



Colliers

Utah  
Lake

13.08 Acres

Land for sale

Asking Price: \$5.9 Mil

## Marina Meadows

10 S Saratoga Road  
Saratoga Springs, UT 84045

### Property Details

- 13.08 Acres
- Lake Views
- Along Pony Express Parkway - Major UDOT Road
- Future Land Use - Mixed Water Front
- Allows for:

Multi-Family

Single Family

Retail

Commercial

### Contact:

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### Colliers

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Accelerating success.

Site Detail



	Demographics	1 Mile	3 Mile	5 Mile
	Population			
	2023 Estimated	17,300	50,361	88,767
	2028 Projected	17,941	51,435	89,144
	Households			
	2023 Estimated	5,311	14,335	24,886
	2028 Projected	5,540	14,770	25,244
	Income			
	2023 Median HHI	\$65,113	\$78,063	\$81,451
	2023 Average HHI	\$78,447	\$90,912	\$96,902
	2023 Per Capita	\$23,940	\$25,915	\$27,100

Information provided by ESRI Business Analyst

Permitted Uses Mixed Waterfront

Arts and Craft Sales
Bakery
Bed and Breakfast
Bookstore
Churches
Commercial Recreation
Commuter/Light Rail Station
Dwellings above Commercial
Dwellings, Live/Work
Dwellings, Multi Family
Dwellings, Single Family
Dwellings, Three-Family
Dwellings, Two-Family
Dry Cleaners
Exhibition Center
Fitness Center
Floral Sales
Grocery Store
Ice Cream Shop
Marina
Neighborhood Grocery Store
Office, Professional
Personal Service Establishment
Reception Center
Recreation Center
Recreation Rentals
Refueling Stations, Public
Refueling Stations, Private
Rental, Long Term
Rental, Short Term
Residential Facilities for elderly persons
Residential Facilities for Persons with a Disability
Restaurant, Take out
Restaurant, Take out
Retail, Specialty
Retail Sales
School, Public
Transit-Oriented Development (TOD)



# Mixed Waterfront Zone Info

## Lot, Setback, and Development Requirements.

	Mixed Waterfront		
	Single-Family	Multi-Family	Other Development (including Mixed Use)
Development size- min	1 acre	1 acre	1 acre
Lots size - min	4,000 sq. ft.	No minimum	No minimum
Lot Coverage - maximum	60% (Footprint development will be reviewed for overall site coverage rather than	60% (Footprint development will be reviewed for overall site coverage rather	60% (Footprint development will be reviewed for overall site coverage rather
Lot Frontage - min	35'	100' along a public or private street. Where each unit is separately owned, the minimum lot frontage shall be based on each building.	100' along a public or private street
Primary structure height - max	40'	40'	40'
Accessory structure height - max	19.05.11	19.05.11	19.05.11
Dwelling size	1,000 sq. ft.	600 sq. ft.	600 sq. ft.
Lot width - min	50'	No minimum	No minimum
Setbacks, primary structure - min			
Front	25' to the garage, 20' to the front plane of the home.	20' to building, 25' to garage	10'*
Street side	20'	20'	10'*
Interior Side/ Building Separation	5'/ 10' combined	20'	5'
Rear	15' to property line or between buildings	20' between buildings, 20' between rear property lines and exterior walls	25'
Rear yard adjacent to alley	5' to detached garage, 20' to main structure	5' to detached garage, 20' to main structure	10', 20' driveway required or 5' setback to detached garage
Rear yard adjacent to street	N/A	N/A	10', 20' driveway required or 5' setback to detached garage
Setbacks, accessory structure - min			
Front	Same as principal structure	Same as principal structure	Same as principal structure
Street side	Same as principal structure	Same as principal structure	Same as principal structure
Interior Side	5'	5'	5'
Rear	5'	5'	5'
Building separation	5'	5'	5'
Concept plan required?	Yes	Yes	Yes
* Exception: The front and street side yard setbacks may be decreased to zero feet if the sidewalk width is increased by ten feet and as long as no part of any building, including planter boxes and similar features, shall overhang the public right-of-way and no drainage shall be diverted into said public right-of-way.			





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