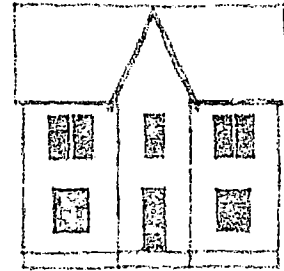
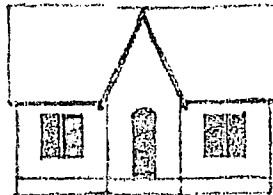
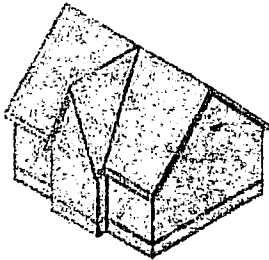
# Massing and Composition

MASSING STRATEGY

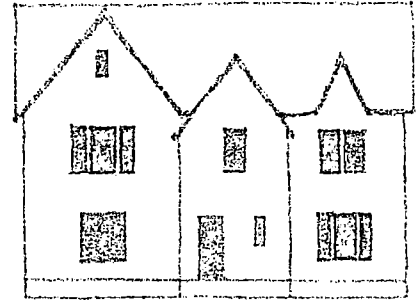
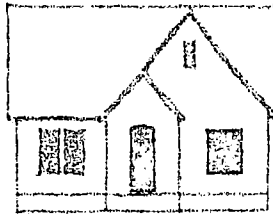
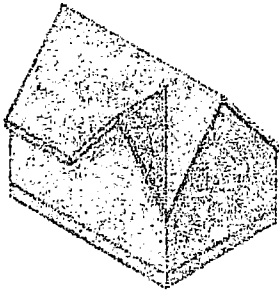
1-STORY COMPOSITION

2-STORY COMPOSITION

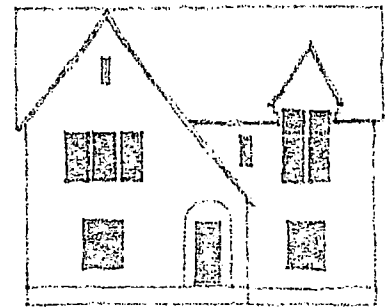
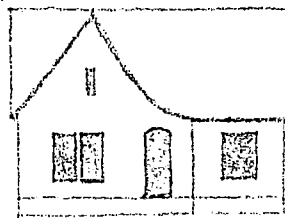
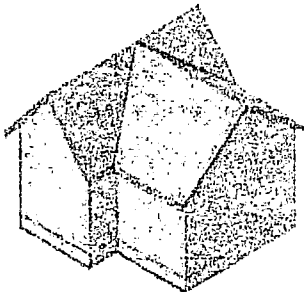
SIDE GABLE



SIDE GABLE WITH DOMINANT  
CROSS-GABLE



ASYMMETRICAL  
GABLE-FRONT L



# Architectural Elements

## A. ROOFS

- » Roofs should have a slope between 10:12 to 14:12

## B. EAVES

- » Boxed eaves with overhang of 6 to 24 inches.
- » Decorative returns on gable elevations are common.

## C. WINDOWS

- » Typically double hung windows of 1 over 1, 6 over 1, or 8 over 1 window pane proportions.
- » Larger first-floor windows are common, as are grouped windows.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap

## D. WALLS

- » Stucco with siding accents, or brick
- » Siding may be lap, exposure between 3 and 7 inches or vertical board and batten
- » Typically soft earth tones

## E. PORCHES

- » Broad porches with minimum depth of 7 feet
- » Posts or stucco columns
- » Porch bay spacing typically aligns with window bays of second floor.

## F. DOORS

- » Strong, contrasting colors



# HILL FARMS COLONIAL REVIVAL

The Colonial Revival style emerged as the style of choice in many areas across the United States in the early 1900s. The style has been recognized as an 'American-born' architectural style. It is based on Classical design principles and influences from the earlier Colonial period in this country, namely Anglo East Coast precedents that incorporated eclectic interpretations of Classical details on simple massing types and straightforward compositions.

The style developed regional adaptations throughout the country. In the Salt Lake valley, for example, Colonial Revival houses often favor attributes found in the Prairie style that was also emerging at the same time: an interconnectedness with the outdoors, horizontal lines and proportions, and wider windows and detailing than their East Coast counterparts. Colonial Revival houses in Hill Farms will emphasize the more horizontal proportions with square columns, wide corner boards, pilaster expressions, and door and window trim.

## ESSENTIAL CHARACTERISTICS

- » Simple, straightforward volumes with side wings
- » An orderly, symmetrical relationship between windows, doors, and building mass
- » Wide, multi-pane windows with six-pane patterns, sometimes paired
- » Simplified versions of classical details and columns, occasionally with classical orders used at the entry
- » Porches added to create more complex shapes





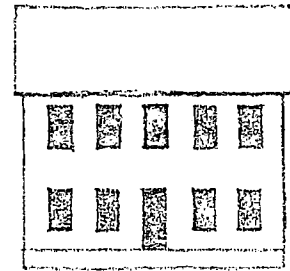
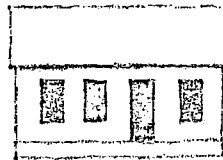
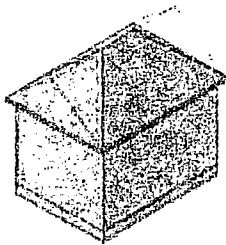
# Massing and Composition

MASSING STRATEGY

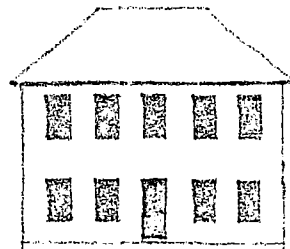
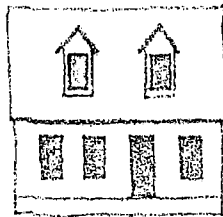
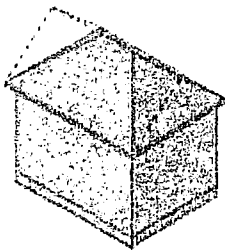
1-STORY COMPOSITION

2-STORY COMPOSITION

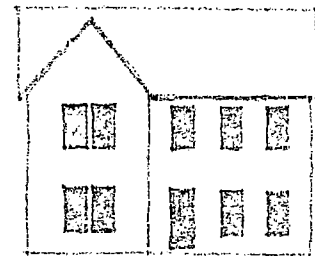
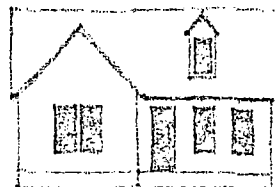
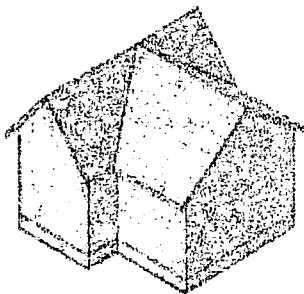
SIDE GABLE



SIDE GABLE WITH DOMINANT  
CROSS-GABLE



ASYMMETRICAL  
GABLE-FRONT L





# Architectural Elements

## A. ROOFS

- » Roofs should have a slope between 7:12 to 12:12

## B. EAVES

- » Boxed eaves with overhang of 12 to 24 inches.
- » Eave returns on gable elevations are common.

## C. WINDOWS

- » Typically double hung windows of 1 over 1, 6 over 1, or 6 over 6 window pane proportions.
- » Larger first-floor windows are common.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap

## D. WALLS

- » Stucco, siding, or brick
- » Siding may be lap, exposure between 3 and 7 inches or vertical board and batten
- » Typically bright colors or whites

## E. PORCHES

- » Broad porches with minimum depth of 7 feet
- » Slender tuscan columns or decorative posts
- » Porch bay spacing typically aligns with window bays of first or second floor.

## F. DOORS

- » Strong, contrasting colors
- » 6-panel doors are common.



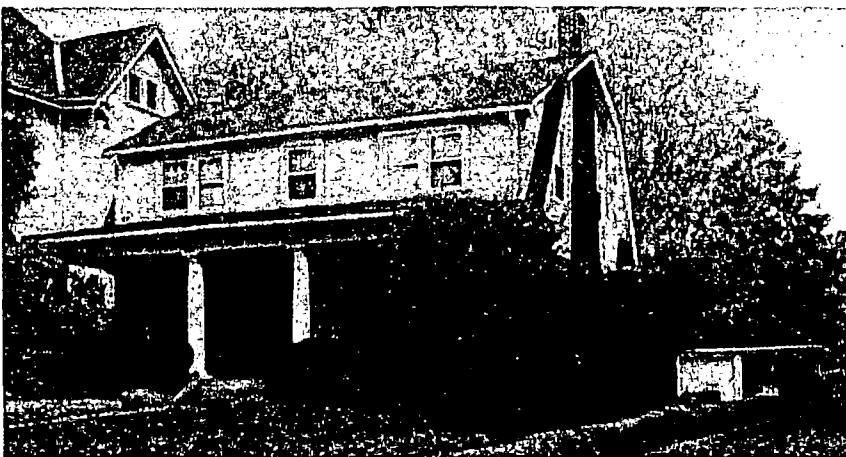
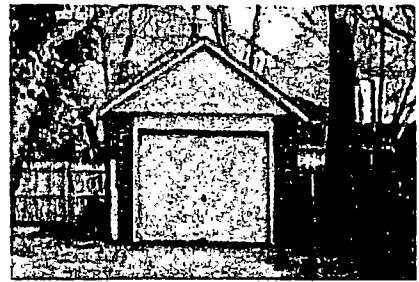
# ACCESSORY STRUCTURES

Accessory structures are structures that are incidental and subordinate to the principal structure and located on the same lot. They should be located to the rear of the principal structure and must respect all setback and placement requirements. On corner lots, accessory structures should be placed on the corners as a way to define the space of the yard and street. Examples of accessory structures include sheds, gazebos, and other such structures. In all cases, accessory structures should be of a similar character, materials, and color to the principal structure and should match the style of eaves, roof, and windows.



# Garages

Like accessory structures, garages should be subordinate to the principal structure on the lot. Garages may either be attached-to or detached-from the principal structure and may be accessed from the front of the lot or from a rear lane. In all cases, garages should match the style of roof, windows, and eaves of the principal structure and should be of a similar character, materials, and color. Garages must comply with all lot setback and placement requirements. All front facing garages within 30 feet of the sidewalk must have carriage doors no wider than 9 feet. An additional single car garage may occupy the facade zone parallel-to the principal structure where the lot size permits.



# APPROVED MATERIALS

## ROOFS

- » Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare, maximum of two skylights per roof plane.
- » Roof vents of any kind must be painted to match the roof shingles.
- » 30-year asphalt architectural shingles
- » Other roofing materials may be approved by ARB.

## SOFFITS

### Common Material

- » Aluminum soffits and fascia materials are permitted

### Custom Material

- » Smooth fiber-cement boards

## GUTTERS AND DOWNSPOUTS

- » Downspouts must be located away from prominent corners, and must drain away from window wells.

### Common Material

- » Ogee profile gutters with round or rectangular downspouts

### Custom Material

- » Half-round with round downspouts in Galvalume finish or copper

## TRIM

- » Transitions between materials must be trimmed and flashed in a manner appropriate to the style.

## BASE

- » The first floor is typically set no more than three feet above the finished grade.
- » Foundations may be covered with plaster, stucco, brick, or stone.

## CLADDING

- » Cement board, siding, shingles, stucco, brick, or stone may be used in a manner appropriate to the style.
- » T-1-11, vinyl, or aluminum siding materials are not allowed.

## SIDING

- » Only smooth siding permitted.

## SHINGLES

- » Weave at corners or terminate with appropriate corner trim board.

#### MASONRY/BRICK

- » Never terminate at an outside corner or in the middle of a wall; masonry must terminate at an inside corner.
- » Trim with an appropriate masonry water table detail.
- » Headers or lintels must span openings.

#### MASONRY/STUCCO

- » Stucco must be a smooth sand pebble fine finish.
- » Quartz stone finish is not allowed.
- » Windows, doors, and other openings within a stucco wall must be trimmed with cement board trim.
- » Other trims may be approved by ARB.

#### CHIMNEYS

- » Stucco or brick on all sides
- » Siding is not allowed on chimneys.

#### COLUMNS AND RAILINGS

- » Rails must be attached to porch columns.
- » Four-inch maximum distance between porch pickets

#### PLAQUES

- » House numbers must be displayed on approved ARB plaques.

#### COLOR

- » Color must be approved by the ARB and shifts are limited to the following locations: inside corners; horizontal breaks and changes in material; breaks between trim and wall plane; gable ends and accent panels; plane changes.

#### LIGHTING

- » Porch ceilings must be lighted.
- » Provide flanking fixtures on garage doors located in lanes.