



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
May 7, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, May 7, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Storm Water Training

3. PUBLIC COMMENTS PC

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

4. CONSENT ITEMS

4.2. Approval of the March 16th, 2025 Planning Commission Meeting Minutes

5. BUSINESS ITEMS

5.3. Lot 6 Site Plan Application

Brett Wood with Fincon, representing Martin Snow and MSI Properties of Vineyard, is requesting approval of the Lot 6 Site Plan (Plan25-0004) Application. The Planning Commission will take appropriate action.

5.4. The Yard Parking Management Plan and Traffic Impact Study

Karla Mata with X Development is requesting approval of The Yard Parking Management Plan and Traffic Impact Study. The Planning Commission will take appropriate action.

5.5. Conditional Use Permit for Hybrid Production Facility at 263 N Geneva Road

X Development is seeking approval of a conditional use permit for a hybrid production facility at 263 N Geneva Road. The Planning Commission will take appropriate action.

5.6. PUBLIC HEARING: Utah City Zoning Text Amendment

Applicant Initiated Zoning Text Amendment. Bronson Tatton with Flagborough is requested a recommendation for a zoning text amendment that would affect the Downtown Vineyard (Town Center) Special Purpose Zoning District. The Planning Commission will take appropriate action.

5.7. PUBLIC HEARING: Vineyard City Code Update

Senior Planner Cache Hancey will propose multiple changes throughout the Vineyard Zode Code. The Planning Commission will act to recommend approval (or denial) of the zoning text amendment to the City Council.

6. WORK SESSION

No work items were submitted.

7. STAFF AND COMMISSION REPORTS

8. ADJOURNMENT

The next regularly scheduled meeting is on May 21, 2025

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Rachel Stevens, Planner, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.gov.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:	May 2, 2025 _____
CERTIFIED (NOTICED) BY:	Cache Hancey _____



**NOTICE OF A REGULAR
PLANNING COMMISSION MEETING
April 16, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard Planning Commission will hold a regularly scheduled Planning Commission meeting on Wednesday, April 16, 2025, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

Vineyard City Planning Commissioners: Nathan Steele (Chair), Christopher Bramwell (Vice-Chair), Caden Rhoton, David Pearce, Natalie Harbin, Graden Ostler, Bradley Fagg, Steve Anderson

- 1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE**
- 2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS**
- 3. PUBLIC COMMENTS PC**

Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.
- 4. CONSENT ITEMS**
 - 4.1. Approval of the March 19th, 2025 Planning Commission Meeting Minutes**
- 5. BUSINESS ITEMS**
- 6. WORK SESSION**
 - 6.2. The Yard Parking Management Plan and Traffic Impact Study**
 -
- 7. STAFF AND COMMISSION REPORTS**
- 8. ADJOURNMENT**

The next regularly scheduled meeting is on May 7th, 2025

The public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Madison Reed, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at madisonr@vineyardutah.gov.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at Vineyard City Hall, and delivered electronically to city staff and each member of the Planning Commission.

AGENDA NOTICING COMPLETED ON:

April 14, 2025

CERTIFIED (NOTICED) BY:

/s/. Madison Reed

Madison Reed, Planning Technician

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 7, 2025
Agenda Item: Lot 6 Site Plan Application
Department: Community Development
Presenter: Cache Hancey

Background/Discussion:

Lot 6 is located at 151 E 1750 N and is within the Manufacturing (M) Zone. The proposed site includes a 59,000-square-foot tilt-up concrete building. It is intended for manufacturing, warehousing, and office use, all of which are permitted in the M Zone.

The elevations of the building match the surrounding structures with windows, varied rooflines, and awnings on each side. There is an entrance located on the North and East elevations that will serve as the main entrances.

There are a total of 85 parking spaces required (75 for warehouse and 10 for office). 88 parking stalls are provided. They are providing 12 bicycle parking stalls with an inverted-U-style rack.

Engineering has identified some potential issues with the access road between the two parking lots and has included the following requirements which may be handled at the land disturbance permit review:

- The grading needs to be clarified by showing where the water flow is located and showing top and bottom elevations of wall.
- Encroachment of ditch is coordinated with the Army Corps of Engineers to ensure the wetlands are maintained.
- The required flow of the ditch is not compromised. (The original agreement with flow analysis will be provided).
- The slag is removed and replaced with stabilized soil seeded for native vegetation to stabilize the bank.

Planning Comments:

- If a retaining wall is to be constructed for the access road, it must meet the standards found in 15.32.230 Requirements for Fences and Walls section of the Vineyard Zoning Code.
- Prior to issuance of a building permit, a cross-section of proposed landscaping located within and adjacent to the ditch easement, an approval letter from Lindon City, and an approval letter from the Army Corps of Engineers must be provided to the Community Development Department for review.
- If the access road is removed due to permitting issues, the applicant must submit to staff for review an updated landscaping plan that maintains a similar quality and quantity of plantings as nearby landscaped areas.

Fiscal Impact:

N/A

Recommendation:

Staff recommends approval of the site plan with the following conditions:

- The applicant provides documentation from Lindon City and the Army Corps of Engineers for approval of the fill and road construction within the ditch easement.
- Any retaining wall constructed must meet the standards in the zoning code and the block material must be provided to the Community Development Department for approval prior to installation.
- If the road is removed, the applicant must submit to staff for review an updated landscaping plan that maintains a similar quality and quantity of plantings as nearby landscaped areas.

Sample Motion:

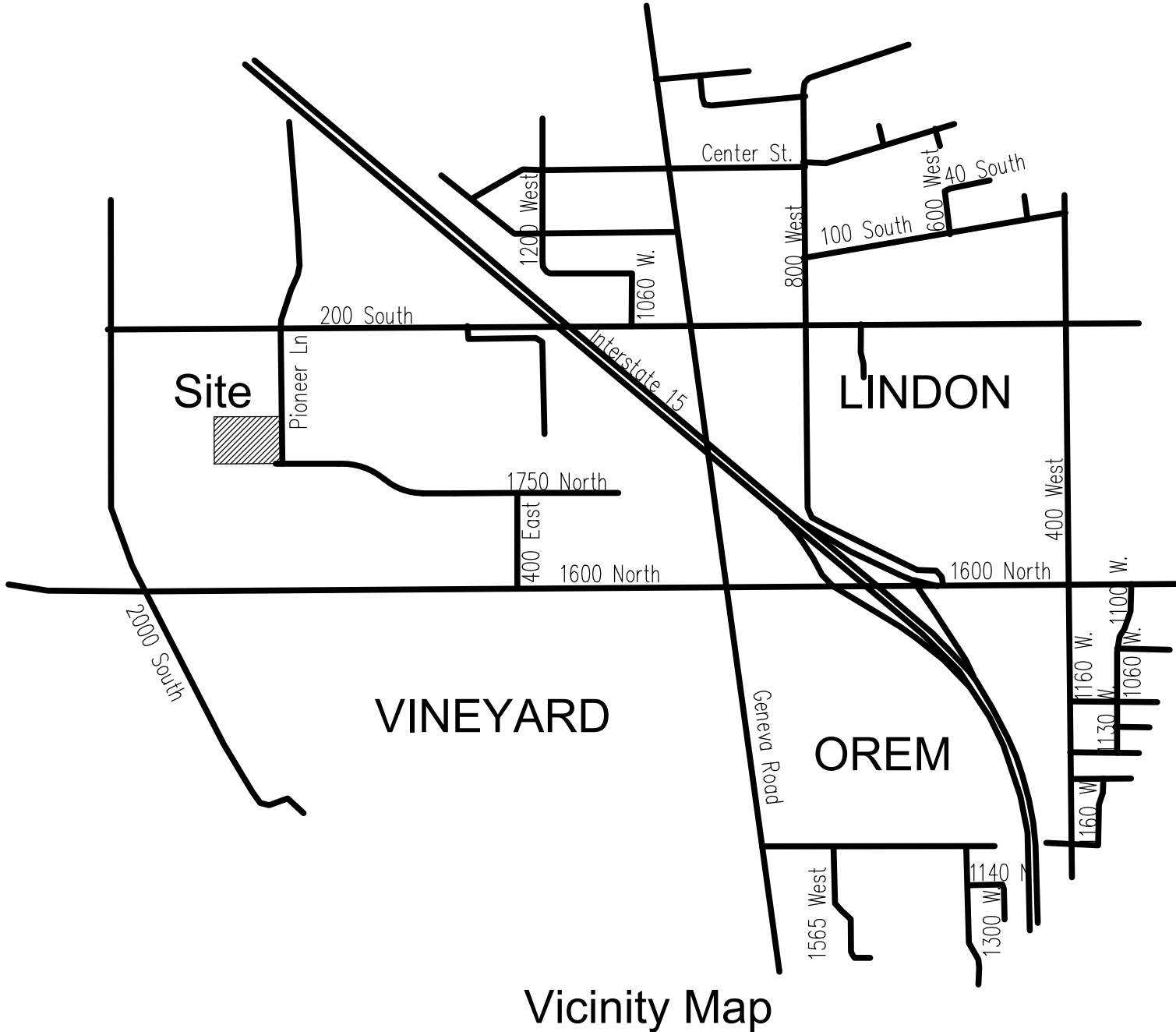
"I move to approval the Eastlake Lot 6 Site Plan application requested by Brett Wood with the following conditions ..."

Attachments:

1. Combined Site Plan (Lot 6)

Eastlake Lot 6, Phase 11

Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Proposed Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Storm Drain Box
ta	top of asphalt
tw	top of sidewalk
boc	back of top of curb
bosw	back of top of sidewalk
SSMH	Sanitary Sewer Manhole
SDMH	Storm Drain Manhole
WV	Water Valve
GV	Gas valve
WM	Water Meter
eo	edge of existing asphalt
PUE	Public Utility Easement



NOTES

The fire protection items (fire hydrants, water mains, access roads, etc.) shown on this site plan are preliminary only. Detailed fire protection plans shall be submitted with the building plans. Plan reviews by the City of Orem Fire Prevention Bureau shall be completed prior to the issuance of a building permit. The plan reviews by the City of Orem Fire Prevention Bureau may identify additional fire protection requirements mandated by the International Fire Code. Fire hydrant foot valves shall be installed at the connection point with the main water lines."

- o "All landscaped areas shall have an automatic, underground sprinkler system which includes backflow assembly to the building. Backflow assemblies shall be installed and tested in accordance with Section 21-1-14 of the Orem City Code. Water meter sizes shall be determined by the City of Orem Building Division at the time of building permit approval or when there is a request to change the water meter size. Water meters shall be located at the back of sidewalk or curb in an area that is accessible for reading and servicing. Water meters shall not be located within areas enclosed with fences or within ten feet (10') of any existing or proposed structure."
- o If required by Chapter 20 of the Orem City Code or by the applicant's Permit for Industrial Wastewater Discharge, "A sampling manhole and flat and oil separator/grease trap shall be installed in accordance with the City of Orem Standards and Specifications."
- o "All utilities shall comply with the requirements of the Orem City Code."
- o "All signs, including water and sewer laterals, water and sewer mains, storm water drains, stormwater sumps, sewer manholes, water valves, etc., shall not be located under covered parking areas and shall be installed according to the Orem City Code."
- o "All structures, from roadsides, from railroad crossings, or from City Code to vegetated landscapes or areas unless otherwise approved by the City Engineer, Orem City Code 23-4-8(7)."

3.

- o "At the time of construction, the City of Orem may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substantial improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches."
- o "All construction shall conform to the City of Orem construction standards and specifications. These improvements are within the UDOT right-of-way, in which case the construction shall conform to UDOT construction standards and specifications."
- o All damage to City owned roads are the responsibility of the contractor to repair. Each cut into the roadway (including curbs) is subject to road cut fees. Install asphalt according to the City Standard Details (see details M-1, M-9, M-10, RW-14, and RW-15).
- o All damage to City owned sidewalks/concrete (lifting, cracking, curbs, etc.) are the responsibility of the contractor to replace. Any concrete repair in lieu of replacement must be approved by the City. Install concrete according to the City Standard Details (see details RW-1 through RW-13 and RW-18)

Planning Department

240 East Gammon Rd
Vineyard, Utah 84058
Phone (801) 226-1929

Community Development Director - Morgan
Brim 385.248.7029

Public Works Department

Phone (801) 766-6506

Public Safety

Emergency 911
Utah County Animal Shelter 801-785-3442

Building Inspection

Building Inspector
George Reid
801.226.1929

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Project Address:

151 East 1750 North Street
Vineyard, Utah 84059

Property Owner:

VINEYARD PROPERTIES OF UTAH, LLC

Developer:

VINEYARD PROPERTIES OF UTAH, LLC
433 North 1030 West
London, Utah 84042
801-785-0505

Architect:

Architectural Coalition
1991 South State
Springville, Utah 84663
801-491-0275

Engineer / Surveyor:

Dudley and Associates, Inc.
353 East 1200 South
Vineyard, Utah 84058
801-224-1252 office
801-224-1264 fax
t-dudley@qwestoffice.net

Site Data:

Zone = M (Manufacturing)
Total Area = 178,911 sq.ft. or 4.11 Acres
Building Area = 59,000 sq.ft. or 1.35 Acres

Parking requirements:

Office = 3,000 sq.ft. = 10 spaces
Warehouse = 56,000 sq.ft. = 75 spaces

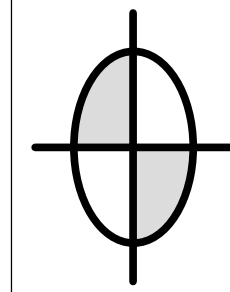
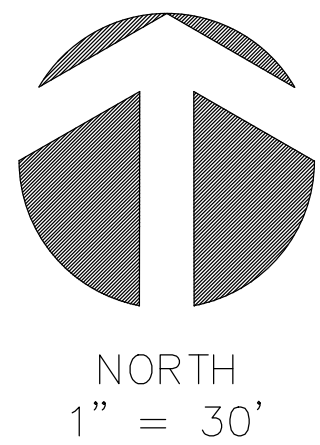
Parking spaces required = 85 spaces
Parking spaces provided = 88 spaces

ADA Parking spaces required = 4
ADA Parking Spaces provided = 4
(All are VAN Accessible spaces)

Sheet Index	
1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
4.1	Sub-Basin diagram
5.0	City Detail Sheet D-1
6.0	SWPPP
6.1	SWPPP Details
L1.0	Landscape Plan
	Building floor plan
	Building Elevation views

	Square Footage	Acreage	Percent of total
Total Area	178,911	4.11	100
Total Building / Pad Area	59,000	1.35	33
Total Hard Surface Area	73,282	1.68	41
Total Impervious Area	132,282	3.03	74
Total Landscaped Area	46,629	1.07	26

Tabulation Table



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Lot 6, Phase 11
Site Plan

Vineyard

Utah

KEYED NOTES

- Existing 24" curb and gutter to remain.
- Const. 6" concrete sidewalk.
- Const. 24" curb and gutter. (carry curb)
- Const. 24" curb and gutter. (shed curb)
- Const. ADA ramp with necessary signage.
- Const. ADA stalls and isle (2% max. grade).
- Install concrete wheel stops.
- Form a 36" concrete rolled gutter in concrete paving
- Landscaped Area (refer to landscaping plan for details).
- Bicycle parking rack.
- Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
- Concrete Retaining Wall (type to be determined)
- Concrete Paving (see paving detail)
- Parking Striping (white point)
- No Parking zone
- Const. Asphalt paving (see paving section).
- Retaining Wall with 42" Railing.
- Install 6' wide concrete sidewalk not to exceed 2% cross slope required by ADA.

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



Pacificorp
Lake Side Power Plant

Pioneer Lane

1750 North Street

Proposed Building
Total = 59,000 sq.ft.
(to be fire sprinkled)

FFE 4512.50

WAREHOUSE AREA
56,000 sq.ft.

OFFICE AREA
3,000 sf

GRAPHIC SCALE



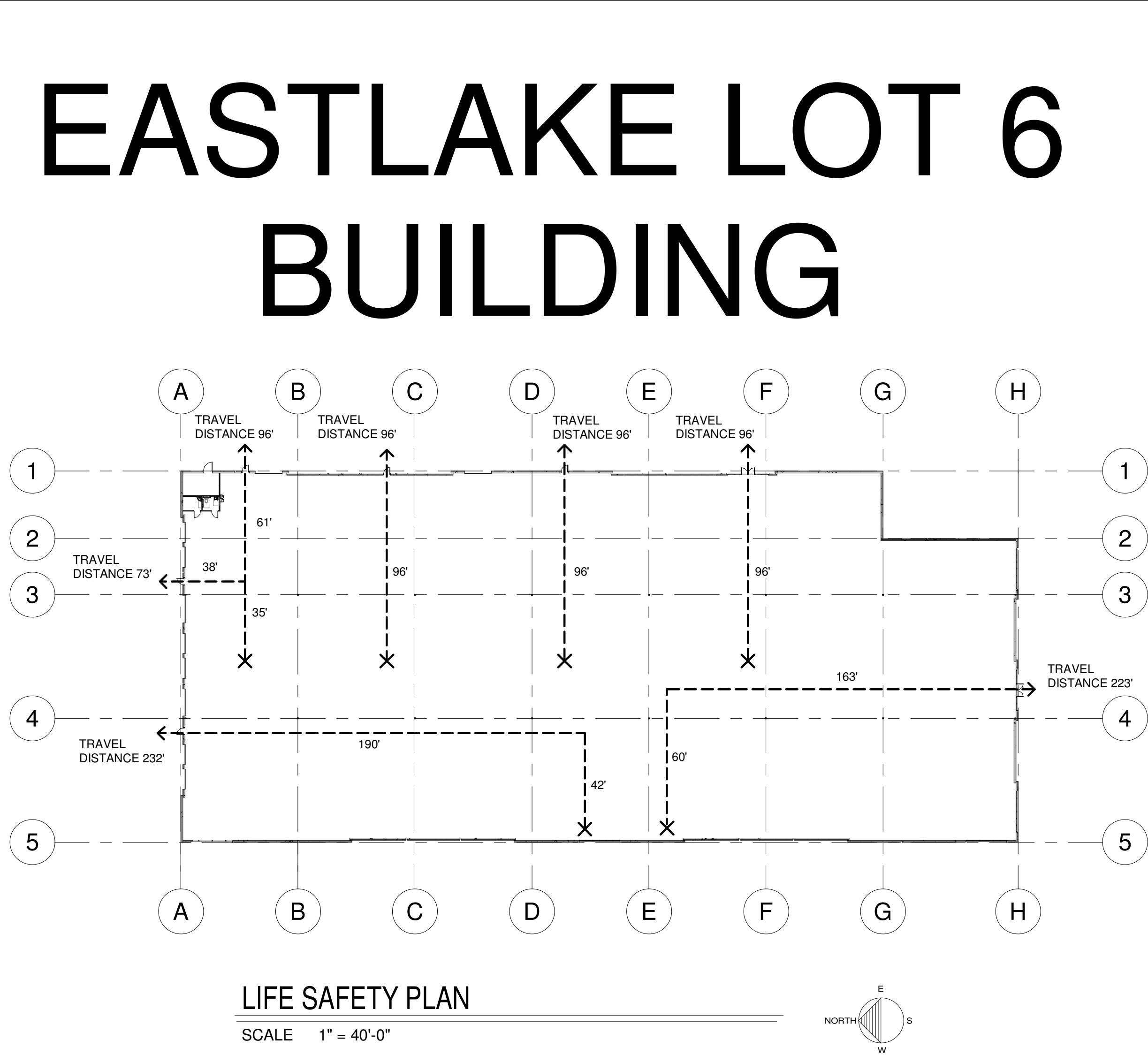
(IN FEET)
1 inch = 30 ft.

Revisions

Date
2-27-2025
Scale
1" = 30'
By
TD
Tracing No.
L - 14903

Sheet No.
C - 2

ABBREVIATIONS			
AB	ANCHOR BOLT	MAX	MAXIMUM
AC	ACOUSTICAL	MBR	MASTER BEDROOM
A/C	AIR CONDITIONING	MC	MEDICINE CABINET
ACT	ACOUSTICAL TILE	MECH	MECHANICAL
ADJ	ADJUSTABLE; ADJACENT	MET	METAL
AFF	ABOVE FINISHED FLOOR	MEZZ	MEZZANINE
ALT	ALTERNATE	MFR	MANUFACTURER
ALUM	ALUMINUM	MH	MAGNETIC HOLD OPEN
AP	ACCESS PANEL	MIN	MINIMUM
ARCH	ARCHITECTURAL; ARCHITECT	MISC	MISCELLANEOUS
AUTO	AUTOMATIC	MNH	MAN HOLE
BD	BOARD	MO	MASONRY OPENING
BDRM	BEDROOM	MTD	MOUNTED
BLDG	BUILDING	MTL	MATERIAL; METAL
BLKG	BLOCKING	N	NORTH
BM	BEAM; BENCHMARK	NIC	NOT IN CONTRACT
BOS	BOTTOM OF STRUCTURE	NO	NUMBER
BOT	BOTTOM	NOM	NOMINAL
BSMT	BASEMENT	NRC	NOISE REDUCTION COEFFICIENT
BTWN	BETWEEN	NTS	NOT TO SCALE
CAB	CABINET	OC	ON CENTER
CB	CATCH BASIN	OD	OUTSIDE DIAMETER
CFGI	CONTRACTOR FURNISHED; CONTRACTOR INSTALLED	OFCI	OWNER FURNISHED; CONTRACTOR INSTALLED
CFOI	CONTRACTOR FURNISHED; OWNER INSTALLED	OFOI	OWNER FURNISHED; OWNER INSTALLED
CHBD	CHALK BOARD	OPG	OPENING
CJT	CONTROL JOINT	OZ	OUNCE
CLG	CEILING	PKT	POCKET
CLO	CLOSET	PLAM	PLASTIC LAMINATE
CLR	CLEAR	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	PLBG	PLUMBING
CO	CLEANOUT	POL	POLISHED
COL	COLUMN	PR	PAIR
COMP	COMPOSITION	PROJ	PROJECT(ED)
CONC	CONCRETE	PT	PAINTED
CONT	CONTINUOUS; CONTINUE	PTD	PAPER TOWEL DISPENSER
CONTR	CONTRACTOR	PTRD	PAPER TOWEL DISPENSER AND RECEPTOR
CORR	CORRIDOR; CORRUGATED	PTN	PARTITION
CPT	CARPET	PLWD	PLYWOOD
CT	CERAMIC TILE	QT	QUARRY TILE
DBL	DOUBLE	R	RISER; RADIUS
DEPT	DEPARTMENT	RA	RETURN AIR
DF	DRINKING FOUNTAIN	R	RESILIENT CHANNEL
DIA	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REFR	REFRIGERATOR
DN	DOWN	REINP	REINFORCED
DR	DOOR	REQD	REQUIRED
DS	DOWN SPOUT	REV	REVISED(ION)
DTL	DETAIL	RM	ROOM
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	R&S	ROD AND SHELF
DWR	DRAWER	S	SINK; SOUTH
E	EAST	SC	SOLID CORE
EA	EACH	SCHD	SCHEDULE
EFEC	EXISTING FIRE EXTINGUISHER	SD	SOAP DISPENSER
EXTINGUISHER	CABINET	SF	SQUARE FOOT (FEET)
EL	ELEVATION	SGD	SLIDING GLASS DOOR
ELEC	ELECTRIC(AL)	SH	SHELF; SHEL(VES)(ING)
ELEV	ELEVATOR	SHT	SHEET
EP	ELECTRICAL PANEL BOARD	SHTG	SHEATHING
EQUIP	EQUIPMENT	SHWR	SHOWER
EXIST	EXISTING	SIM	SIMILAR
EXP	EXPANSION	SND	SANITARY NAPKING DISPENSER
EXT	EXTERIOR	SNR	SANITARY NAPKIN RECEPTOR
FA	FIRE ALARM	SOG	SLAB ON GRADE
FB	FIRE BLANKET; FLUSH BEAM	SSK	SERVICE SINK
FD	FLOOR DRAIN	S/S	STAINLESS STEEL
FDN	FOUNDATION	SPEC	SPECIFICATIONS
FE	FIRE EXTINGUISHER; FINISHED END	STC	SOUND TRANSMISSION COEFFICIENT
FEC	FIRE EXTINGUISHER	STD	STANDARD
CABINET	FF	STL	STEEL
FF	FINISHED FLOOR	STO	STORAGE
FFHB	FROST-FREE HOSE BIBB	T&V	STAIN AND VARNISH
FHC	FIRE HOSE CABINET	SQ	SQUARE
FIN	FINISH(ED)	SW	SWITCH
FLR	FLOOR(ING)	SV	SHEET VINYL
FLUOR	FLUORESCENT	T	THERMOSTAT; TREAD
FOC	FACE OF CONCRETE	TB	TOWEL BAR
FOS	FACE OF STUD	TELE	TELEPHONE
FR	FIREPLACE	T&G	TONGUE AND GROOVE
FS	FLOOR SINK	THK	THICK
FT	FOOT; FEET	THR	THRESHOLD
FTG	FOOTING	TOS	TOP OF STEEL; TOP OF SLAB
G	GAS	TPH	TOILET PAPER HOLDER
GA	GAGE; GAUGE	TV	TELEVISION
GALV	GALVANIZED	TYP	TYPICAL
GB	GRAB BAR	UH	UNIT HEATER
GL	GARBAGE DISPOSAL	U.N.O.	UNLESS NOTED OTHERWISE
GLASS	GLASS; GLAZING	UR	URINAL
GLULAM	GLUE-LAMINATED (TIMBER)	V	VOLT; VINYL
GWB	GYPSPUM WALL BOARD	VAC	VACUUM
HBP	HOSE BIBB	VB	VAPOR BARRIER
HC	HOLLOW CORE	VERT	VERTICAL
HD	HOLD DOWN	VG	VERTICAL GRAIN
HDR	HEADER	VCT	VINYL COMPOSITION TILE
HDW	HARDWARE	VT	VINYL TILE
HM	HOLLOW METAL	W	WASTE; WEST; WIDTH; WATER; WATT
HOR	HORIZONTAL	W/	WITH
HT	HEIGHT	WC	WATER CLOSET
HTG	HEATING	W/D	WASHER & DRYER
HVAC	HEATING VENTILATING AIR CONDITIONING	WD	WASHED UNIT
HWDD	HARD WOOD	WDO	WINDOW
HWT	HOT WATER TANK	WDRB	WARDROBE
ID	INSIDE DIAMETER	WDO	WINDOW
IE	INVERT ELEVATION	WG	WIRED GLASS
IN	INCH	WH	WATER HEATER
INSUL	INSULAT(ED)(ION)	WIN	WINDOW
JAN	JANITOR	W/O	WITHOUT
JOINT	JOINT	WR	WATER RESISTANT
KO	KNOCKOUT	WSCT	WAINSCOT
KP	KEYPAD	WT	WEIGHT
KPL	KICK PLATE	WWF	WELDED WIRE FABRIC
L	LONG; LENGTH	YD	YARD
LAB	LABORATORY		
LAM	LAMINATE(D)		
LAV	LAVATORY		
LF	LINEAL FOOT		
LT	LIGHT		
LUM	LUMINOUS		



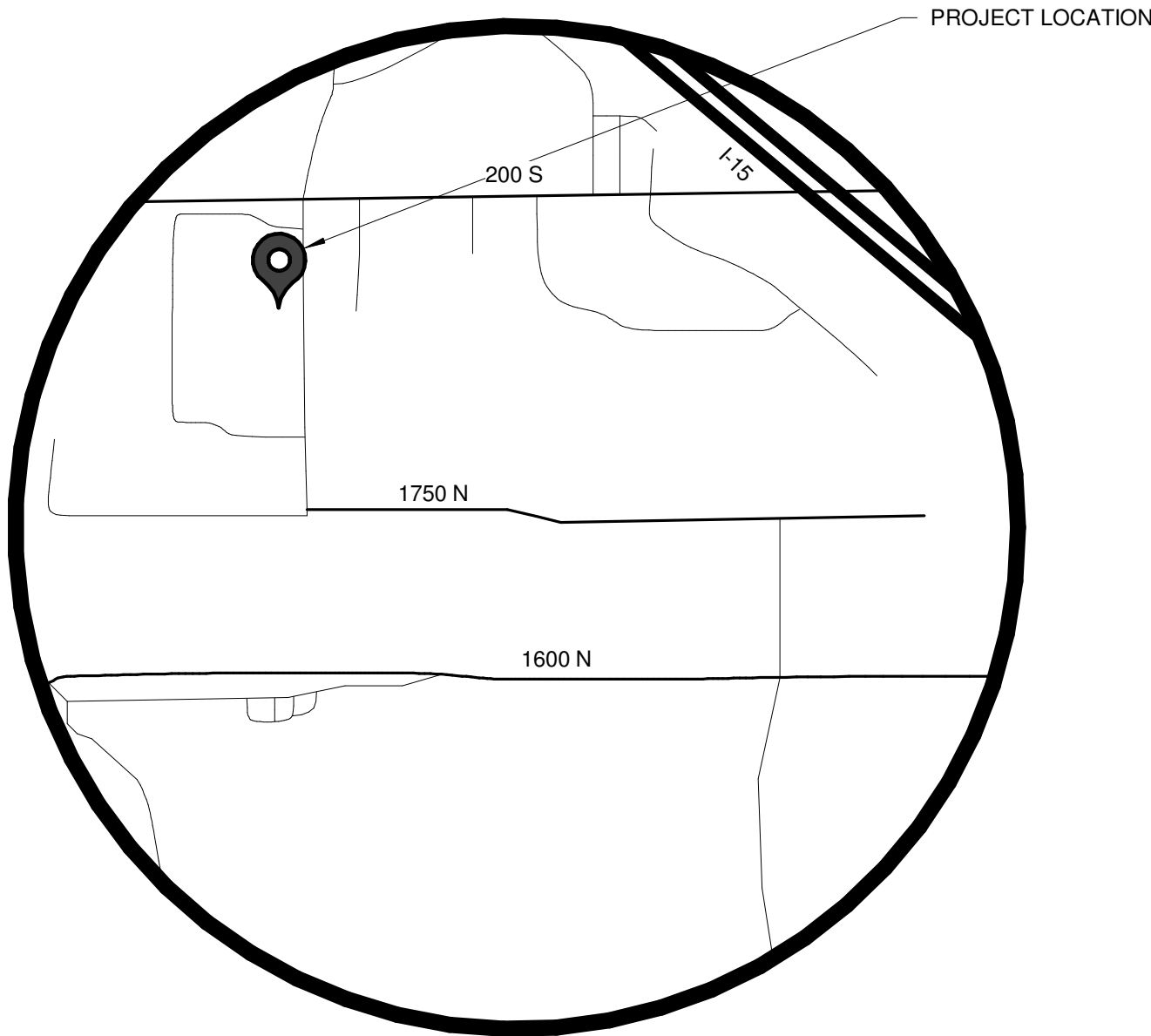
LIFE SAFETY PLAN

SCALE 1" = 40'-0"

GENERAL NOTES

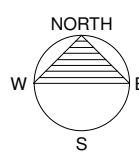
The following are requirements of every project within Vineyard City. Compliance is required. Building codes as amended by the state of Utah

- Any Construction details not specifically shown in these documents shall be built to the standards of the construction codes adopted by Vineyard City. Failure to identify all areas of non-compliance shall not relieve the contractor of the obligation to construct in accordance with minimum code requirements.
- Vineyard City and the State of Utah have adopted accessibility standards designed to comply with the Americans with Disabilities Act that went into effect January 25, 1992. All building permits issued after these dates must comply with current codes. The contractor shall be responsible to make sure of full compliance with the law.
- All exit access doors and exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Use of manual flushbolts, edge bolts, top or bottom bolts, etc. is prohibited.
- Tank type water closets shall have a maximum water usage of 1.6 gallons per flush. Showers shall have a maximum flow of 2.5 gallons per minute.
- Breaker panel circuits must be identified.
- Proper working clearances must be observed and maintained around electrical equipment.
- The project shall comply with all energy conservation requirements. The lighting load in the work areas must be reducible by fifty percent.
- Burning of waste construction material is prohibited at all times.
- Storage of equipment, soils, and construction materials on publicright-of-way or easement is expressly prohibited.
- When fire sprinklers are required, shop drawings of the fire sprinkler system will be submitted for review, and approved by Vineyard City Fire Marshal prior to installation of the system. Fire sprinklers cannot be inspected without the approved plans.
- Comply with the requirements of the Vineyard City Fire Department.
- Occupancy of this building is prohibited until a final inspection of the premises has been made and approval is given by Vineyard City and all other agencies involved.
- This project must comply with all state and federal regulations.
- Signs/Signage requires a separate building permit.



VICINITY MAP

NTS



PROJECT INFORMATION:

ADDRESS OF PROJECT:	151 East 1750 North, Vineyard, Utah 84059
BUILDING SEISMIC DESIGN:	
BUILDING OCCUPANCY:	F-2, S-2 Per IBC Chapter 3
ZONE:	
CONSTRUCTION TYPE:	II-B Per IBC Chapter 6
MAX. ALLOWABLE AREA:	UL, SEE IBC 507.4 Per IBC Table 506.2
MAX ALLOWABLE STORIES:	3 Per IBC Table 504.4
MAX ALLOWABLE HEIGHT:	75' Per IBC Table 504.3
ACTUAL AREA:	59,000 SF
ACTUAL STORIES:	1
ACTUAL HEIGHT:	42'
OCCUPANCY SEPARATIONS:	NOT REQUIRED Per IBC Table 508.4
FIRE RESISTIVE RATING FOR BUILDING ELEMENTS:	Per IBC Table 601
STRUCTURAL FRAME:	0
BEARING WALLS EXTERIOR:	0
BEARING WALLS INTERIOR:	0
NON BEARING WALLS INTERIOR:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0
FIRE SEPARATION RATING PER DISTANCE:	Per IBC Table 705.5
FIRE SEPARATION DISTANCE:	FIRE RATING:
<5	2
<10	1
<30	0
>30	0
FIRE SPRINKLERS:	REQUIRED Per IBC Section 903
OCCUPANT LOADS:	WAREHOUSE: 56,000 SF / 500 = 112 OCCUPANTS OFFICE: 3,000 SF / 150= 20 OCCUPANTS TOTAL: 132 OCCUPANTS
DEFERRED SUBMITTALS REQUESTED:	FIRE SPRINKLER & FIRE ALARM PLANS

EGRESS CAPACITY:		
NUMBER OF EXITS REQUIRED:	2	Per IBC Section 1006
NUMBER OF EXITS PROVIDED:	7	
COMMON PATH OF TRAVEL:	100'	Per IBC Table 1006.2.1
TRAVEL DISTANCE ALLOWED:	250'	Per IBC Table 1017.2
STAIRWAY WIDTH REQUIRED:	N/A	Per IBC Section 1011
PROVIDED:		
OTHER EGRESS WIDTH REQ.:	N/A	
PROVIDED:		
NUMBER OF ENTRANCES:	7	Per IBC Section 1105
ACCESSIBLE ENTRANCES:	7	
PARKING:		ADA:
REQUIRED:	85	4
PROVIDED:	88	4

PLUMBING FIXTURES

	WC		LAV	DRINKING FOUNTAIN	SERVICE SINK
	M	W			
REQUIRED PER IBC TABLE 2902.1	1	1	1	1	1
PROVIDED	1	1	1	1	1

ARCHITECTURAL

SHEET NUMBER	SHEET NAME
A-0.1	TITLE SHEET
A-0.2	ARCHITECTURAL SPECIFICATIONS
A-0.3	ARCHITECTURAL SPECIFICATIONS
A-0.6	ACCESSIBILITY SPECIFICATIONS
A-0.7	ARCHITECTURAL SITE PLAN
A-0.9A	FIRE RATED WALL PENETRATION DETAILS
A-1.0	ARCHITECTURAL FOOTING & FOUNDATION PLAN
A-1.1	OVERALL FLOOR PLAN
A-1.2	REFLECTED CEILING PLAN
A-1.3	ROOF PLAN
A-1.4	ENLARGED FLOOR PLAN SEGMENT 1
A-1.5	ENLARGED FLOOR PLAN SEGMENT 2
A-1.6	ENLARGED FIRE RISER ROOM
A-2.1	EXTERIOR ELEVATIONS
A-2.2	NORTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 1
A-2.3	NORTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 2
A-2.4	EAST & WEST ENLARGED EXTERIOR ELEVATIONS
A-2.5	SOUTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 1
A-2.6	SOUTH ENLARGED EXTERIOR ELEVATIONS SEGMENT 2
A-3.1	SECTIONS
A-3.2	SECTIONS
A-3.3	WALL SECTIONS
A-4.1	INTERIOR ELEVATIONS
A-4.2	PANEL ELEVATIONS
A-4.3	PANEL ELEVATIONS
A-4.4	PANEL ELEVATIONS
A-5.1	SCHEDULES & WALL TYPE DETAILS
A-6.1	ACCESSIBILITY DETAILS
A-6.2	ACCESSIBILITY DETAILS ICC A117.1-2017
A-6.3	DOOR & WINDOW DETAILS
A-6.12	TILT-UP CONCRETE DETAILS
A-6.13	TILT-UP CONCRETE DETAILS
A-9.1	EXTERIOR ELEVATIONS (COLOR)

LIST OF CONSULTANTS

OWNER: Martin Snow Phone: (801) 785-0505 email: msnow@uisutah.com	ARCHITECT: Architectural Coalition Guilford A. Rand 962 West 800 North Orem Utah, 84057 Phone: 801-491-0275 email: archcoalition@hotmail.com
STRUCTURAL ENGINEER: Phone: Fax: email:	Civil ENGINEER: Dudley & Associates Todd Dudley 353 East 1200 South Orem, Utah 84058 Phone: (801) 224-1252 Fax: email: todd@dudley-eng.com
ELECTRICAL ENGINEER: Phone: Fax: email:	MECHANICAL ENGINEER: Phone: Fax: email:

REVISIONS
DATE

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EASTLAKE LOT 6 BUILDING

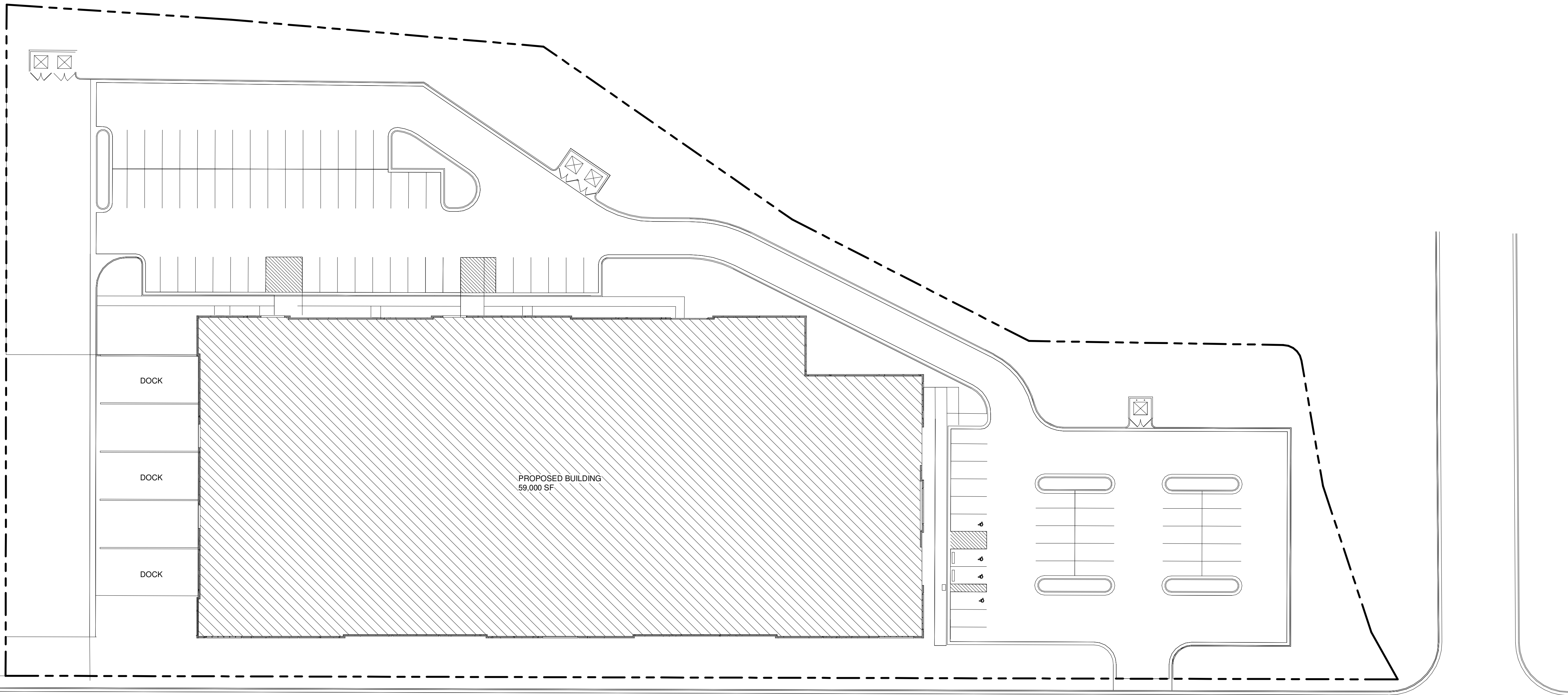
For Martin Snow

151 East 1750 North, Vineyard, Utah 84059

SHEET NO.
A-0.1

DATE
03/31/2025

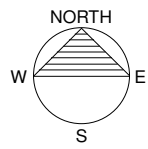
4/22/2025 1:30:50 PM K:\Drawings 2024\2024-066 Martin Snow 60,000 SF building\Martin Snow 60,000 SF building 8.rvt



ARCHITECTURAL SITE PLAN

SCALE 1" = 30'-0"

4.11 ACRES



PARKING CALCULATIONS					
USE	AREA	FORMULA	SPACES	SPACES	ADA SPACES
		per Vineyard City Code 15.38.030	REQUIRED	PROVIDED	per IBC Table 1106.2
OFFICE	3,000	1 SPACE per 300 Sq Ft	10		
WAREHOUSE	56,000	1 SPACE per 750 Sq Ft	75	85	4 REQUIRED 4 PROVIDED

SITE TABULATION TABLE		
	AREA	PERCENTAGE
BUILDING	59,000	33
LANDSCAPE	46,629	41
HARDSCAPE	73,282	26
TOTAL SITE	178,911	100

REVISIONS
DATE

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EASTLAKE LOT 6 BUILDING
For Martin Snow

151 East 1750 North, Vineyard, Utah 84059

SHEET NO.
A-0.7

DATE
03/31/2025

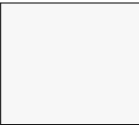
962 West 800 North, Orem Utah, 84057
PH: 801-491-0275

4/22/2025 1:33:40 PM K:\Drawings 2024\2024-066 Martin Snow 60,000 SF building\Martin Snow 60,000 SF building 8.rvt

COLOR LEGEND



BLACK FOX
(WALL AND WALL BAND HIGHLIGHT)



ELDER WHITE
(PRIMARY WALL COLOR)



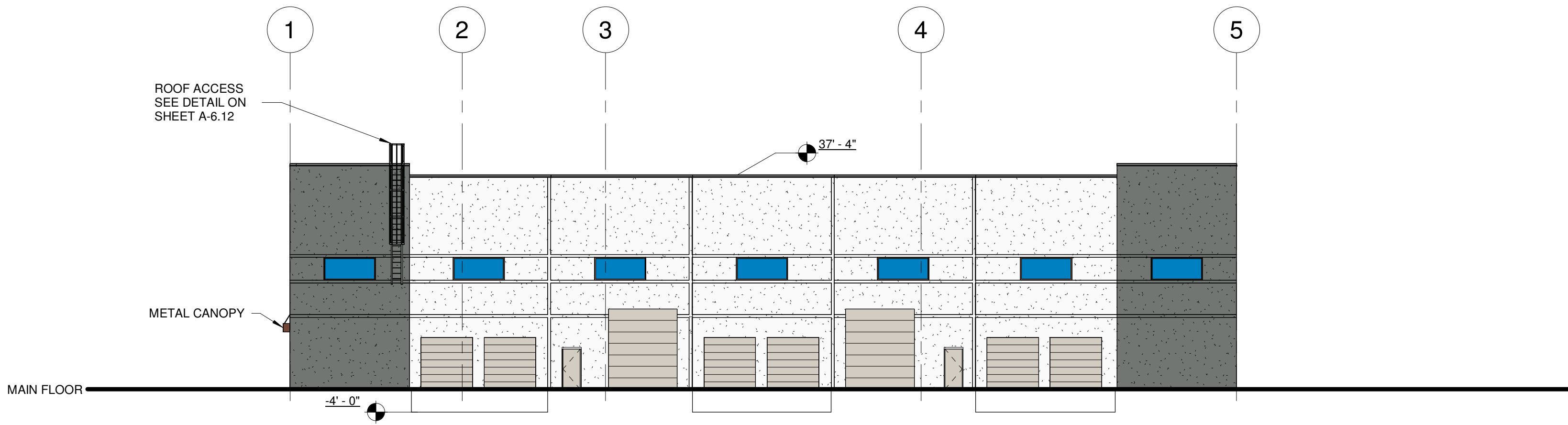
ASH GREY
(PERSONNEL & OVERHEAD DOORS)



SMOKE GREY
(GLAZING TINT)

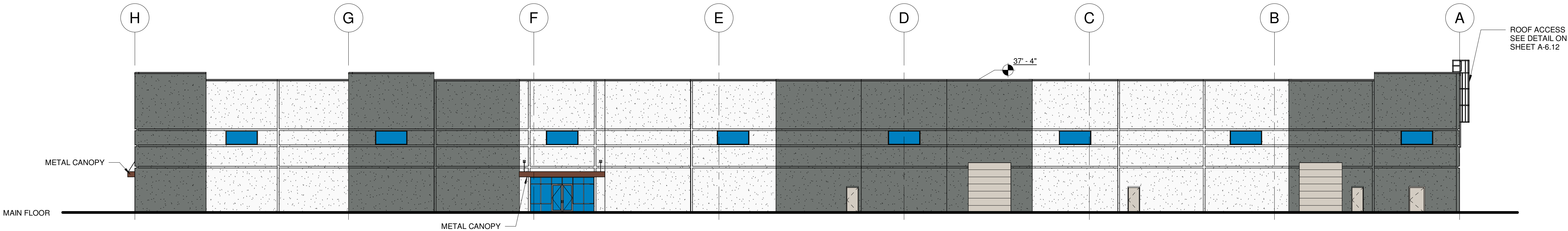


BLACK BRONZE
(FLASHING & TRIM FOR STOREFRONT)



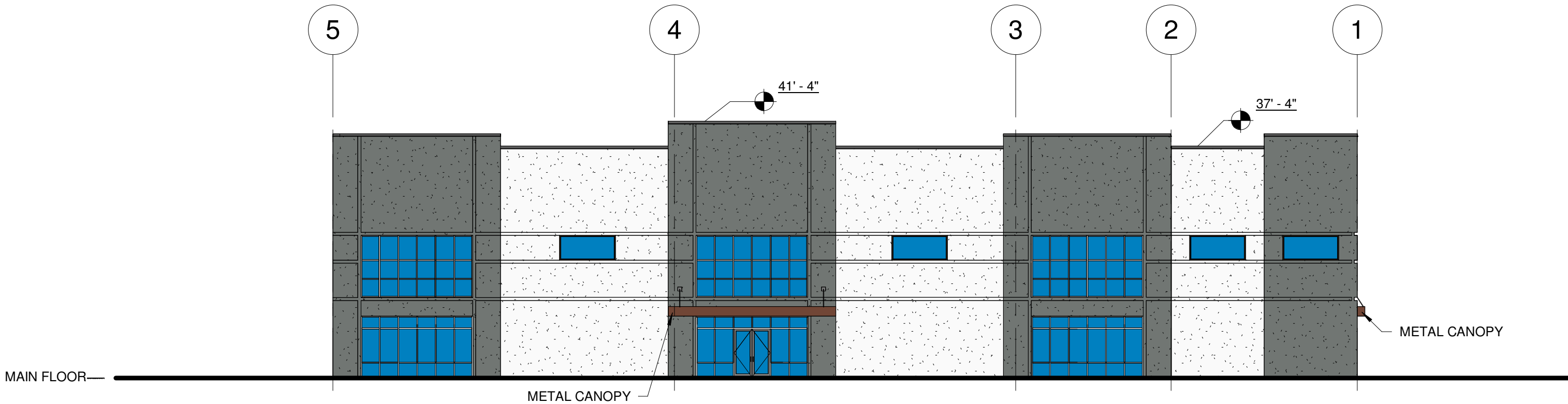
WEST ELEVATION

SCALE 1/16" = 1'-0"



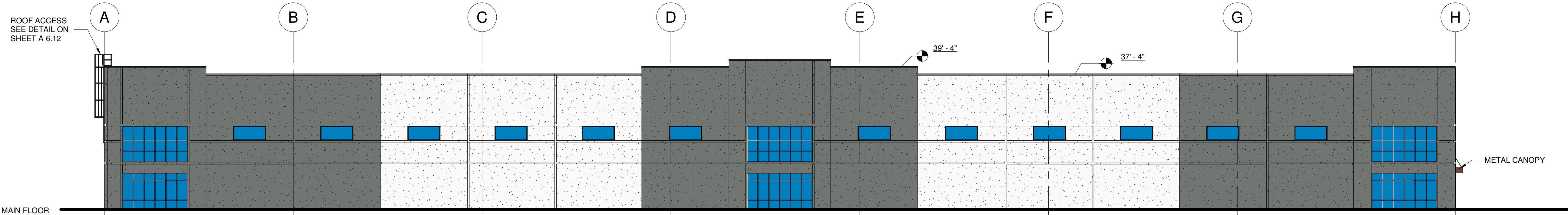
NORTH ELEVATION

SCALE 1/16" = 1'-0"



EAST ELEVATION

SCALE 1/16" = 1'-0"



SOUTH ELEVATION

SCALE 1/16" = 1'-0"

REVISIONS
DATE

ARCHITECTURAL COALITION

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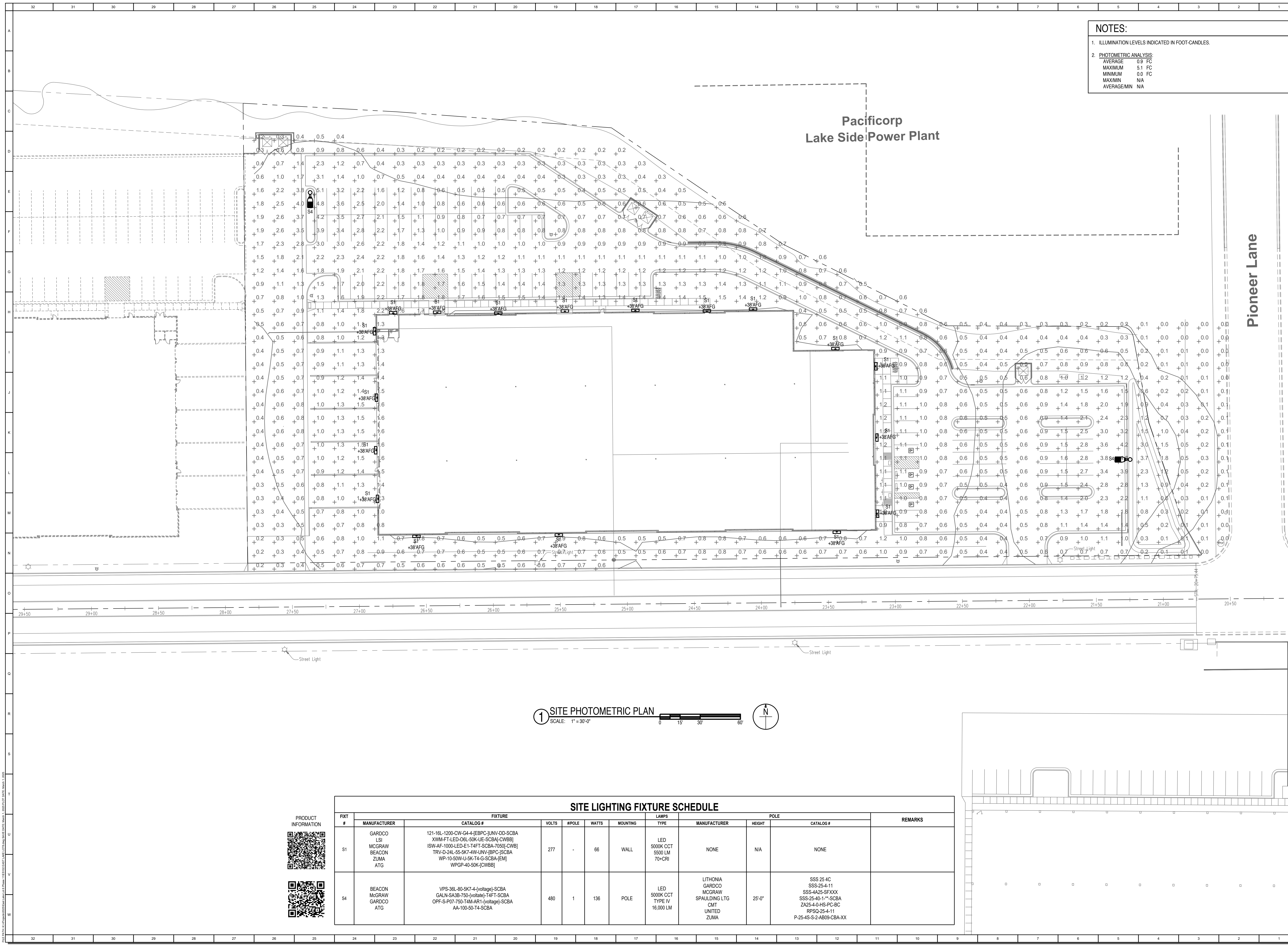
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EASTLAKE LOT 6 BUILDING
For Martin Snow

SHEET NO.
A-9.1

DATE
03/31/2025

962 West 800 North, Orem Utah, 84057
PH: 801-491-0275
151 East 1750 North, Vineyard, Utah 84059



NOTES:

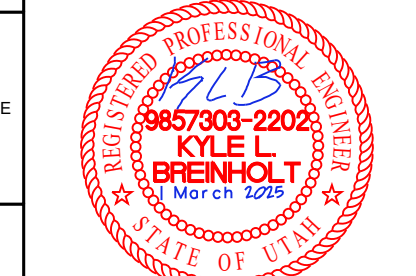
1. ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.

2. PHOTOMETRIC ANALYSIS:

AVERAGE	0.9 FC
MAXIMUM	5.1 FC
MINIMUM	0.0 FC
MAX/MIN	N/A
AVERAGE/MIN	N/A



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KYLE BREINHOLT
LIC.: 9857303
EXP.: 31 MARCH 2027

EAST LAKE LOT 6 PHASE 11

228 E 1750 NORTH, VINEYARD, UT 84057

VISUAL SCALE = 1"

MARK	DESCRIPTION	DATE
1	--	--/--
2	--	--/--
3	--	--/--
4	--	--/--

DRAWING TITLE:
SITE
PHOTOMETRIC
PLAN

DRAWN BY: KLB
CHECKED BY: KLB

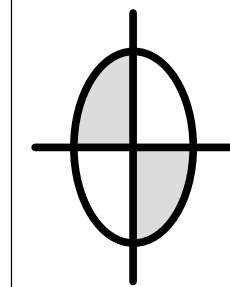
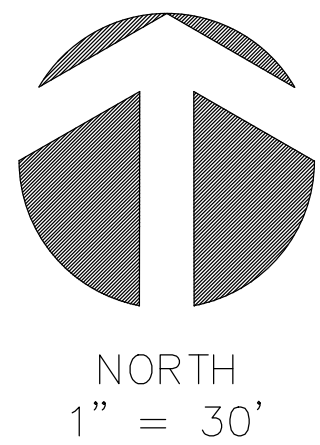
PERMIT RELEASE DATE:
MARCH 2025

SHEET RELEASE DATE:
March 1, 2025

ES102

SITE LIGHTING FIXTURE SCHEDULE											
FIXT #	MANUFACTURER	CATALOG #	VOLTS	#POLE	WATTS	MOUNTING	LAMPS TYPE	POLE			REMARKS
								MANUFACTURER	HEIGHT	CATALOG #	
S1	GARDCO LSI MCGRAW BEACON ZUMA ATG	121-16L-1200-CW-G4-4-[EBPC-[UNV-DD-SCBA XWM-FT-LED-O6L-50K-UE-SCBA]-CWB8] ISW-AF-1000-LED-E1-T4FT-SCBA-7050-[CWB] TRV-D-24L-55-5K7-4W-UNV-[BPC]-SCBA WP-10-50W-U-9K-T4-G-SCBA-[EM] WPGP-40-50K-[CWB8]	277	-	66	WALL	LED 5000K CCT 5500 LM 70+CRI	NONE	N/A	NONE	
S4	BEACON MCGRAW GARDCO ATG	VPS-36L-80-5K7-4-[voltage]-SCBA GALN-S43B-750-[voltage]-T4FT-SCBA OPF-S-P07-750-T4M-AR-I-[voltage]-SCBA AA-100-50-T4-SCBA	480	1	136	POLE	LED 5000K CCT TYPE IV 16,000 LM	LITHONIA GARDCO MCGRAW SPAULDING LTG CMT UNITED ZUMA	25'-0"	SSS-25-4C SSS-25-4-11 SSS-4A25-SFXXX SSS-25-40-1"-SCBA ZA25-4-0-HS-PC-BC RPSQ-25-4-11 P-25-4S-S-2-AB09-CBA-XX	





DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

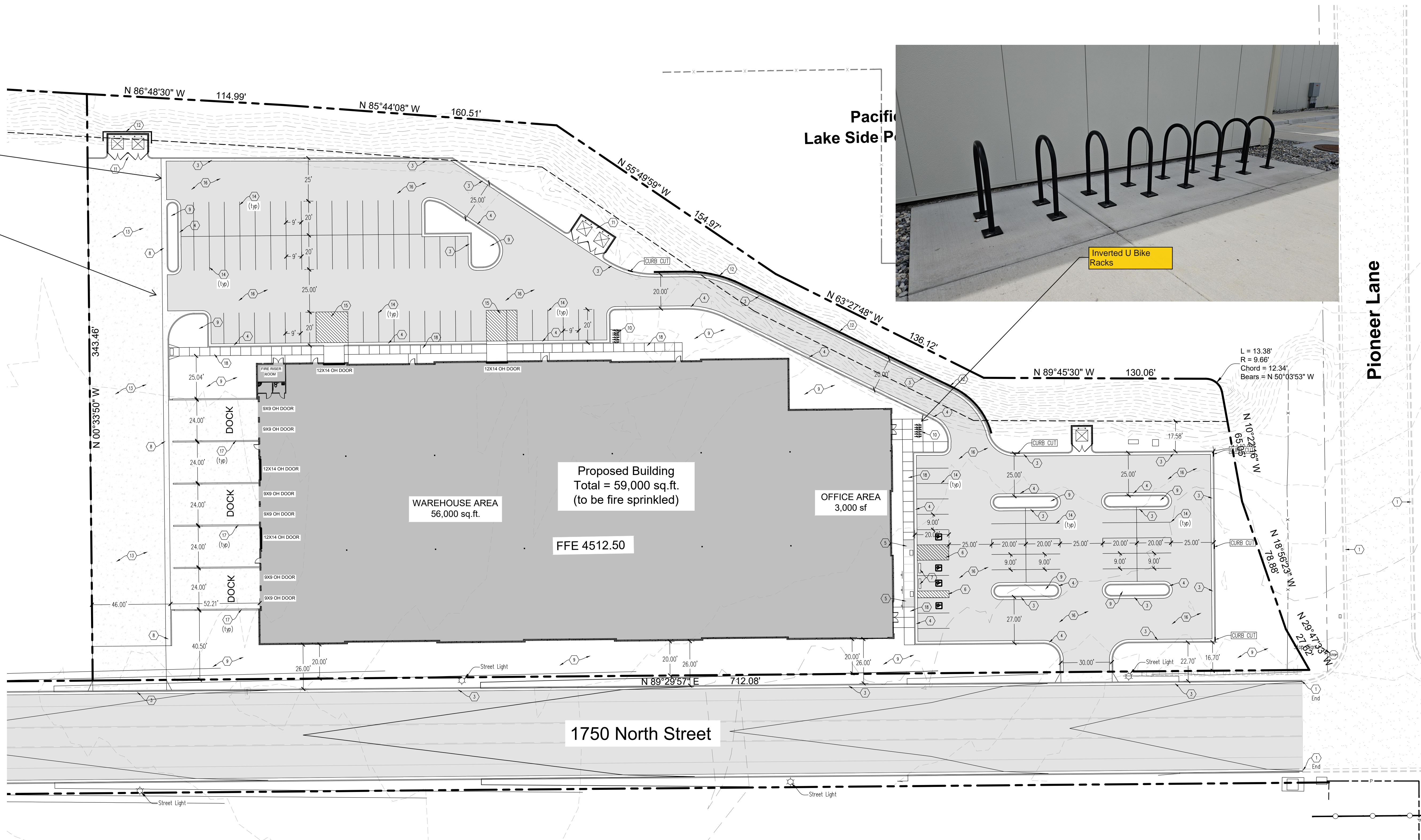
Lot 6, Phase 11
Site Plan

Vineyard

Revisions

Date
2-27-2025
Scale
1" = 30'
By
TD
Tracing No.
L - 14903

Sheet No.
C - 2

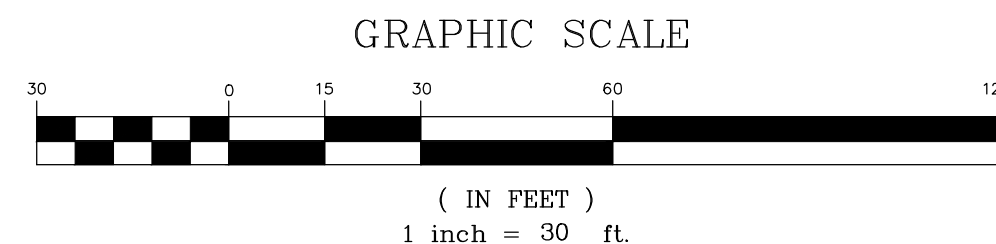


- KEYED NOTES
- Existing 24" curb and gutter to remain.
 - Const. 6" concrete sidewalk.
 - Const. 24" curb and gutter. (carry curb)
 - Const. 24" curb and gutter. (shed curb)
 - Const. ADA ramp with necessary signage.
 - Const. ADA stalls and isle (2% max. grade).
 - Install concrete wheel stops.
 - Form a 36" concrete rolled gutter in concrete paving
 - Landscaped Area (refer to landscaping plan for details).
 - Bicycle parking rack.
 - Masonry enclosed, solid waste dumpster's with sight obscuring gates. Materials to be consistent with building materials.
 - Concrete Retaining Wall (type to be determined)
 - Concrete Paving (see paving detail)
 - Parking Striping (white point)
 - No Parking zone
 - Const. Asphalt paving (see paving section).
 - Retaining Wall with 42" Railing.
 - Install 6' wide concrete sidewalk not to exceed 2% cross slope required by ADA.

CAUTION!!! Notice to contractors

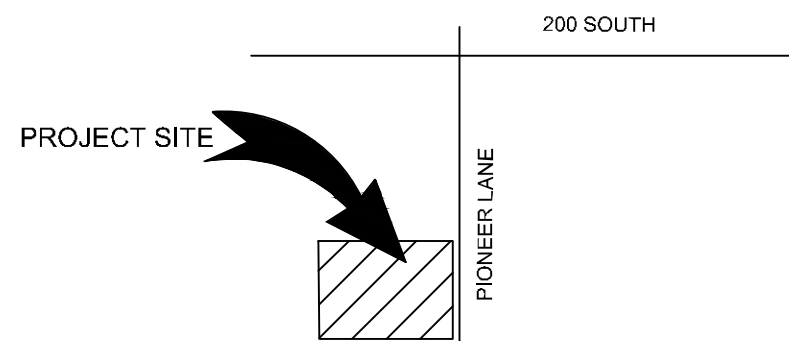
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111



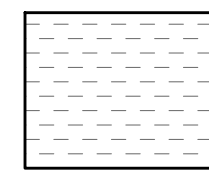


VICINITY MAP



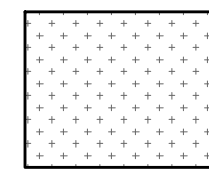
SITE MATERIALS LEGEND

1 LANDSCAPE



1" MINUS TAN CRUSHED ROCK
SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.
PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC
MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.

17,326 sf



2-4" GREY CRUSHED ROCK
SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL.
PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC
MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.

10,650 sf

2 HARDSCAPE



BOULDERS- DECORATIVE
3 FOOT ROUND. SUBMIT COLOR SAMPLES FOR ARCHITECT AND OWNER
APPROVAL. SEE PLACEMENT INSTRUCTIONS ON DETAIL SHEET LP-501..

48

Provide cross section
of proposed
landscaping, approval
letter from Lindon,
and letter from Army
Corps of Engineers

PLANT LEGEND

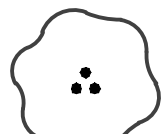
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL SIZE

CONIFERS



JSM 7 Juniperus scopulorum 'Moonglow'
Moonglow Juniper
Tc2, 18x8; AV 20; sun; z3; Utah Lake water
tolerant B & B 6'

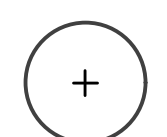
DECIDUOUS TREES



AGA 9 Amelanchier x grandiflora 'Autumn
Brilliance'
Autumn Brilliance Serviceberry
moderate; 20x15; part sun to shade; z4; Utah
Lake water tolerant B & B Multi-trunked



CC1 6 Crataegus crus-galli inermis
Thornless Cockspur Hawthorn
T44; 25x25; AV 314; full to part sun; z3;
Utah Lake water tolerant B & B 2" Cal



MRS 24 Malus x 'Raspberry Spear'
Raspberry Spear Crabapple
low; 20x8; sun; z4; Utah Lake water tolerant B & B 2" Cal



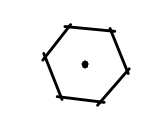
UPL 12 Ulmus parvifolia 'Emer II'
Ailee Lacebark Elm
T43; 50x35; AV 490; sun; z4; Utah Lake
water tolerant B & B 2" Cal



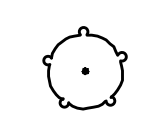
UXF 12 Ulmus x 'Frontier'
Frontier Elm
T43; 35x25; AV 490; sun; z4; Utah Lake
water tolerant B & B 2" Cal

SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT

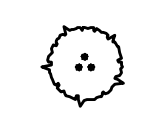
DECIDUOUS SHRUBS



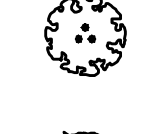
CFG 15 Caragana frutex 'Globosa'
Globe Peashrub
Sd1; 5x5; AV28; sun to part sun; z2; Utah
Lake water tolerant 5 gal



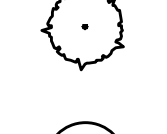
CLP 16 Peking Coronaster
Sd1; 8x6; AV 78; full to part sun; z3; Utah
Lake water tolerant 5 gal



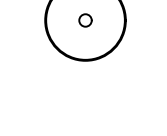
PBP 11 Prunus besseyi 'P011S' 'Pawnee Buttes'
Pawnee Buttes Sand Cherry
Sd1; 1.5 x 6; AV19.5; sun; z4; 5 gal



PC'C 13 Prunus x cistena
Purple Leaf Sand Cherry
Moderate; 10-12'x8'; sun; z2 5 gal

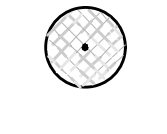


RG'L 10 Rhus aromatica 'Gro-Low'
Gro-Low Sumac
GV1; 2 x 8; AV 28; full to part sun; z4; Utah
Lake water tolerant 5 gal

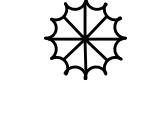


SBT 6 Spiraea betulifolia 'Tor'
Birchleaf Spirea
moderate; 2-3 x 2-3; sun to part sun; z4 5 gal

EVERGREEN SHRUBS

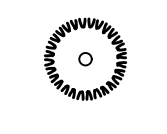


PL'O 6 Prunus laurocerasus 'Otto Luyken'
Luykens Laurel
moderate; 4x8; full to part shade; z5; 5 gal

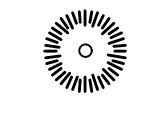


TM'H 9 Taxus x media 'Hicksii'
Hicks Yew
moderate; 10-12 x 3-4; part sun to shade; z4; Utah Lake water tolerant 5 gal

GRASSES



CA'K 94 Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass
Tw2; 4x3; AV 7; sun; z4; Utah Lake water
tolerant 1 gal

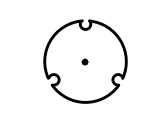


FMA 10 Festuca mairei
Atlas Fescue
low; 3x3; sun; z5; Utah Lake water tolerant 1 gal

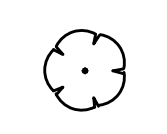


MTML 18 Miscanthus sinensis 'Morning Light'
Morning Light Maiden Grass
Tw2; 5x4; AV 32; sun to light shade; z5; Utah Lake water tolerant 2 gal

ROSES



RKO 10 Rosa x 'Radrazz' TM
Knock Out Shrub Rose
moderate; 3-4 x 3-4; sun; z5; Utah Lake
water tolerant 5 gal



RRC 33 Rosa x 'Noare' TM
Flower Carpet Red Groundcover Rose
moderate; 1-2 x 2-3; sun; z5; Utah Lake
water tolerant 5 gal

4/21/2025

UT25047

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 30'

EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

FINCON GENERAL
CONTRACTORS
ATT: LARRY FINCH
801-995-8200
LARRY@BUILDFINCON.COM

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Landscape Architecture & Planning & Visualization

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE OVERALL PLAN
CITY PERMIT SET

LP-100

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/21/2025	UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25					

Page 15 of 180

LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL		
1.1	SUMMARY	
A. THIS SECTION INCLUDES LANDSCAPE PROCEDURES FOR THE PROJECT INCLUDING ALL LABOR, MATERIALS, AND INSTALLATION NECESSARY, BUT NOT LIMITED TO, THE FOLLOWING:		
1.	SITE CONDITIONS	
2.	GUARANTIES	
3.	MAINTENANCE	
4.	SOIL AMENDMENTS	
5.	FIN- GRADING	
6.	LANDSCAPE EDGING	
7.	FURNISH AND INSTALLING PLANT	
8.	TURF PLANTING	
9.	WEED BARRIER	
12.	SITE CONDITIONS	
A. EXAMINATION: BEFORE SUBMITTING A BID, EACH CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS, SHALL VISIT THE SITE OF THE WORK, SHALL FULLY INFORM THEMSELVES AS TO ALL EXISTING CONDITIONS AND LIMITATIONS, AND SHALL INCLUDE IN THE BID THE COST OF ALL ITEMS REQUIRED BY THE CONTRACT DOCUMENTS ARE AT A VARIANCE WITH THE APPLICABLE LAWS, BUILDING CODES, RULES, REGULATIONS, OR CONTAIN OBVIOUS ERRORS OR FOR UNCOORDINATED INFORMATION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT REPRESENTATIVE, AND THE NECESSARY CHANGES SHALL BE ACCOMPLISHED BY ADDENDUM.		
B. PROTECTION: CONTRACTOR TO CONDUCT THE WORK IN SUCH A MANNER TO PROTECT ALL EXISTING UNDERGROUND UTILITIES OR STRUCTURES, CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED UTILITY OR STRUCTURE USING IDENTICAL MATERIALS TO MATCH EXISTING AT NO EXPENSE TO THE OWNER.		
C. IRRIGATION SYSTEM: DO NOT BEGIN PLANTING UNTIL THE IRRIGATION SYSTEM IS COMPLETELY INSTALLED, IS ADJUSTED FOR FULL COVERAGE AND IS COMPLETELY OPERATIONAL.		
13.	PERMITS	
A. BELL STAKE/ DIG LINE: WHEN DIGGING IS REQUIRED, "BELL STAKE" OR "DIG LINE" THE WORK SITE AND IDENTIFY THE APPROXIMATE LOCATION OF ALL KNOWN UNDERGROUND UTILITIES OR STRUCTURES.		
14.	PLANT DELIVERY, QUALITY, AND AVAILABILITY	
A. UNAUTHORIZED SUBSTITUTIONS WILL NOT BE ACCEPTED. IF PROOF IS SUBMITTED THAT SPECIFIC PLANTS OR PLANT SIZES ARE UNOBTAINABLE, WRITTEN SUBSTITUTION REQUESTS WILL BE CONSIDERED FOR THE NEAREST EQUIVALENT PLANT OR SIZE. ALL SUBSTITUTION REQUESTS MUST BE MADE IN WRITING AND PREFERABLY BEFORE THE BID DUE DATE.		
15.	FINAL INSPECTION	
A. ALL PLANTS WILL BE INSPECTED AT THE TIME OF FINAL INSPECTION PRIOR TO RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION FOR CONFORMANCE TO SPECIFIED PLANTING PROCEDURES, AND FOR GENERAL APPEARANCE AND VITALITY. ANY PLANT NOT APPROVED BY THE PROJECT REPRESENTATIVE WILL BE REJECTED AND REPLACED IMMEDIATELY.		
16.	LANDSCAPE SUBSTANTIAL COMPLETION	
A. A SUBSTANTIAL COMPLETION CERTIFICATE WILL ONLY BE ISSUED BY THE PROJECT REPRESENTATIVE FOR "LANDSCAPE AND IRRIGATION" IN THEIR ENTIRETY. SUBSTANTIAL COMPLETION WILL NOT BE PROPORTIONED TO BE DESIGNATED AREA OF A PROJECT.		
17.	MAINTENANCE	
A. PLANT MATERIAL: THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL PLANTED MATERIALS IN A HEALTHY AND GROWING CONDITION FOR 30 DAYS AFTER RECEIVING A LANDSCAPE SUBSTANTIAL COMPLETION AT WHICH TIME THE GUARANTEE PERIOD COMMENCES. THIS MAINTENANCE IS TO INCLUDE MOWING, WEEDING, CULTIVATING, FERTILIZING, MONITORING WATER SCHEDULES, CONTROLLING INSECTS AND DISEASES, RE-GUYNIG AND STAKING, AND ALL OTHER OPERATIONS OF CARE NECESSARY FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE SO THAT ALL PLANTS ARE IN A CONTINUED SATISFACTORY AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR FAILURE TO MONITOR WATERING OPERATIONS AND SHALL REPLACE ANY AND ALL PLANT MATERIAL THAT IS LOST DUE TO IMPROPER APPLICATION OF WATER.		
18.	GUARANTY	
A. GUARANTEE: A GUARANTEE PERIOD OF ONE YEAR SHALL BEGIN FROM END OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE FOR TREES, SHRUBS, AND GROUND COVERS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSTURE. ANY PLANT NOT ALIVE IN PROPER HEALTH OR IN PROPER CONDITION AT THE END OF THE GUARANTEE PERIOD WILL BE REPLACED IMMEDIATELY. ANY PLANT WILL ONLY NEED TO BE REPLACED ONCE DURING THE GUARANTEE PERIOD. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING WHERE EACH PLANT TO BE REPLACED IS LOCATED. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE ON THE PART OF THE OWNER, SHALL NOT BE PART OF THE GUARANTEE.		
PART II - PRODUCTS		
GENERAL LANDSCAPE NOTES		
GRADING AND DRAINAGE REQUIREMENTS		
• AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE SURFACE OF THE GROUND WITHIN 10' OF IT. IF THE FOUNDATION WORK SHOULD BE DONE, ADVISE THE SLOPE WITH A MINIMUM FALL OF 6"		
• AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES		
• A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS		
• LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR REAGGRIGATION OF SLOPES, BERMS, AND SWALES		
• LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE		
• DEVICES FOR CHANNELING ROOF RUN OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER		
GENERAL LANDSCAPE NOTES		
• LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BELIEVED STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.		
• DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.		
• ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO ANSI STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.		
• SELECTED PLANTS WITH 1" BIF, ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.		
• SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WITH MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 1% ORGANIC MATTER) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARY TOP 4" OF EXISTING SUBSOIL AND INCORPORATE 2" OF NEW COMPOST ENRICHED TOPSOIL, SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.		
• EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4" TREE RING OF THE SAME EDGING.		
LAWN/GRASS AREA		
• SOD		
O ALL LAWN AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED HYDROSEEDING. FINAL LAWN AREAS PRIOR TO LAYING SOD ALL LAWN AREAS SHALL BE REGRADED WITH 10% COVERAGE BY POP UP GRASS PLUGS AND GLASS DRUMS BOTTLES. ALL DRUMS AND CONE TUBES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH (50-100 LBS/ACR). SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION.		
• SEED		
O SOIL TEST SOIL FOR ADEQUATE FERTILITY. ANY WEEDS CURRENTLY ON THE SITE SHALL BE REMOVED BY EITHER MECHANICAL MEANS SUCH AS HAND PULLING OR SPRAYING WITH AN HERBICIDE. SUCH AS GLYPHOSATE MIXED WITH A SURFACTANT. HERBICIDES SHOULD BE APPLIED BY A CERTIFIED PESTICIDE APPLICATOR. COMPACTED SOIL SHALL BE SCARIFIED TO A DEPTH OF 18		

21. LANDSCAPE MATERIALS		
A. TREE STAKING: ALL TREES SHALL BE STAKED FOR ONE YEAR WARRANTY PERIOD. ALL TREES NOT PLUMB SHALL BE REPLACED. STAKED TREES SHALL USE VINYL TREE TIES AND TREE STAKES TWO (2) INCH BY TWO (2) BY 1' HIGH (8) FOOT COMMON PINE/STAKES USED AS SHOWN ON THE DETAILS.		
B. TREE WRAP: TREE WRAP IS NOT TO BE USED.		
C. MULCH/ROCK SH: PLANS. ALL PLANTER BEDS TO RECEIVE A MINIMUM 3" LAYER FOR TREES, SHRUBS, AND PERENNIALS AND 1" FOR GROUND COVERS.		
D. WEED BARRIER: DEWITT 5 OZ. WEED BARRIER FABRIC MANUFACTURED BY DEWITT COMPANY, DEWITTCOMPANY.COM OR APPROVED EQUAL.		
E. TREE, SHRUB, AND GRASS BACKFILL MIXTURE: BACKFILL MIXTURE TO BE 80% NATIVE SOIL AND 20% TOPSOIL, THOROUGHLY MIXED TOGETHER PRIOR TO PLACEMENT.		
F. TOPSOIL: REQUIRED FOR TURF AREAS, PLANTER BEDS AND BACKFILL MIXTURE. ACCEPTABLE TOPSOIL SHALL MEET THE FOLLOWING STANDARDS:		
a. pH: 5.5-7.5		
b. EC (ELECTRICAL CONDUCTIVITY): < 2.0 MMHOS PER CENTIMETER		
c. SAR (SODIUM ABSORPTION RATION): < 30		
d. % OM (PERCENT ORGANIC MATTER): >1%		
e. TEXTURE (PARTICULAR SIZE): PURE LSSA SOIL CLASSIFICATION: SAND < 70%, SILT < 70%, STONE FRAGMENTS (GRAVEL OR ANY SOIL PARTICLE GREATER THAN TWO (2) MM IN SIZE) < 5% BY VOLUME.		
G. TURF SOD: ALL SOD SHALL BE 18 MONTH OLD AS SPECIFIED ON PLANS (OR APPROVED EQUAL) THAT HAS BEEN CUT DRESH THE MORNING OF INSTALLATION. ONLY SOD THAT HAS BEEN GROWN ON A COMMERCIAL SOD FARM SHALL BE USED. ONLY USE SOD FROM A SINGLE SOURCE.		
H. LANDSCAPE CURB EDGING: SIX (6) INCHES BY FOUR (4) INCHES EXTRUDED CONCRETE CURB MADE UP OF THE FOLLOWING MATERIALS:		
a. WASHED MORTAR SAND FREE OF ORGANIC MATERIAL.		
b. PORTLAND CEMENT (SEE CONCRETE SPEC. BELOW FOR TYPE)		
c. REINFORCED FIBER - SPECIFICALLY PRODUCED FOR COMPATIBILITY WITH AGGRESSIVE: ALKALINE ENVIRONMENT OF PORTLAND CEMENT-BASED COMPOSITES.		
d. ONLY POTABLE WATER FOR MIXING.		
I. LANDSCAPE METAL EDGING: 5/8" ALUMINUM EDGING WITH 15" DOWELS INTO THE GROUND FOR STABILIZATION.		
PART III - EXECUTION		
31.	GRADING	
A. TOPSOIL PREPARATION: GRADE PLANTING AREAS ACCORDING TO THE GRADING PLAN. ELIMINATE UNWANTED AREAS AND LOW SPOTS. PROVIDE FOR PROPER GRADING AND DRAINAGE.		
B. TOPSOIL PLACEMENT: SLOPE SURFACED AWAY FROM BUILDING AT TWO (2) PERCENT SLOPE WITH NO POCKETS OF STANDING WATER. ESTABLISH FINISH GRADES OF ONE (1) INCHES FOR PLANTERS BELOW GRADE OF ADJACENT PAVED SURFACED. PROVIDE NEAT, SMOOTH, AND UNIFORM FINISH GRADES. REMOVE SURPLUS SUBSOIL AND TOPSOIL FROM THE SITE.		
C. COMPACTION: COMPACTION UNDER HARD SURFACE AREAS (ASPHALT PAVES AND CONCRETE SURFACES) SHALL BE NINETY-FIVE (95) PERCENT COMPACTION. UNDER PLANTING AREAS SHALL BE BETWEEN EIGHTY-FIVE (85) AND NINETY (90) PERCENT.		
32.	TURF GRADING	
A. THE SURFACE ON WHICH THE SOD IS TO BE LAID SHALL BE FIRM AND FREE FROM FOOTPRINTS, DEPRESSIONS, OR UNDULATIONS OF ANY KIND. THE SURFACE SHALL BE FREE OF ALL MATERIALS LARGER THAN 1/2" IN DIAMETER.		
B. THE FINISH GRADE OF THE TOPSOIL, ADJACENT TO ALL SIDEWALKS, MOW STRIPS, ETC. PRIOR TO THE LAYING OF SOD, SHALL BE SET SUCH THAT THE CROWN OF THE GRASS SHALL BE AT THE SAME LEVEL AS THE ADJACENT CONCRETE OR HARD SURFACE. NO EXCEPTIONS.		
33.	PLANTING OPERATIONS	
A. REVIEW THE EXACT LOCATIONS OF ALL TREES AND SHRUBS WITH THE PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO THE DIGGING OF ANY HOLES. PREPARE ALL HOLES ACCORDING TO THE DETAILS ON THE DRAWINGS.		
B. WATER PLANTS IMMEDIATELY UPON ARRIVAL AT THE SITE. MAINTAIN IN MOIST CONDITION UNTIL PLANTED.		
C. BEFORE PLANTING, LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. DO NOT PLACE PLANTS ON OR NEAR UTILITY LINES.		
D. THE TREE PLANTING HOLE SHOULD BE THE SAME DEPTH AS THE ROOT BALL, AND TWO TIMES THE DIAMETER OF THE ROOT BALL.		
E. TREES MUST BE PLACED ON UNDISTURBED SOIL AT THE BOTTOM OF THE PLANTING HOLE.		
F. THE TREE HOLE DEPTH SHALL BE DETERMINED SO THAT THE TREE MAY BE SET SLIGHTLY HIGH OF FINISH GRADE, 1" TO 2" ABOVE THE BASE OF THE TRUNK FLARE, USING THE TOP OF THE ROOT BALL AS A GUIDE.		
G. PLANT IMMEDIATELY AFTER REMOVAL OF CONTAINER FOR CONTAINER PLANTS.		
H. SET TREE ON SOIL AND REMOVE ALL BURLAP, WIRE BASKETS, TWINE, WRAPPINGS, ETC. BEFORE		

BEGINNING AND BACKFILLING OPERATIONS. DO NOT USE PLANTING STOCK IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.		
1. APPLY VITAMIN B-1 ROOT STIMULATOR AT THE RATE OF ONE (1) TABLESPOON PER GALLON.		
J. UPON COMPLETION OF BACKFILLING OPERATION, THOROUGHLY WATER TREE TO COMPLETELY SETTLE THE SOIL AND FILL ANY VOIDS THAT MAY HAVE OCCURRED. USE A WATERING HOSE, NOT THE IRRIGATION SYSTEM. IF ADDITIONAL PREPARED TOPSOIL MIXTURE NEEDS TO BE ADDED, IT SHOULD BE A COARSE MIX AS REQUIRED TO ESTABLISH FINISH GRADE AS INDICATED ON THE DRAWINGS.		
K. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. ALL CUTS, SCARS, AND BRUISES SHALL BE PROPERLY TREATED ACCORDING TO THE DIRECTION OF THE PROJECT REPRESENTATIVE. PROPER PRUNING TECHNIQUES SHALL BE USED. DO NOT LEAVE STUBS AND DO NOT CUT THE LEADER BRANCH. IMPROPER PRUNING SHALL BE CAUSE FOR REJECTION OF THE PLANT MATERIAL.		
1. PREPARE A WATERING CIRCLE OF 2' DIAMETER AROUND THE TRUNK FOR CONIFERS, EXTEND THE WATERING WH. TO THE DRIP LINE OF THE TREE CANOPY. PLACE MULCH AROUND THE PLANTED TREES.		
4. TURF - SOD LAYING		
A. TOP SOIL AMENDMENTS: PRIOR TO LAYING SOD, COMMERCIAL FERTILIZER SHALL BE APPLIED AND INCORPORATED INTO THE UPPER FOUR (4) INCHES OF THE TOPSOIL AT A RATE OF FOUR POUNDS OF NITROGEN PER ONE THOUSAND (1,000) SQUARE FEET. ADJUST FERTILIZATION MIXTURE AND RATE OF APPLICATION AS NEEDED TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS. INCLUDE OTHER AMENDMENTS AS REQUIRED.		
B. FERTILIZATION: THREE WEEKS AFTER SOD PLACEMENT FERTILIZE THE TURF AT A RATE OF 1/2 POUND OF NITROGEN PER 1000 SQUARE FEET. USE FERTILIZER SPECIFIED ABOVE. ADJUST FERTILIZATION MIXTURE AND RATES TO MEET RECOMMENDATIONS GIVEN BY TOPSOIL ANALYSIS.		
C. SOD AVAILABILITY AND CONDITION: SOD IS TO BE DELIVERED TO THE SITE IN GOOD CONDITION. IT IS TO BE INSPECTED UPON ARRIVAL AND INSTALLED WITHIN 24 HOURS. SOD IS TO BE MOIST AND COOL TO ENSURE THAT DECOMPOSITION HAS NOT BEGUN AND IS TO BE FREE OF PESTS, DISEASES, OR RUIMAGES. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE EXISTING CONDITIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR FURNISHING AND LAYING ALL SOD REQUIRED ON THE PLANS. HE SHALL FURNISH NEW SOD AS SPECIFIED ABOVE AND LAY IT SO AS TOO COMPLETELY SATISFY THE INTENT AND MEANING OF THE PLANS AND SPECIFICATION AT NO EXTRA COST TO THE OWNER. IN THE CASE OF ANY DISCREPANCY IN THE AMOUNT OF SOD TO BE REMOVED OR AMOUNT TO BE USED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPORT SUCH TO THE PROJECT REPRESENTATIVE PRIOR TO COMMENCING THE WORK.		
D. SOD LAYING: THE SURFACE UPON WHICH THE NEW SOD TO BE LAID WILL BE PREPARED AS SPECIFIED IN THE DETAIL AND BE LIGHTLY WATERED BEFORE LAYING. AREAS WHERE SOD IS TO BE LAID SHALL BE CUT, TRIMMED, OR SHAPED TO RECEIVE FULL WIDTH SOD (MINIMUM TWELVE (12) INCHES). NO PARTIAL STRIP OR PIECES WILL BE ACCEPTED.		
E. SOD SHALL BE TAMPED LIGHTLY AS EACH PIECE IS SET TO ENSURE THAT GOOD CONTACT IS MADE BETWEEN EDGES AND ALSO THE GROUND. IF VOIDS OR HOLES ARE DISCOVERED, THE SOD PIECES TO BE AROUND AND TOPSOIL IS TO BE USED TO FILL IN THE AREAS UNTIL LEVEL. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE GRASS SOD INDUSTRY.		
F. SOD SHALL BE ROLLED WITH A ROLLER THAT IS AT LEAST 50% FULL IMMEDIATELY AFTER INSTALLATION TO ENSURE THE FULL CONTACT WITH SOIL IS MADE.		
G. APPLY WATER DIRECTLY AFTER LAYING SOD. RAINFALL IS NOT ACCEPTABLE.		
H. WATERING OF THE SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR BY WHATEVER MEANS NECESSARY TO ESTABLISH THE SOD IN AN ACCEPTABLE MANNER TO THE END OF THE MAINTENANCE PERIOD. IF AN IRRIGATION SYSTEM IS IN PLACE ON THE SITE, BUT FOR WHATEVER REASON, WATER IS NOT AVAILABLE IN THE SITE SYSTEM, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO WATER THE SOD BY WHATEVER MEANS, UNTIL THE SOD IS ACCEPTED BY THE PROJECT REPRESENTATIVE.		
I. PROTECTION OF THE NEWLY LAID SOD SHALL BE THE COMPLETE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE ACCEPTABLE VISUAL BARRIERS, TO INCLUDE BARRICADES SET APPROPRIATE DISTANCES WITH STRINGS OR TAPES BETWEEN BARRIERS, AS AN INDICATION ON NEW WORK. THE CONTRACTOR IS TO RESTORE ANY DAMAGED AREAS CAUSED BY OTHERS (INCLUDING VEHICULAR TRAFFIC, EROSION, ETC. UNTIL SUCH TIME AS THE LAWN IS ACCEPTED BY THE OWNER.		
J. ALL SOD THAT HAS NOT BEEN LAID WITHIN 24 HOURS SHALL BE DEEMED UNACCEPTABLE AND WILL BE REMOVED FROM THE SITE.		
35.	WEED BARRIER	
A. FOR THE HEALTH OF THE SOIL AND THE MICROORGANISMS, WEED BARRIER IS NOT RECOMMENDED. IF USE IS REQUIRED OR REQUESTED, DO NOT PLACE IN ANNUAL OR GRASS AREAS.		
B. CUT WEED BARRIER BACK TO THE EDGE OF THE PLANT ROOT BALL.		
C. OVERLAP ROWS OF FABRIC MIN. 6"		
D. STABLE FABRIC EDGES AND OVERLAPS TO GROUND.		
END OF SECTION		

SITE MATERIALS LEGEND		
SYMBOL	CODE	DESCRIPTION
1. LANDSCAPE		
	L14	1" MINUS TAN CRUSHED ROCK
	L19	2 1/2" GREY CRUSHED ROCK
2. HARDSCAPE		
	B01	BOULDER, DECORATIVE
QUANTITY		
CONIFERS		
	JSM	Juniperus scopulorum 'Moonglow'
	AG'A	Amelanchier x grandiflora 'Autumn Brilliance'
	CC'I	Crataegus crus-galli inermis
	M'RS	Malus x 'Raspberry Spear'
	U'PL	Ulmus parvifolia 'Emer II'
	UX'F	Ulmus x 'Frontier'
DECIDUOUS TREES		
	CFG	Caragana frutes 'Globosa'
	CI'P	Peking Cotonaster
	PBP	Prunus besseyi 'P011S' 'Pawnee Buttes'
	PCC	Purple Leaf Sand Cherry
	RG'I	Rhus aromatica 'Gro-Low'
	SB'T	Spiraea betulifolia 'Tor'
DECIDUOUS SHRUBS		
	PLO	Prunus laurocerasus 'Otto Luyken'
	FM'A	Festuca mairei
	MM'L	Miscanthus sinensis 'Morning Light'
ROSES		
	RKO	Rosa x 'Radrazz' TM
	R'RC	Rosa x 'Noare' TM

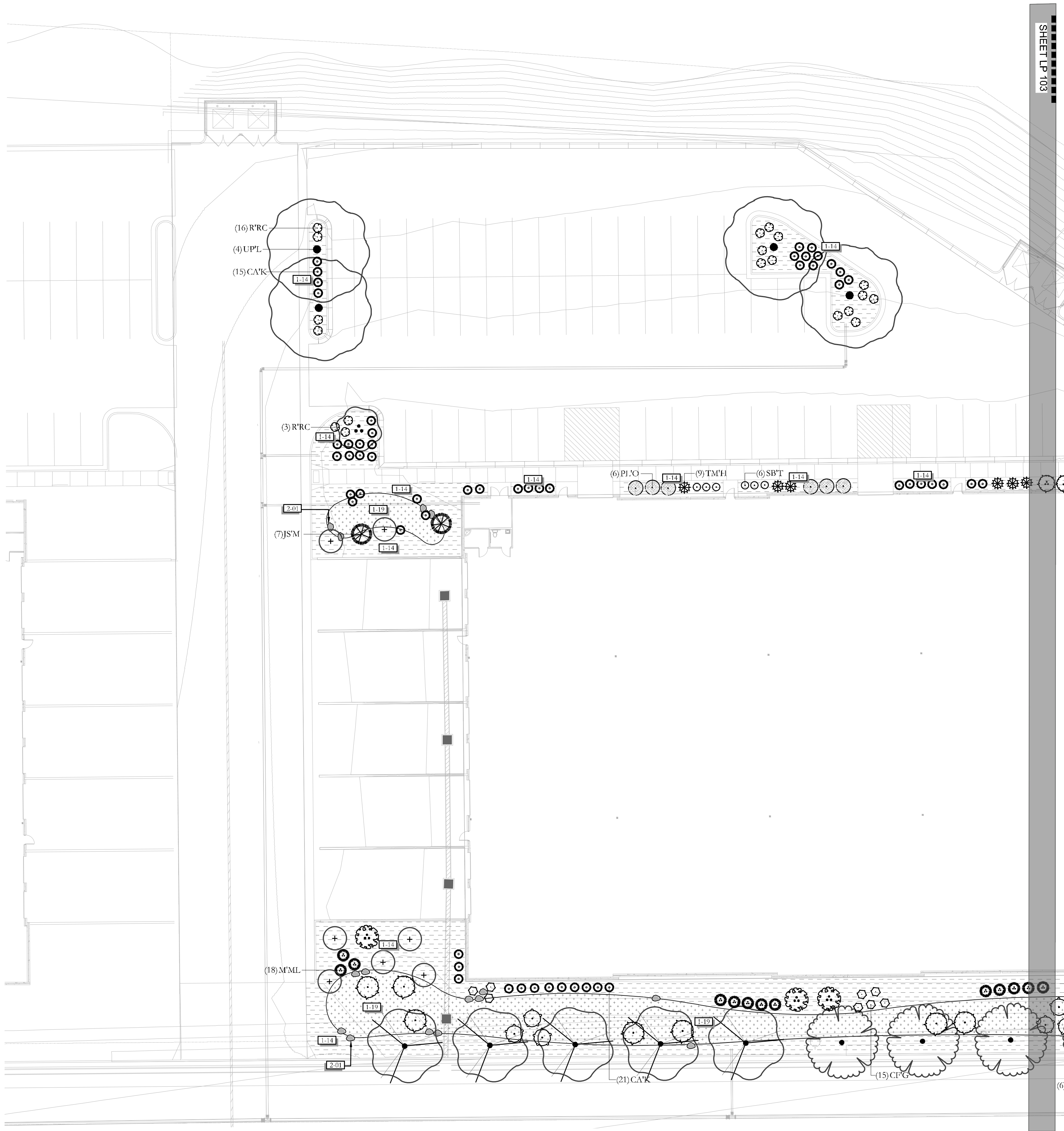
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JSM	7	Juniperus scopulorum 'Moonglow'	B & B		6'
	AG'A	9	Amelanchier x grandiflora 'Autumn Brilliance'	B & B		Multi-trunked
	CC'I	6	Crataegus crus-galli inermis	B & B		2" Cal
	M'RS	24	Malus x 'Raspberry Spear'	B & B		2" Cal
	U'PL	12	Ulmus parvifolia 'Emer II'	B & B		2" Cal
	UX'F	12	Ulmus x 'Frontier'	B & B		2" Cal
EVERGREEN SHRUBS						
	PLO	6	Prunus laurocerasus 'Otto Luyken'			5 gal
	FM'A	10	Festuca mairei			1 gal
	MM'L	18	Miscanthus sinensis 'Morning Light'			2 gal
GRASSES						
	RKO	10	Rosa x 'Radrazz' TM			5 gal
	R'RC	33	Rosa x 'Noare' TM			5 gal

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
4/21/2025	UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25	
NO.	REVISION	DATE	
1	XXXX	XX-XX-XX	
2			
3			
4			
5			
6			
7			

EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM			DATE: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/21/2025
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LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
		DATE: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/21/2025
DESIGN GROUP Landscape Architecture & Planning & Visualization		
3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		
CITY PERMIT SET		
LP-101		



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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5								
6								
7								

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1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 20'

EASTLAKE LOT 1

1750 N. PIONEER LANE

VINEYARD, UTAH

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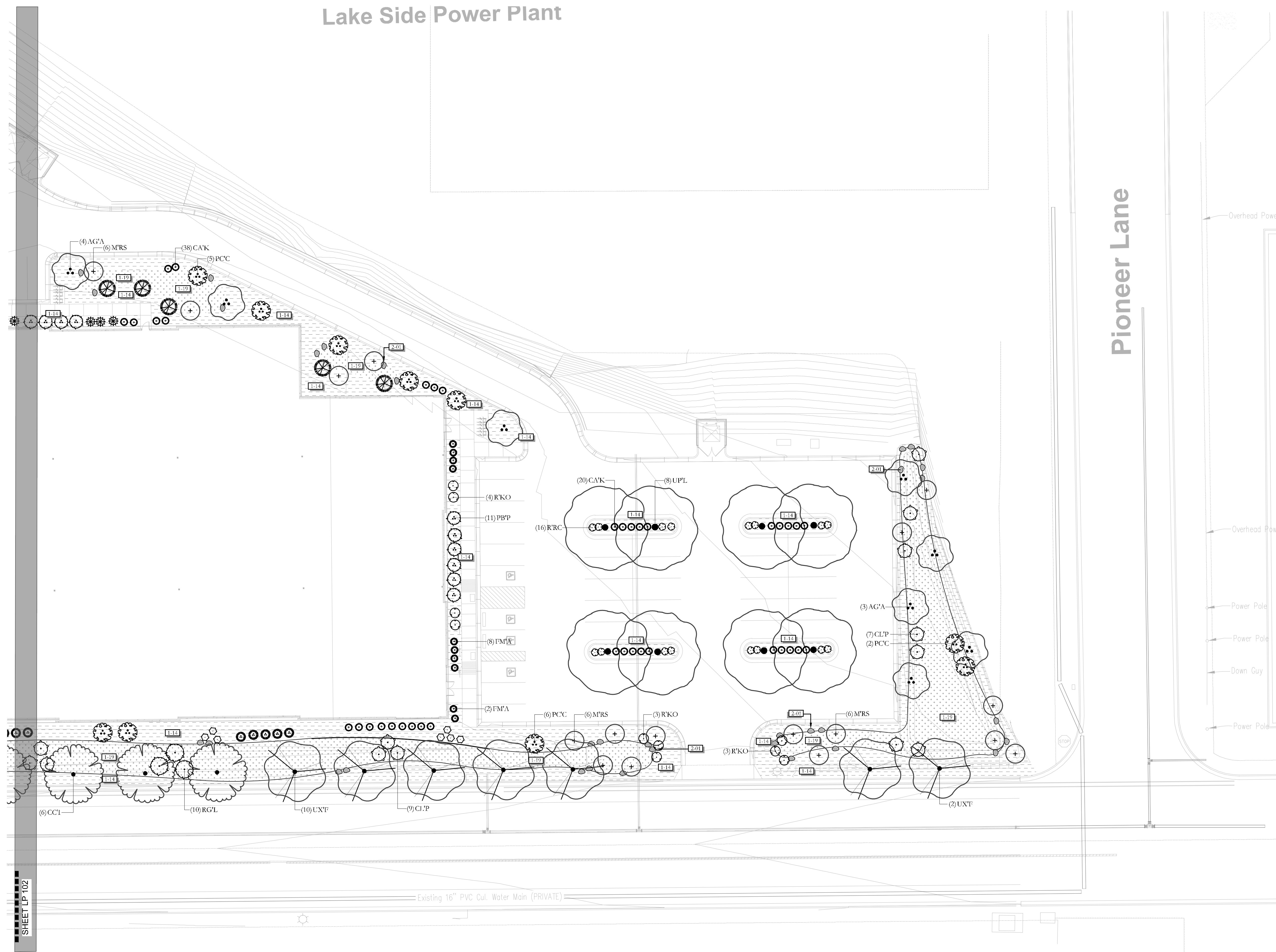
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LANDSCAPE PLAN
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LP-102

Lake Side Power Plant



ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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6								
7								

EASTLAKE LOT 1
1750 N. PIONEER LANE
VINEYARD, UTAH

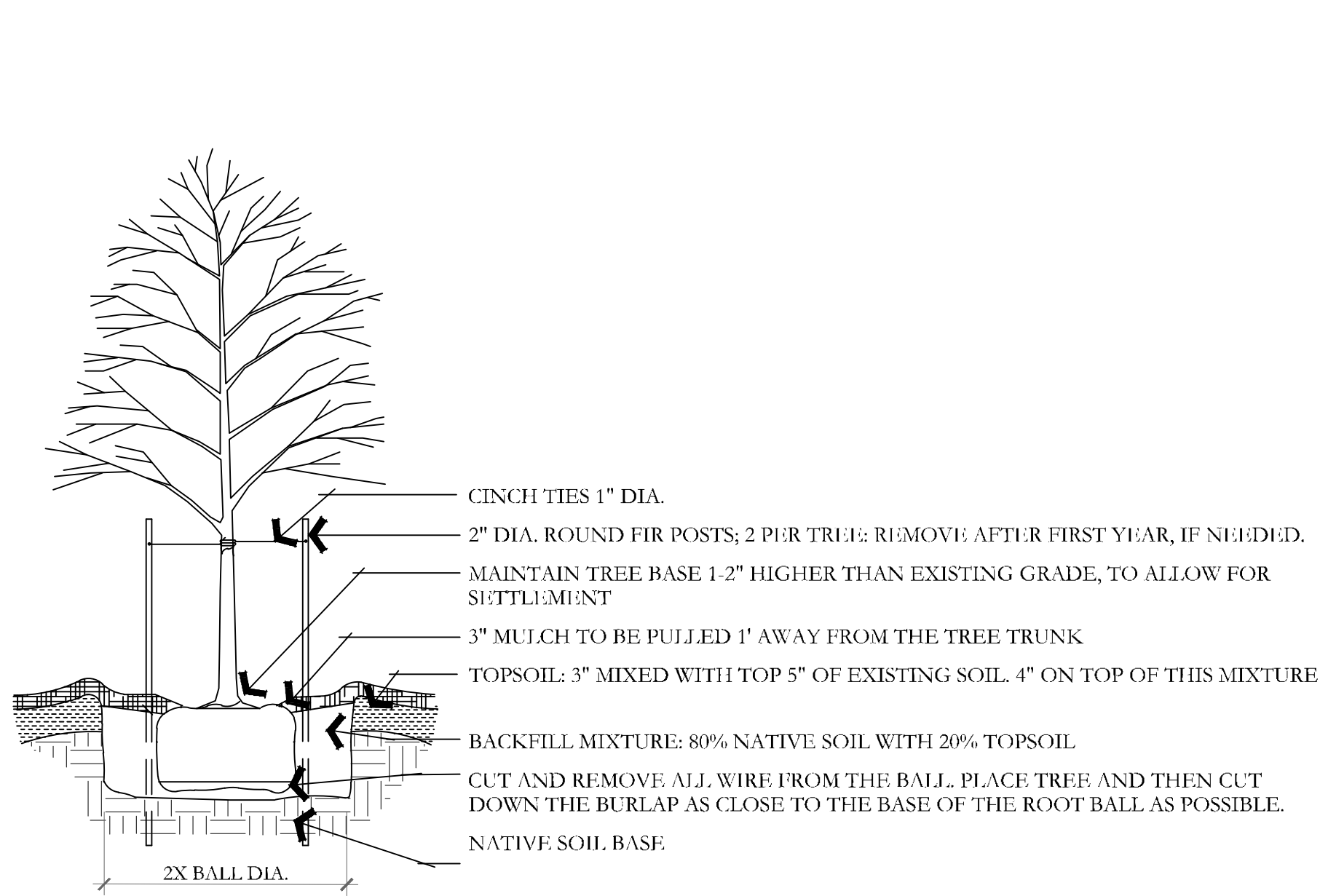
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LANDSCAPE PLAN
CITY PERMIT SET

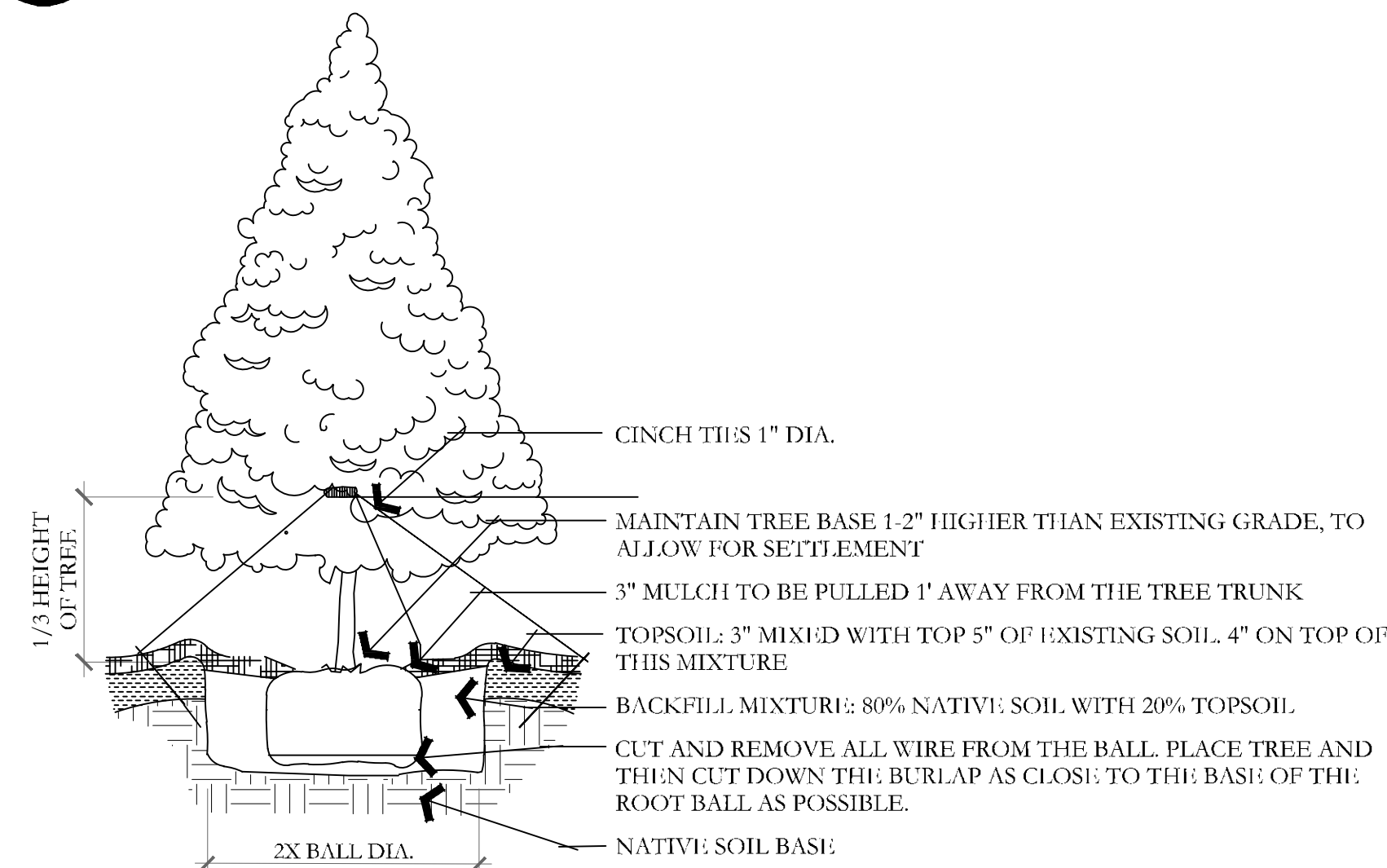
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A DECIDUOUS TREE PLANTING

NOT TO SCALE

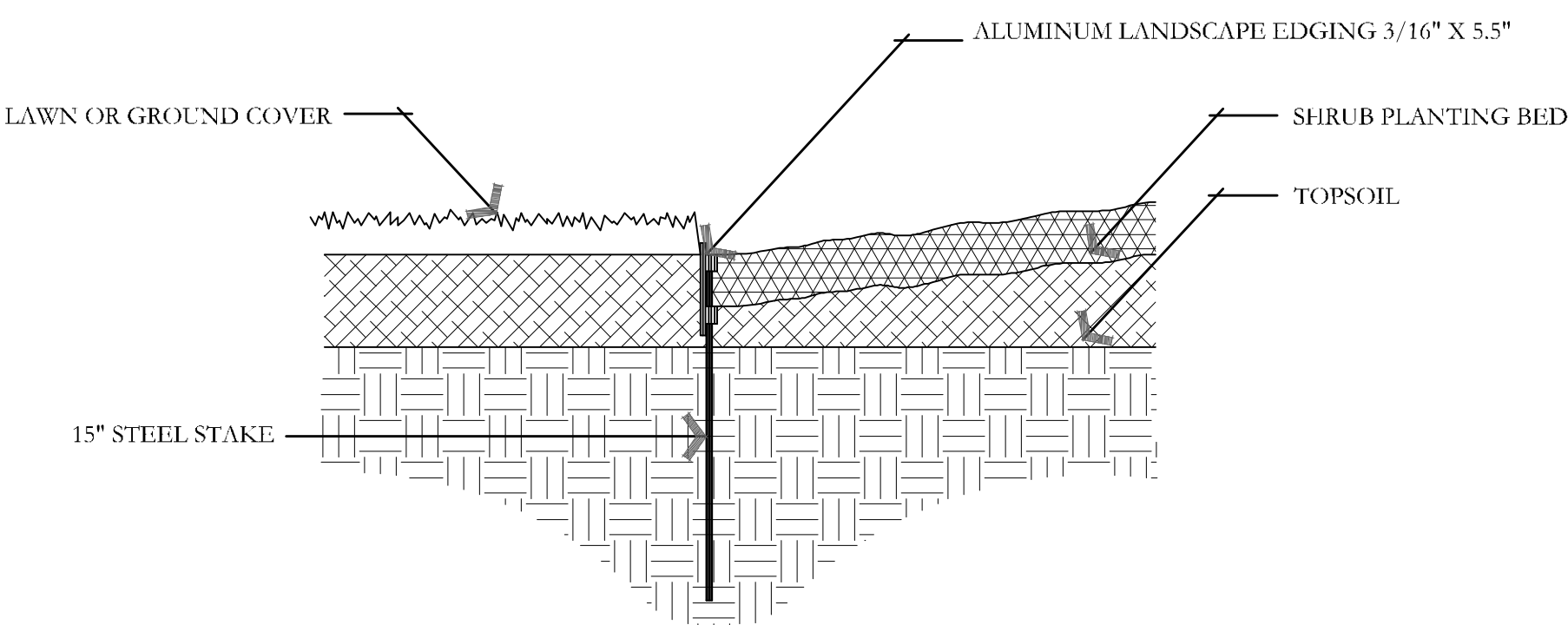
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D EVERGREEN TREE PLANTING

NOT TO SCALE

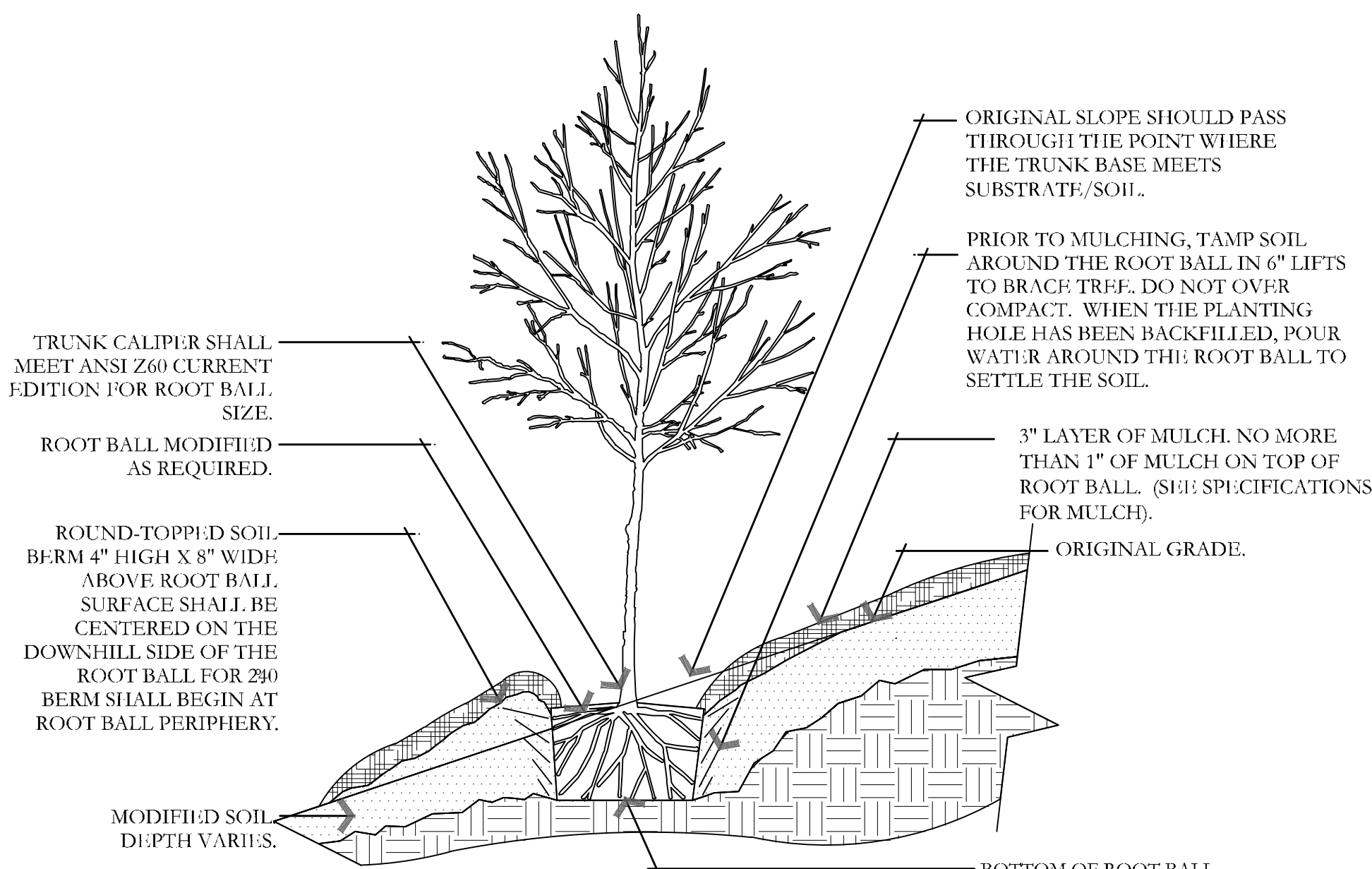
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G METAL EDGING DETAIL

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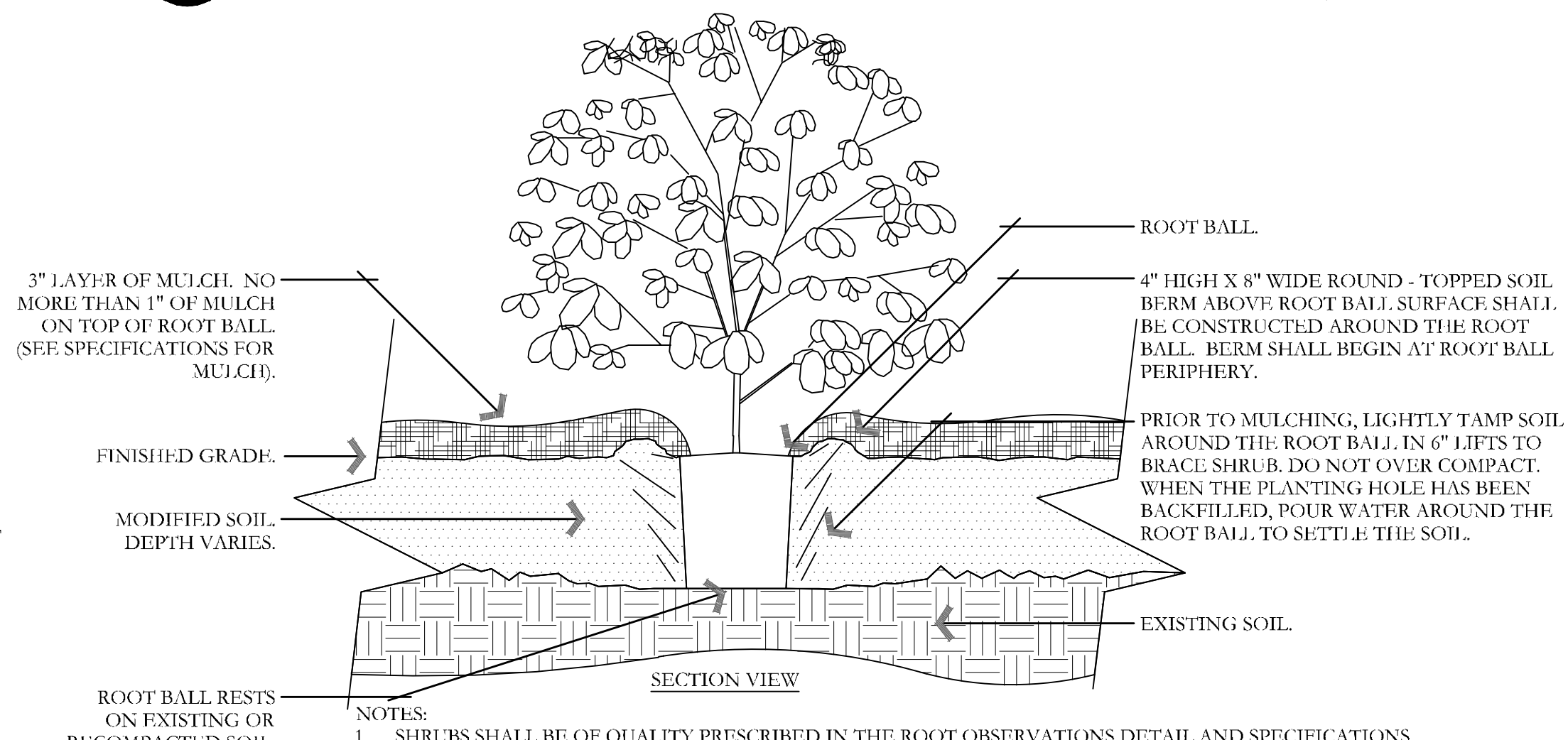
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B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

NOT TO SCALE

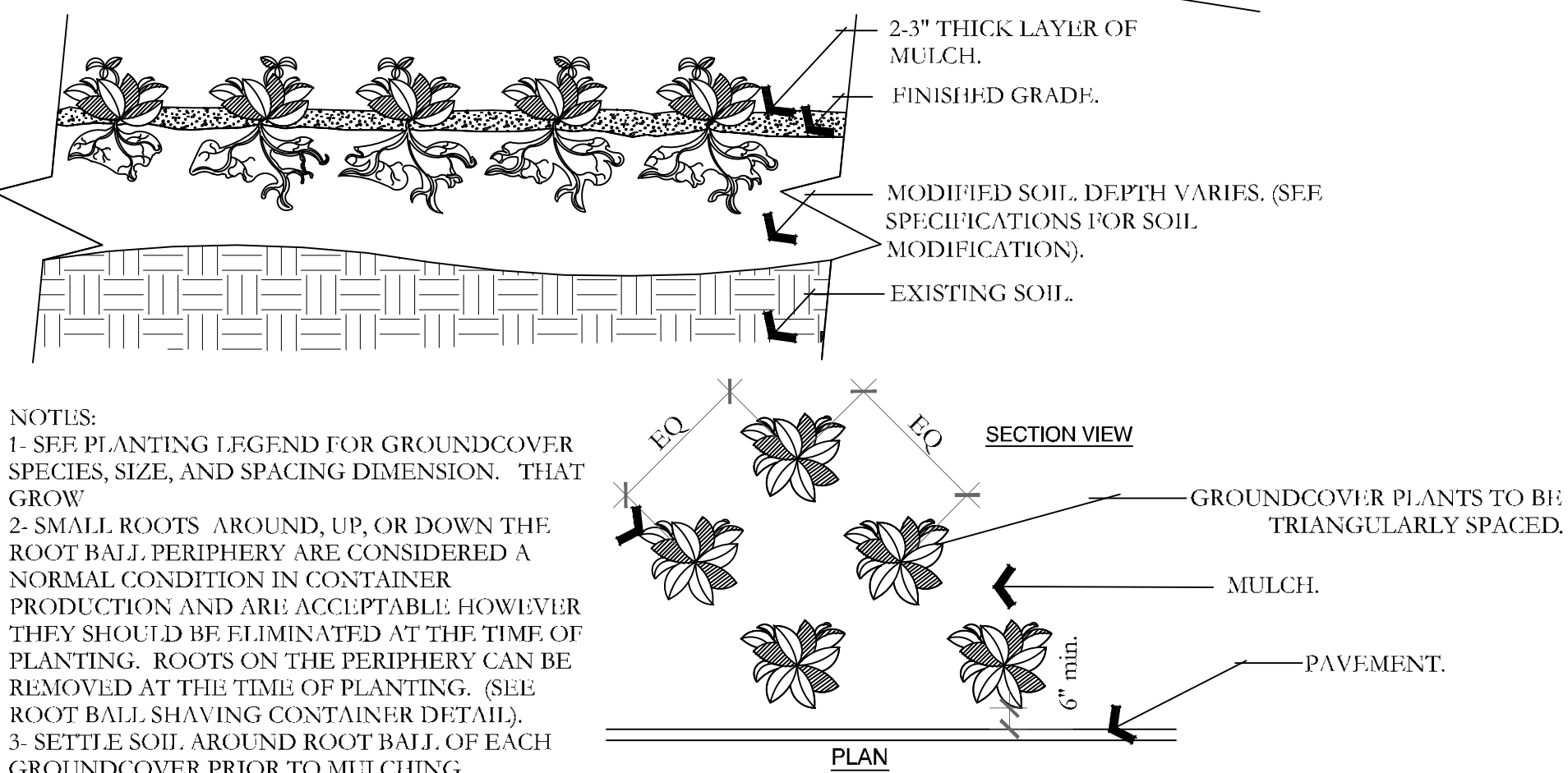
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E SHRUB - MODIFIED SOIL

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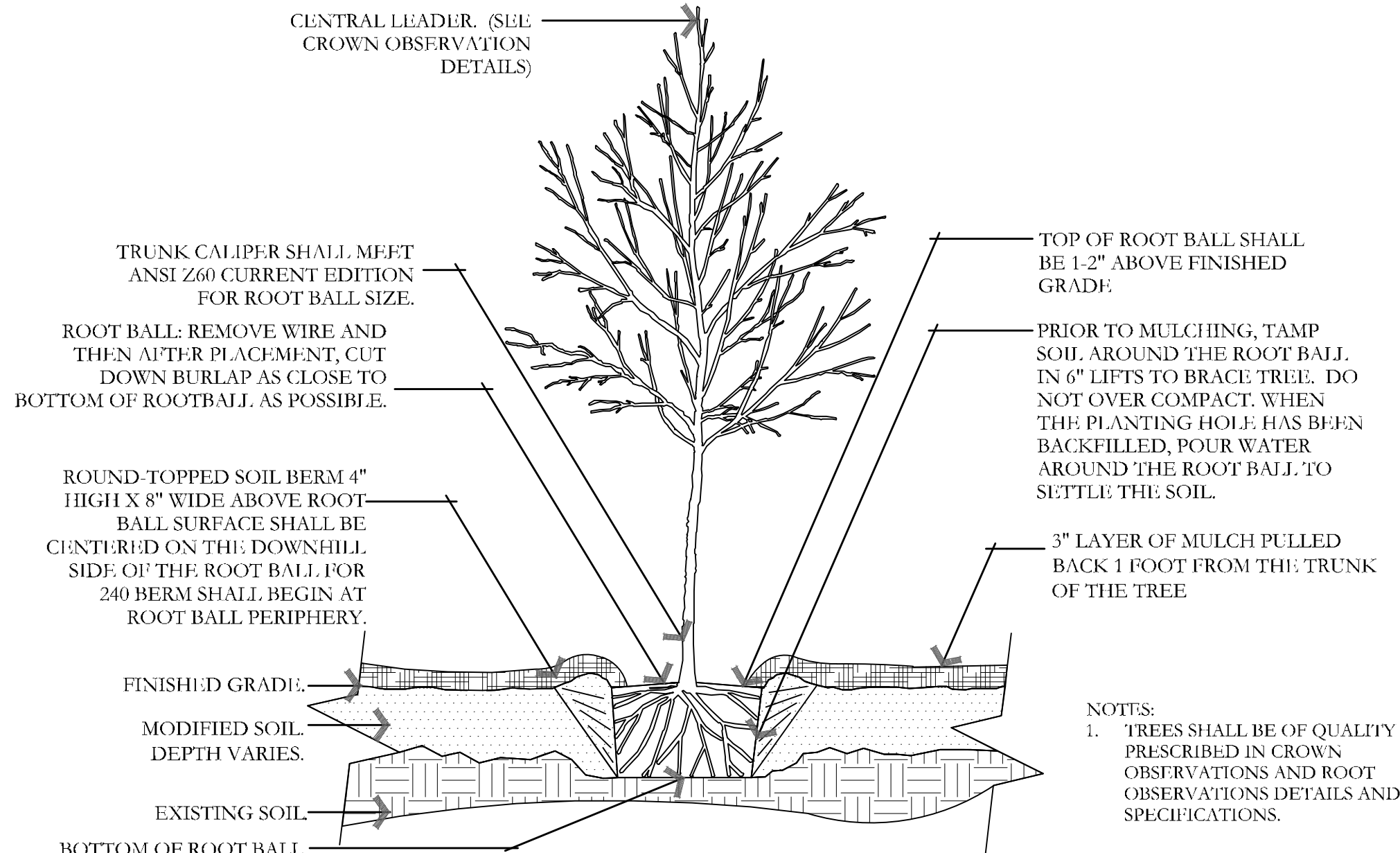
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H PERENNIAL/GROUNDCOVER PLANTING

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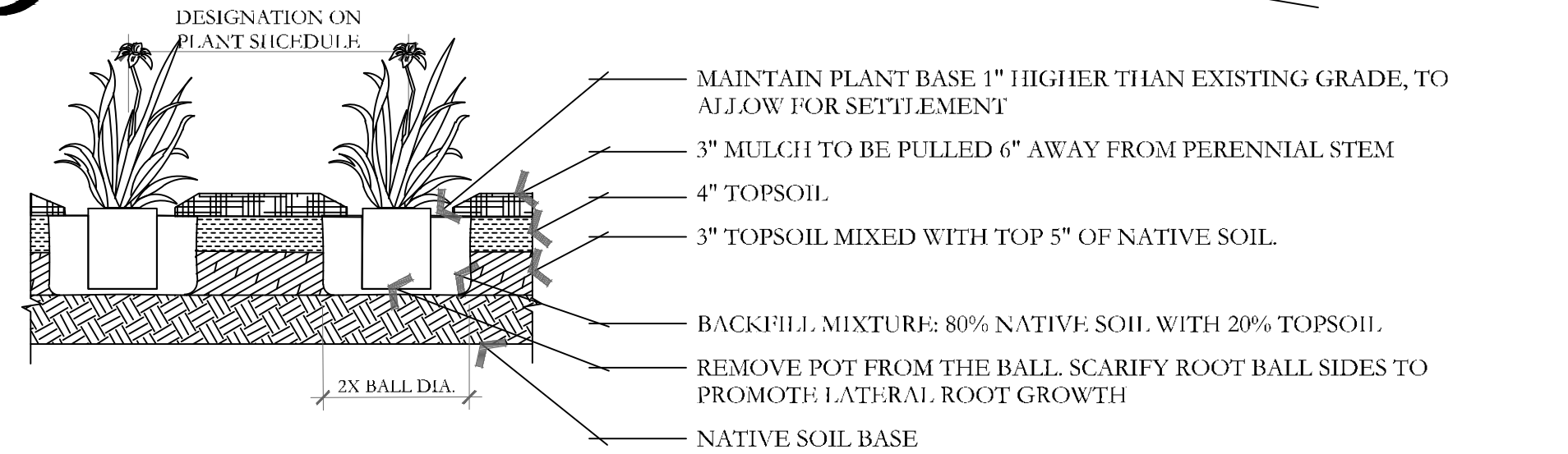
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C TREE W/ BERM (EXISTING SOIL MODIFIED)

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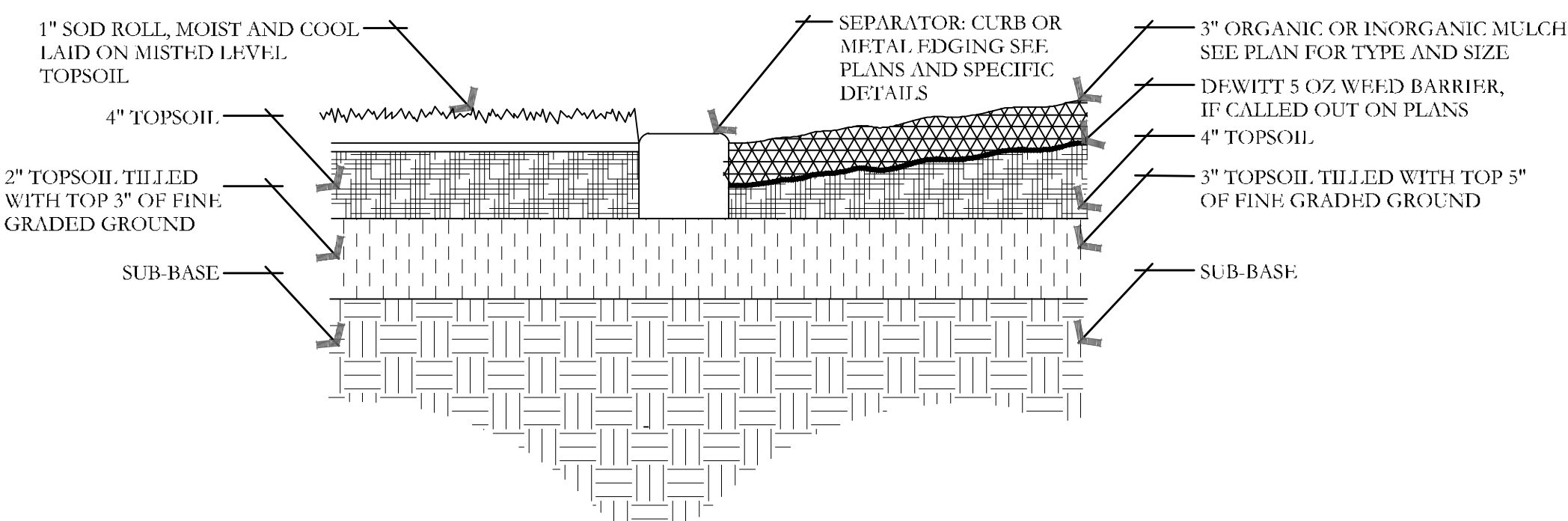
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F PERENNIAL PLANTING

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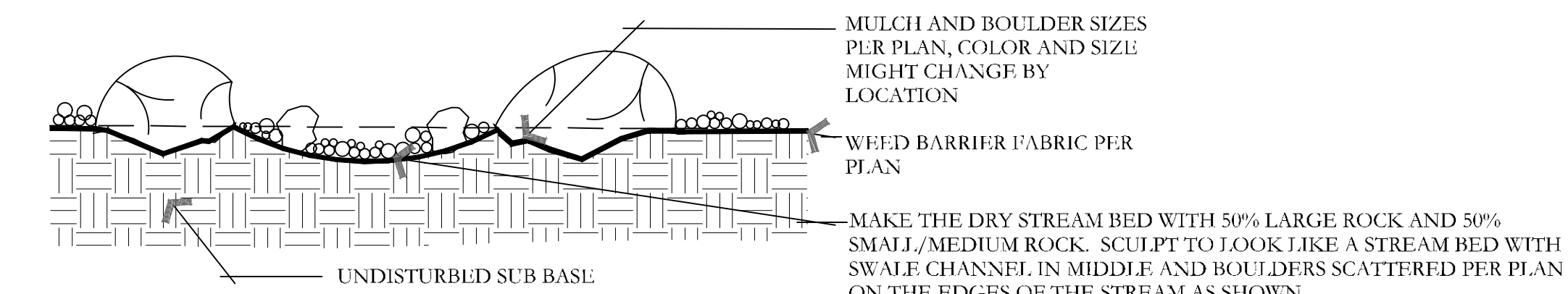
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I SOD LAYING/MULCH DETAIL

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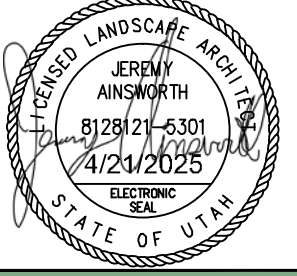
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J BOULDER AND DRY STREAM BED DETAIL

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ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/21/2025		UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON 03/06/25		FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM			PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 4/21/2025
NO.	REVISION	DATE						
1	XXXX	XX-XX-XX						
2								
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5								
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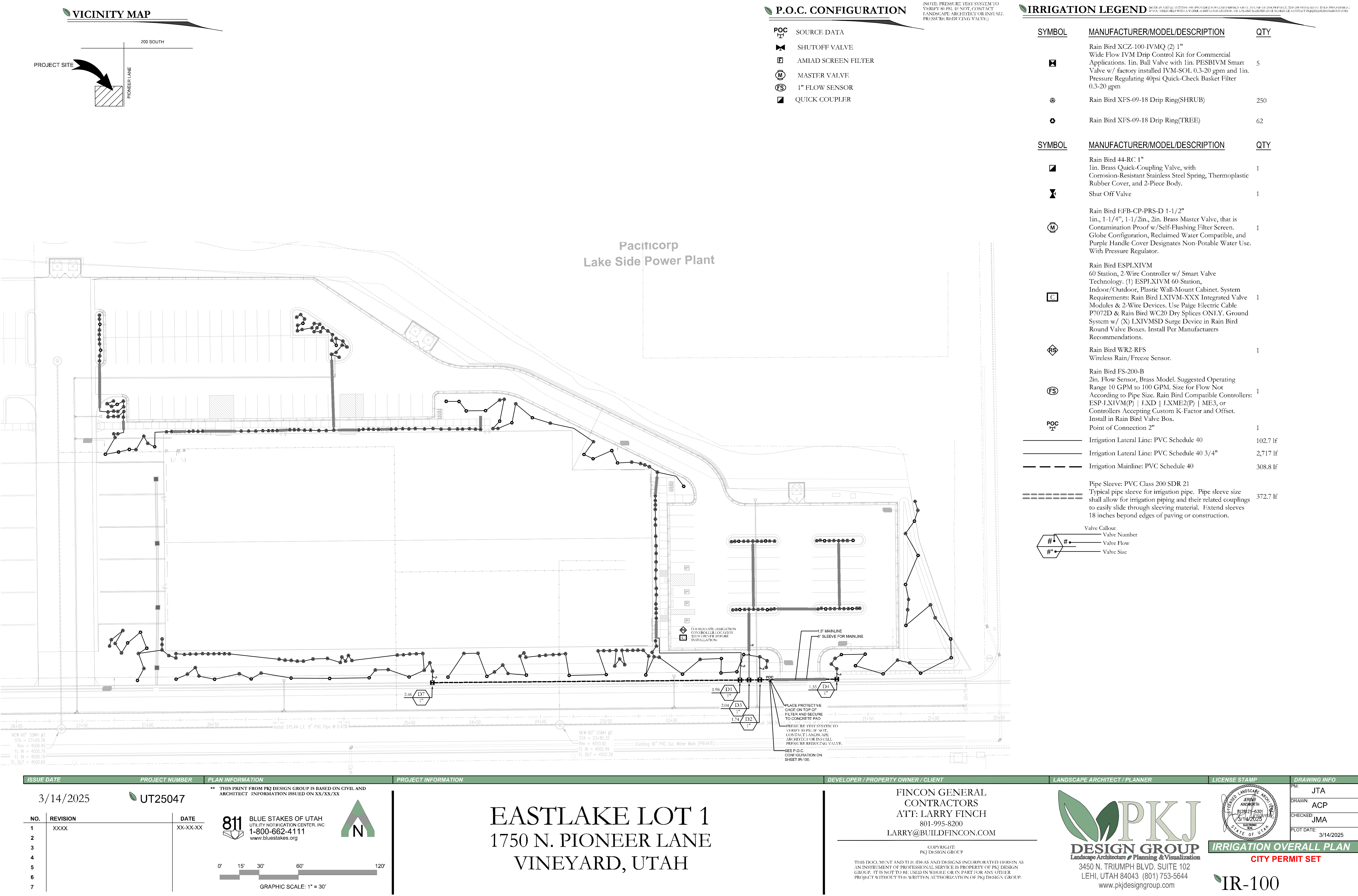
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LANDSCAPE DETAILS
CITY PERMIT SET

LP-501



IRRIGATION PLAN SPECIFICATIONS

- IRRIGATION SPECIFICATIONS
- PART 1 - GENERAL
- 1.1 SUMMARY
- Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Furnishing and installing underground and above ground sprinkler system complete with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Remove and dispose of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Restoration of any altered or damaged existing landscape to original state and condition.
- 1.2 SYSTEM DESCRIPTION
- A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and /or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in sleeving under handicaps. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.
- B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overlap onto handicaps, buildings or other features.
- C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.
- 1.3 DEFINITIONS
- A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to filter, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.
- B. Point of Connection: Location where the Contractor shall tie into the water supply. May require filter, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.
- C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.
- D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.
- 1.4 REFERENCES
- A. The following standards will apply to the work of this Section:
- a. ASTM-American Society for Testing and Materials
- b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.
- 1.5 SUBMITTALS
- A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work proceeded in the field until the required submittals have been reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.
- B. Operation and Maintenance Manual:
- a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
- i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.
- ii. Parts list for each operating element of the system
- iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.
- iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.
- b. Project Record Copy
- i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
- ii. Completed Project As-Built Drawings
1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services; indicating zone number, type of plant material and location on project that zone services. Laminated map with heat shrink clear plastic.
- 1.6 QUALITY ASSURANCE
- A. Acceptance: Do not install work in this section prior to acceptance by OAR.
- B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size for the necessary connection components may be installed if necessary. Perform static pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
- D. Workmanship and Materials:
- a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the trade.
- F. Contractor Qualifications:
- a. Contractor shall provide document or resume including at least the following items:
- i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.
- ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.
- iii. Contractor is bondable for the work to be performed.
- iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.
- v. Listing of suppliers where materials will be obtained for use on this Project.
- vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Technician in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
- vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contractor.
- viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.
- 1.7 DELIVERY-STORAGE-HANDLING
- A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material that is to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

- 1.8 SLEEVING
- A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Initial sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system. Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.
- 1.9 WARRANTY
- A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include: filling and/or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.
- 1.10 OWNER'S INSTRUCTION
- A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.
- 1.11 MAINTENANCE
- A. Furnish the following items to Owner's Representative:
- a. Two quick coupler keys with hose swivels.
- b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.
- B. Provide the following services:
- a. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

- 2.1 GENERAL NOTES
- A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.
- 2.2 POINT OF CONNECTION
- A. The Contractor shall connect into existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated.
- 2.3 CONNECTION ASSEMBLY
- A. Secondary water shall be used on this Project. Install filter and RPZ as needed.
- 2.4 CONTROL SYSTEM
- A. Power supply to the irrigation controller shall be provided for by this Contract.
- B. Controller shall be as specified in the drawings. Controller shall be surge protected.
- a. Installation of wall-mount/ground/pedestal timer controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount/ground/pedestal timer controllers shall be 120 VAC unless otherwise noted.
- b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall-mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.
- C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PL. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Page Electric Co., LP specification number P7079D.
- a. A minimum of 24" of additional wire shall be left at each valve, each splice box and at each controller.
- b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare/extra wire (3 ft.) shall be looped within each valve box of the grouping it is to service.
- D. RCV wire splicing contractors shall be 3M brand DBV or DHR. Wire splicing between controller and valves shall be at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped "WIRE SPLICED" or "WS" on box lid.

- 2.5 SLEEVING
- A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be S/40 PVC solvent weld. Sleeving 6" and larger shall be CI, 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond wall or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.
- 2.6 MAIN LINE PIPE
- A. All main line pipes 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.
- a. Maximum flows allowed through main line pipe shall be:
- | Size | GPM |
|--------|---------|
| 3/4" | 8 GPM |
| 1" | 12 GPM |
| 1-1/2" | 30 GPM |
| 2" | 53 GPM |
| 2-1/2" | 75 GPM |
| 3" | 110 GPM |
| 4" | 180 GPM |
- b. Main line pipe shall be buried with 24" cover
- 2.7 MAIN LINE FITTINGS
- A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.
- 2.8 ISOLATION VALVES
- A. Isolation valves 3" and larger shall be Watertool brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.
- B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with S/80 PVC TUF. Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the "off" position.
- 2.9 MANIFOLDS
- A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

- 2.10 REMOTE CONTROL VALVES
- A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.
- 2.11 MANUAL CONTROL VALVES
- A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G17S212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in 1/2" gravel. Contractor shall not place quick coupler valves farther than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.
- 2.12 LATERAL LINE PIPE
- A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be 3/4", 1", 1 1/2", 1 3/4" or 2" in size as indicated on Construction Drawings.
- 2.13 LATERAL LINE FITTINGS
- A. All lateral line fittings shall be S/40 PVC
- 2.14 SPRAY SPRINKLERS
- A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.
- 2.15 VALVE BOXES
- A. Rainfall valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barfed areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.
- 2.16 IMPORT BACKFILL
- A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations unusable for fill shall be removed from project and disposed of properly by Contractor.
- 2.17 OTHER PRODUCTS
- A. Substitution of equivalent products is subject to the OAR's approval and must be designated as accepted in writing.
- a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

- 3.1 PREPARATION
- A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Confirmation of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.
- 3.2 TRENCHING AND BACKFILLING
- A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.
- 3.3 SLEEVING
- A. Sleeve all piping and wiring that pass under paving or landscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.
- 3.4 GRADES AND DRAINAGE
- A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by excavation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.
- 3.5 PVC PIPE
- A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.
- B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.
- C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under landscape features.
- D. Plastic pipe shall be cut squarely. Burs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.
- E. Pipe shall not be glued unless ambient temperature is at least 50 degrees F. Pipe shall not be glued in rainy conditions unless properly tamped. All solvent weld joints shall be assembled using IPS 111 glue and P10 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.
- F. Appropriate trench blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.
- 3.6 CONTROLLERS
- A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMS.
- B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.
- C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.
- D. Wiring under landscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.
- E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.
- F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and terminations, as well as hook-up to controller shall be by this Contractor.
- G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and ground for controller. Provide ethernet to handle power into the controller.

- 3.7 VALVES
- A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.
- B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.
- C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a valve box. Place a minimum of 4" of 1/2" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.
- 3.8 SPRINKLER HEADS
- A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.
- B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.
- C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.
- D. Spray heads shall be installed and flushed again prior to installation of nozzles.
- F. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.
- 3.9 FIELD QUALITY CONTROL
- A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.
- B. Main line pressure test shall include all pipe and components from the point of connection to the upstream end of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.
- C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.
- D. Schedule testing with OAR 48 hours in advance for approval.
- E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and reinstated until able to pass testing.
- F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMS.
- 3.10 ADJUSTMENT

- A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.
- B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.
- C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.
- D. Adjust run times of station to meet needs of plant material the station services.

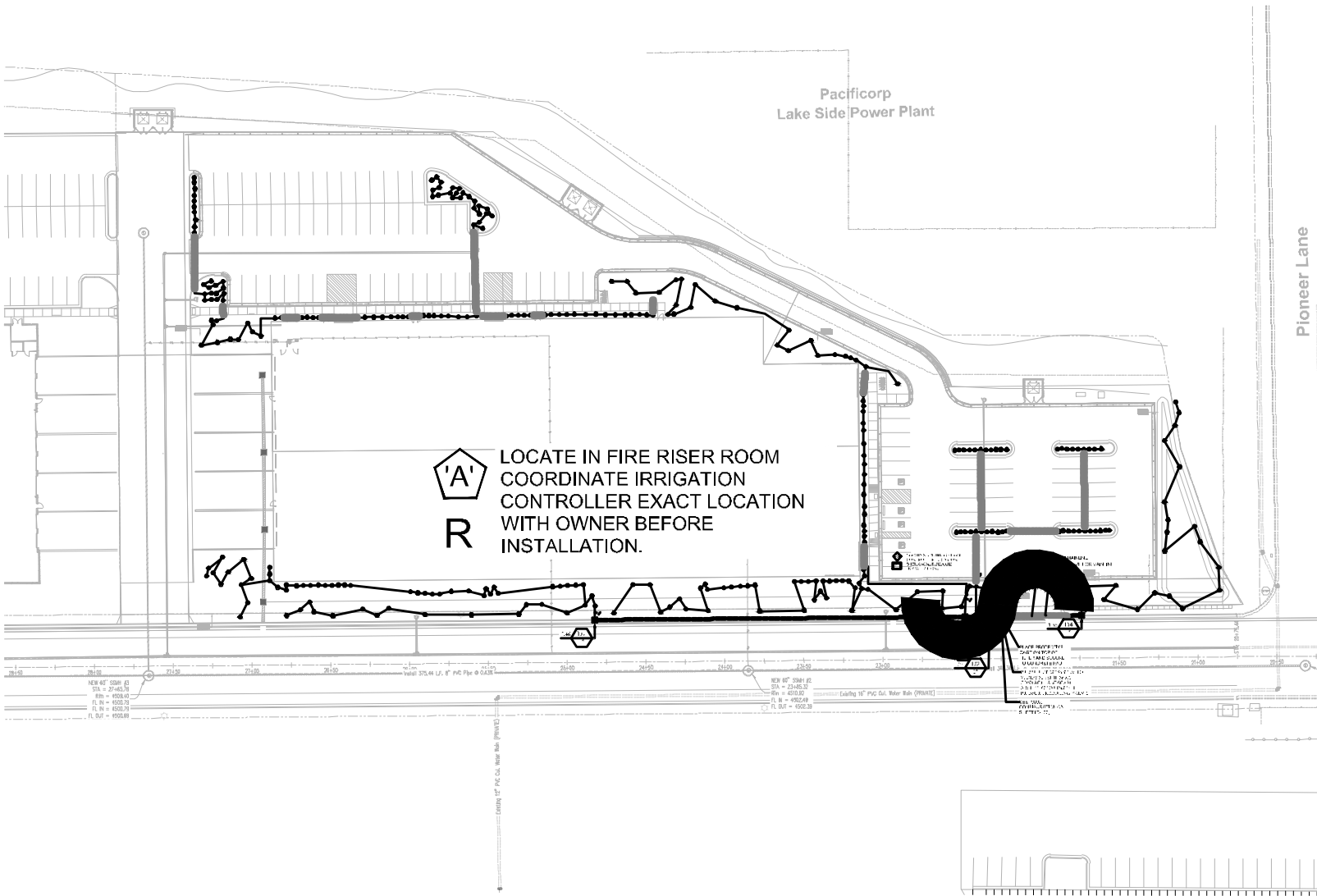
3.11 CLEANING

- A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.
- B. Open trenches or hazards shall be protected with yellow caution tape.
- C. Contractor is responsible for removal and disposal of off-site trash and debris generated as a result of this Project.
- D. OAR shall perform periodic as well as a final cleanliness inspection.
- F. Contractor shall leave Project at least a "broom clean" condition.

END OF SECTION

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A SECONDARY SYSTEM. IF IT IS NOT CONNECTED TO SECONDARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A CULINARY SYSTEM AND REQUIRED COMPONENTS. A FUNCTIONING AHEAD HEAD IS TO BE USED AT THE POINT OF CONNECTION.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO SECONDARY WATER AND SHOULD BE NOTED AS SUCH. THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO SECONDARY WATER USE. PURPLE VALVE BOXES FOR SECONDARY WATER SYSTEMS.
5. ON OCCASION, AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED. FITTINGS UP TO 1 1/2" SHALL BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1 1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN. SYSTEM IS TO BE WINTERIZED IN THE LATE FALL.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY YIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTSIDE EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED NATURALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO BE PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSTALLED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRES) FROM CITY MAINTAINED PROPERTY AND HOMEOWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE, CONTRACTOR SHALL INSTALL CHECK VALVES.
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. WHEN PIPE SIZE IS LARGER THAN 3" MAKE SURE THAT THRUST BLOCKS ARE USED.
23. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:
- | Size | GPM |
|------------|---------|
| I 3/4" | 8 GPM |
| II 1" | 12 GPM |
| III 1-1/2" | 30 GPM |
| IV 2" | 53 GPM |
| V 2-1/2" | 75 GPM |
| VI 3" | 110 GPM |
| VII 4" | 180 GPM |
- F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and terminations, as well as hook-up to controller shall be by this Contractor.
- G. Electrical contractor is in charge of providing 1.5" conduit from controller to outside landscape area. Provide power and ground for controller. Provide ethernet to handle power into the controller.



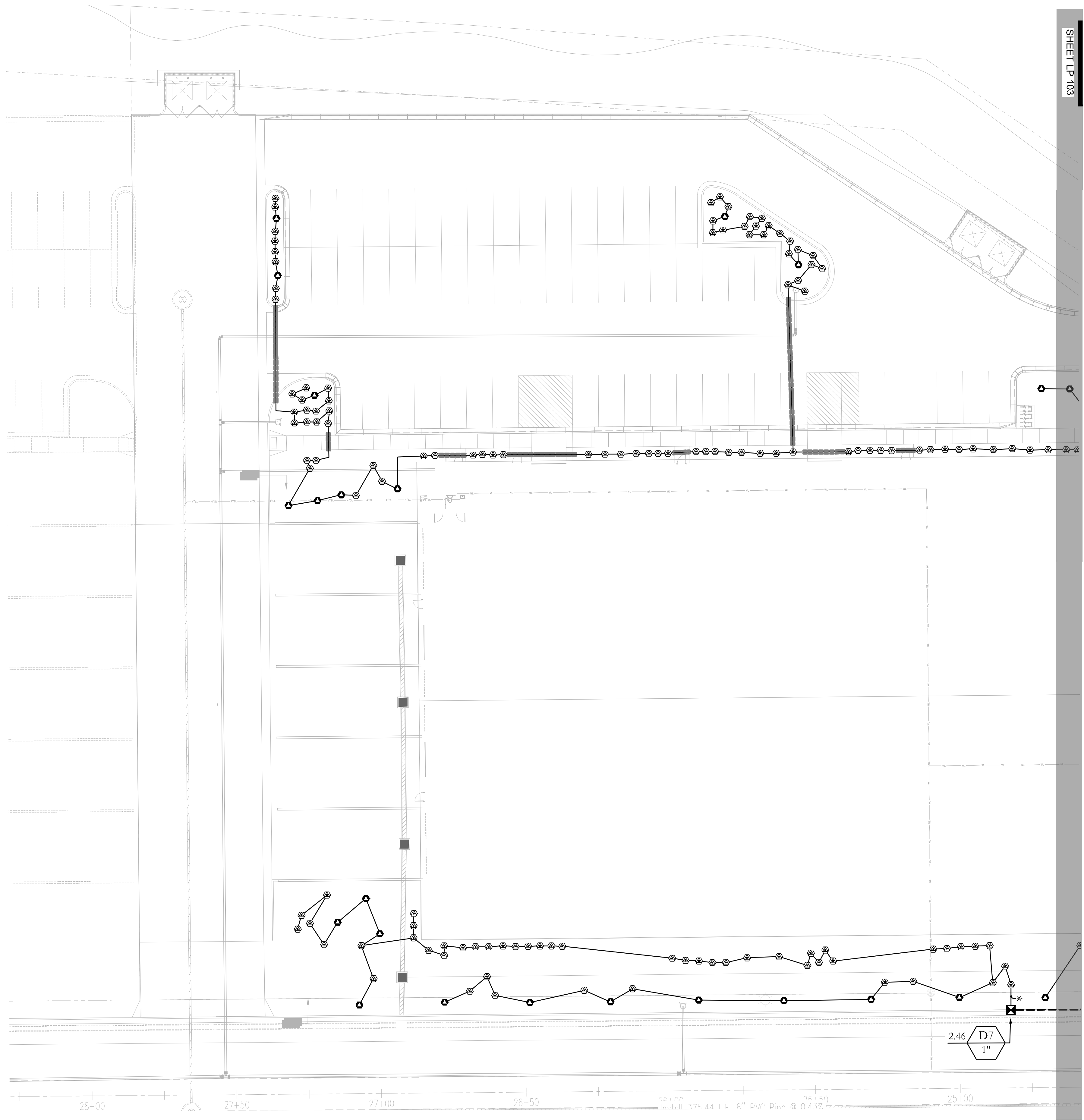
1.5" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/14/2025	UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON XX/XX/XX	EASTLAKE LOT 1 1750 N. PIONEER LANE VINEYARD, UTAH	FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM	PKJ DESIGN GROUP COPYRIGHT: PKJ DESIGN GROUP	 DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/14/2025

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GRAPHIC SCALE: 1" = 100'



SHEET LP-103

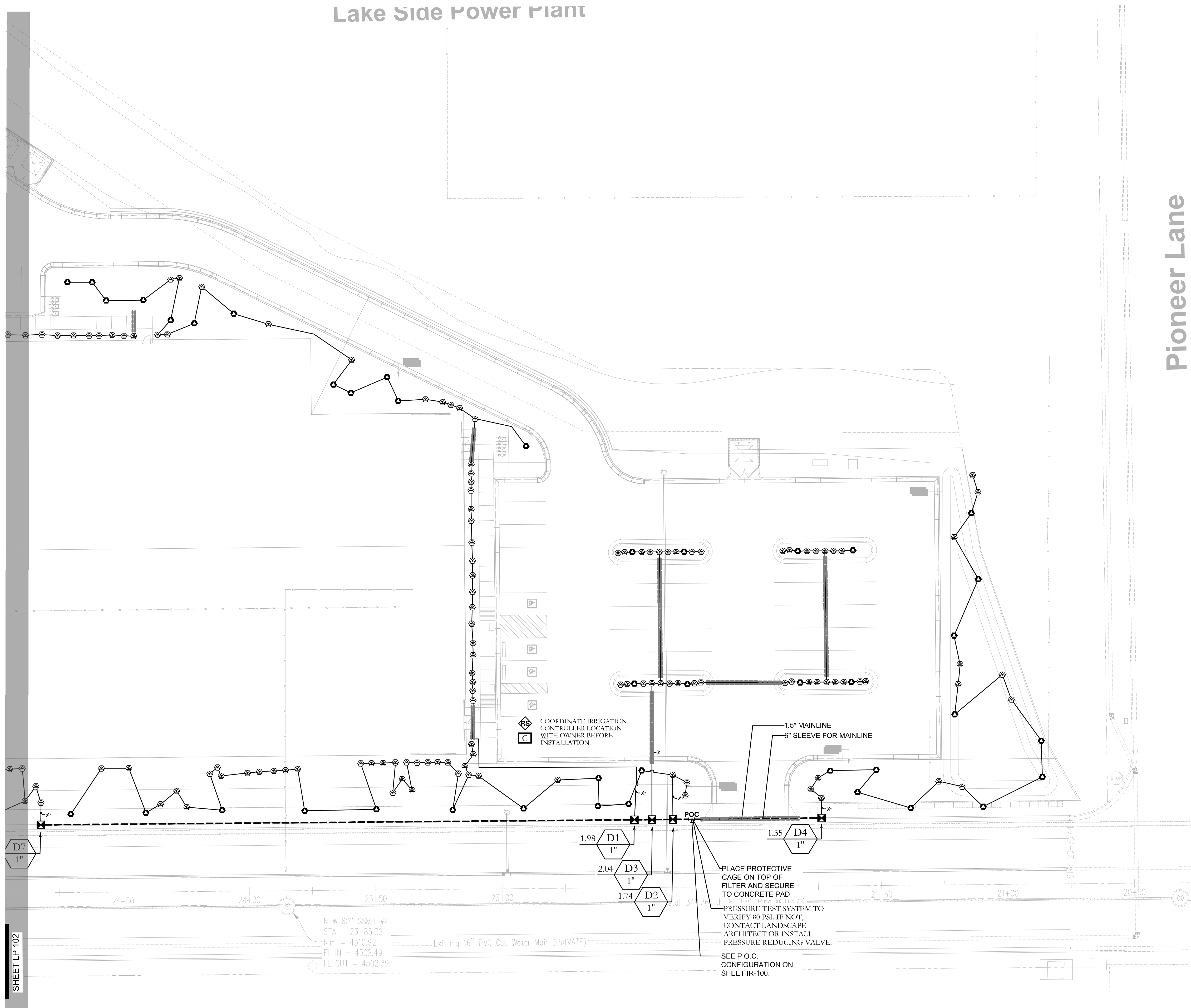
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3/14/2025		UT25047		** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON XX/XX/XX		EASTLAKE LOT 1 1750 N. PIONEER LANE VINEYARD, UTAH		FINCON GENERAL CONTRACTORS ATT: LARRY FINCH 801-995-8200 LARRY@BUILDFINCON.COM		JTA ACP JMA				PM: JTA DRAWN: ACP CHECKED: JMA PLOT DATE: 3/14/2025	
NO. REVISION		DATE		811 BLUE STAKES OF UTAH UTILITY NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org										IRRIGATION PLAN CITY PERMIT SET	
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GRAPHIC SCALE: 1" = 20'

0' 10' 20' 40' 60'

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Lake Side Power Plant

Pioneer Lane

SHEET LP 102

COORDINATE IRRIGATION
CONTROLLER LOCATION
WITH OWNER BEFORE
INSTALLATION.

1.5" MAINLINE
6" SLEEVE FOR MAINLINE






1.98 D1
1" 1"
2.04 D3
1" 1"
1.74 D2
1" 1"

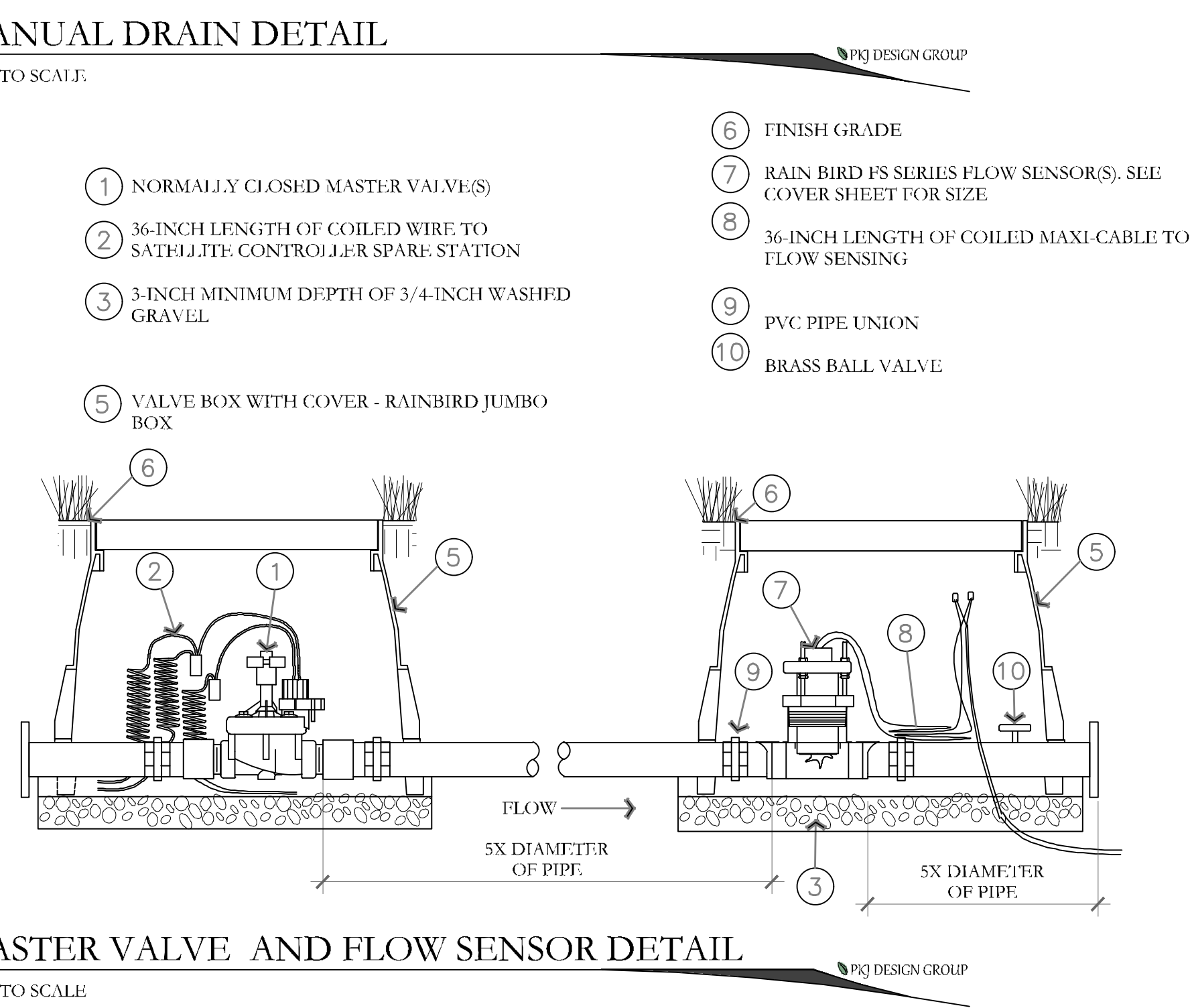
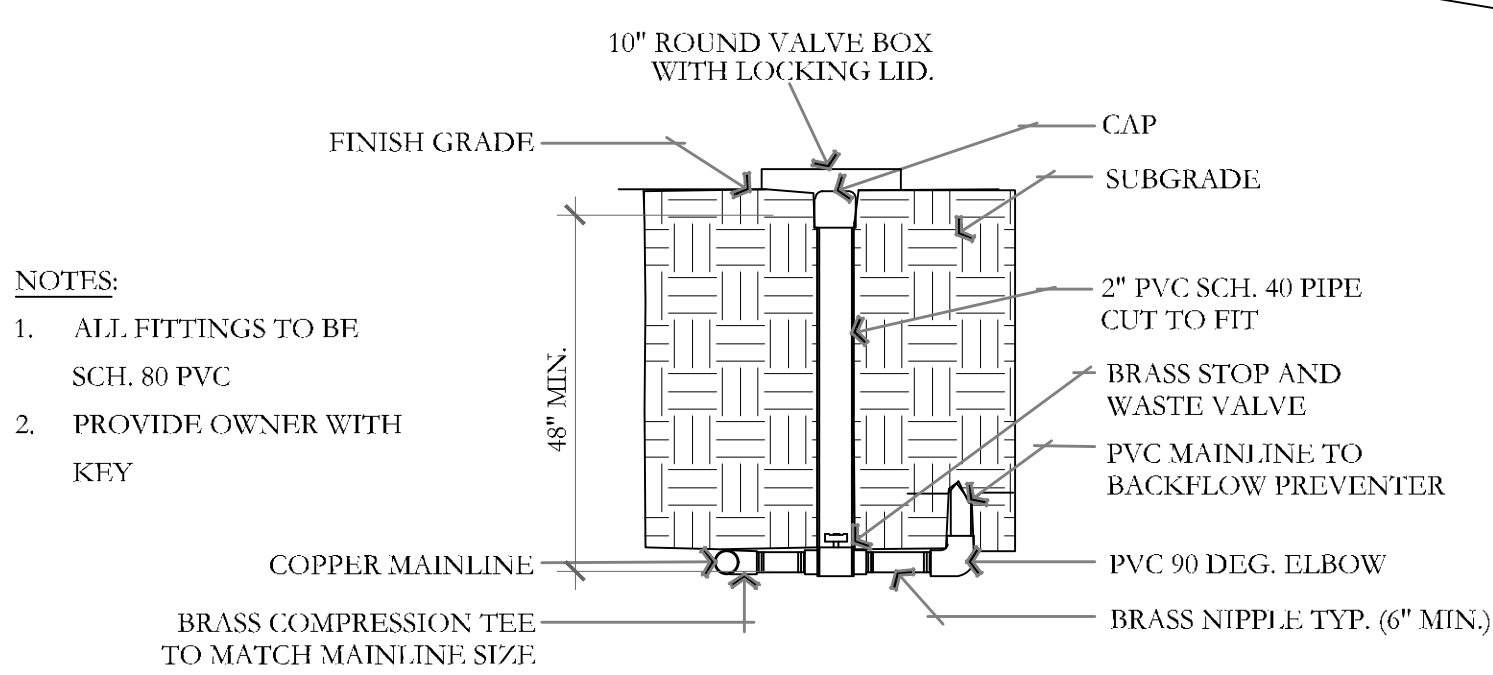
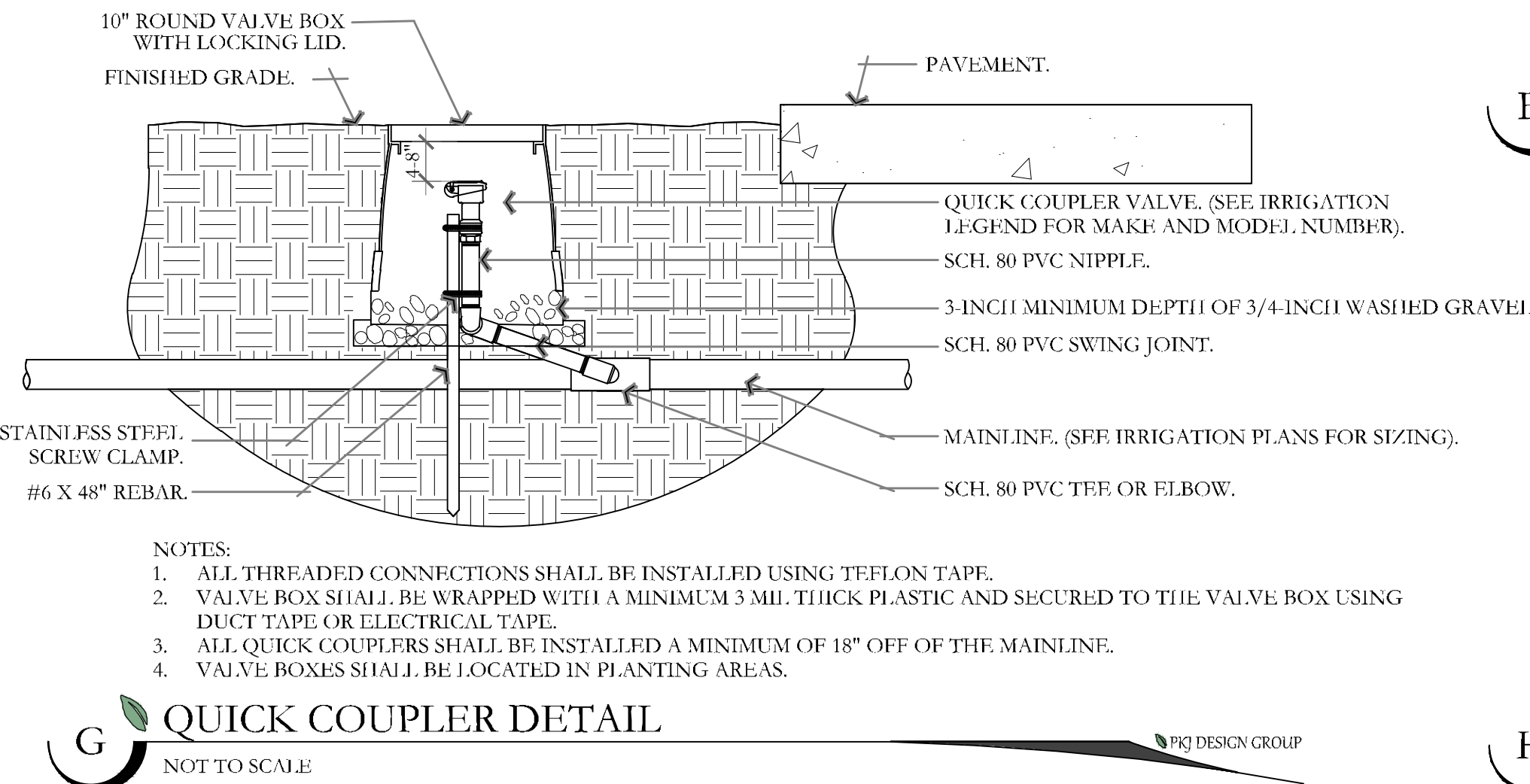
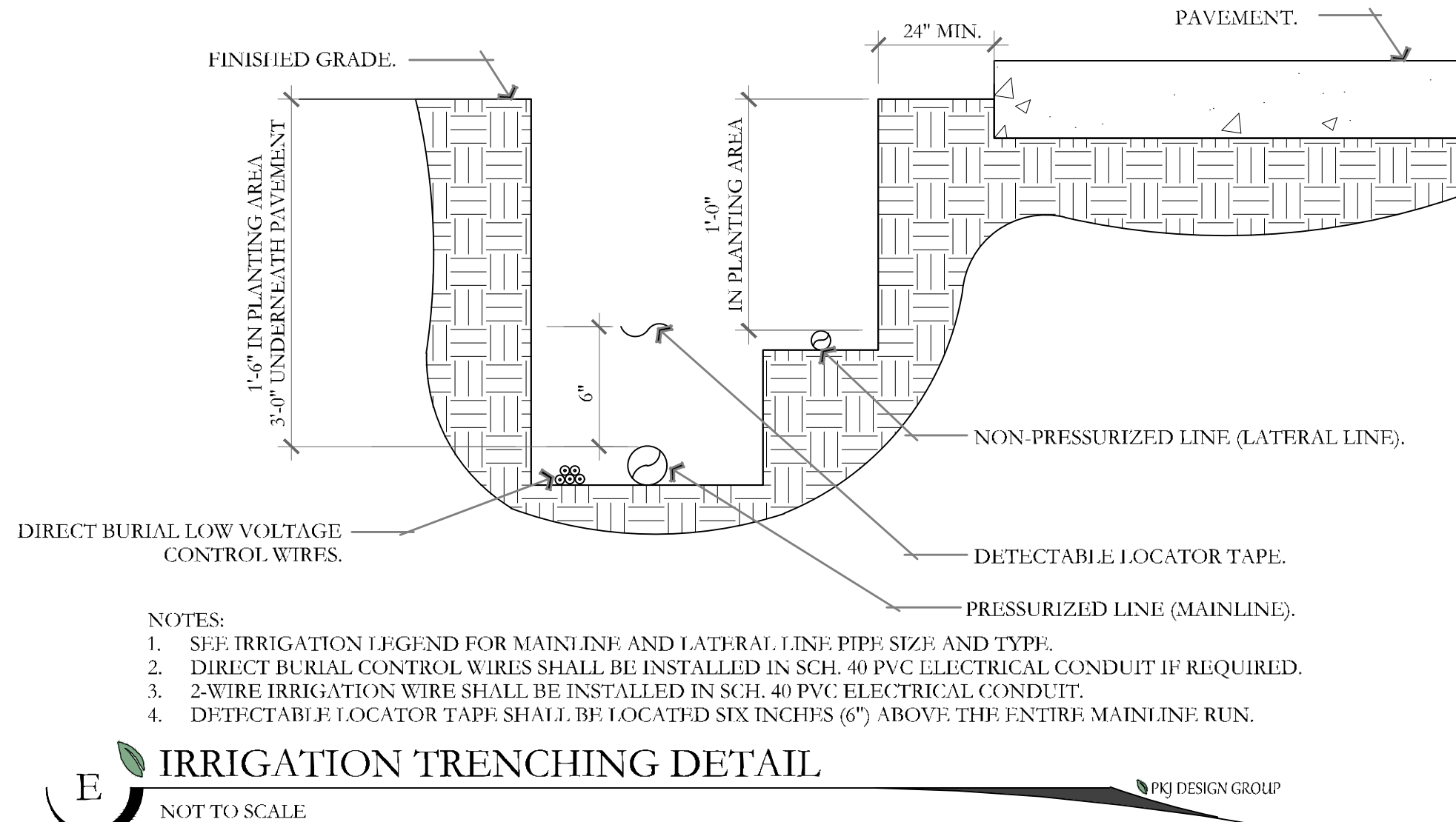
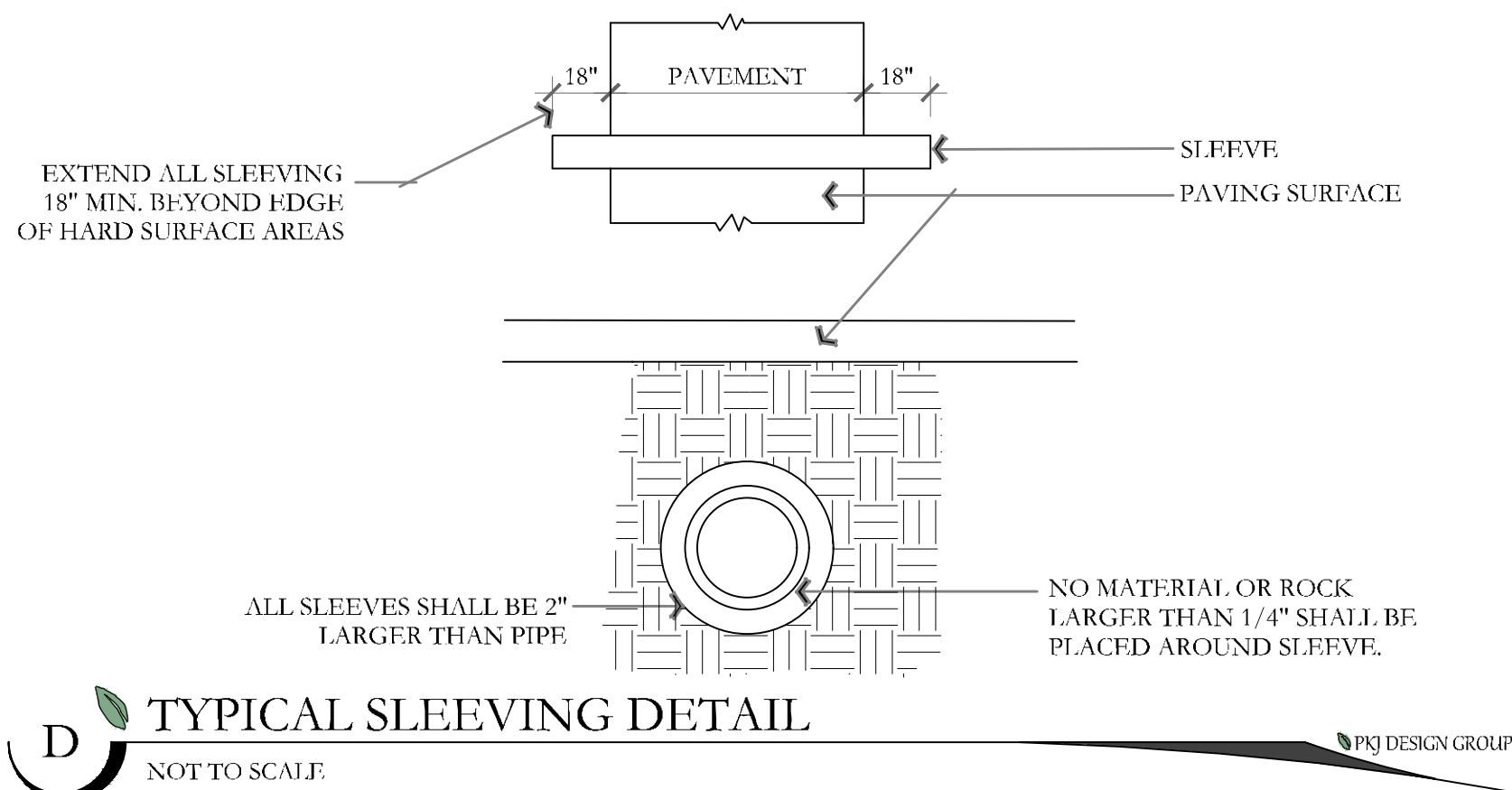
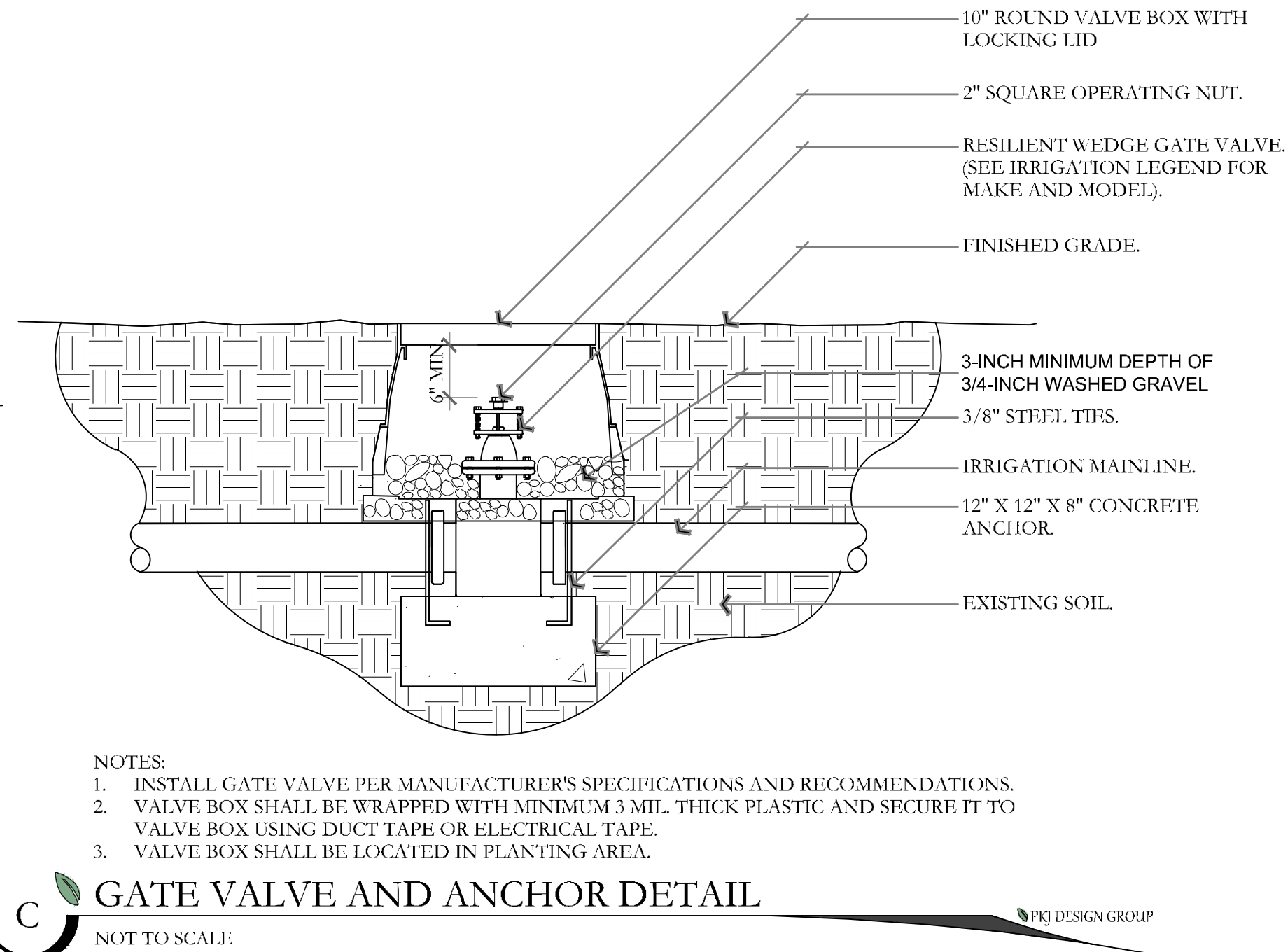
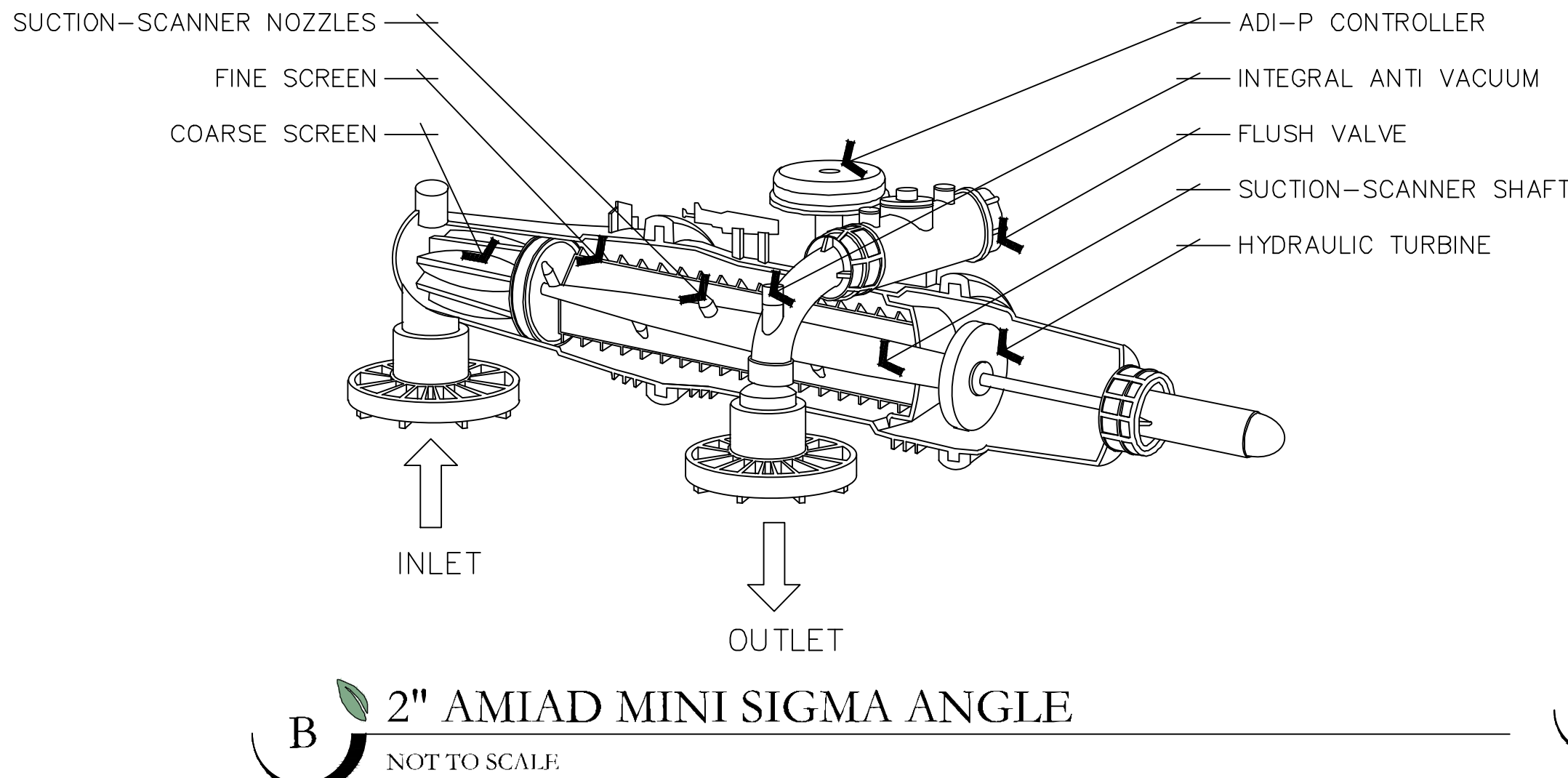
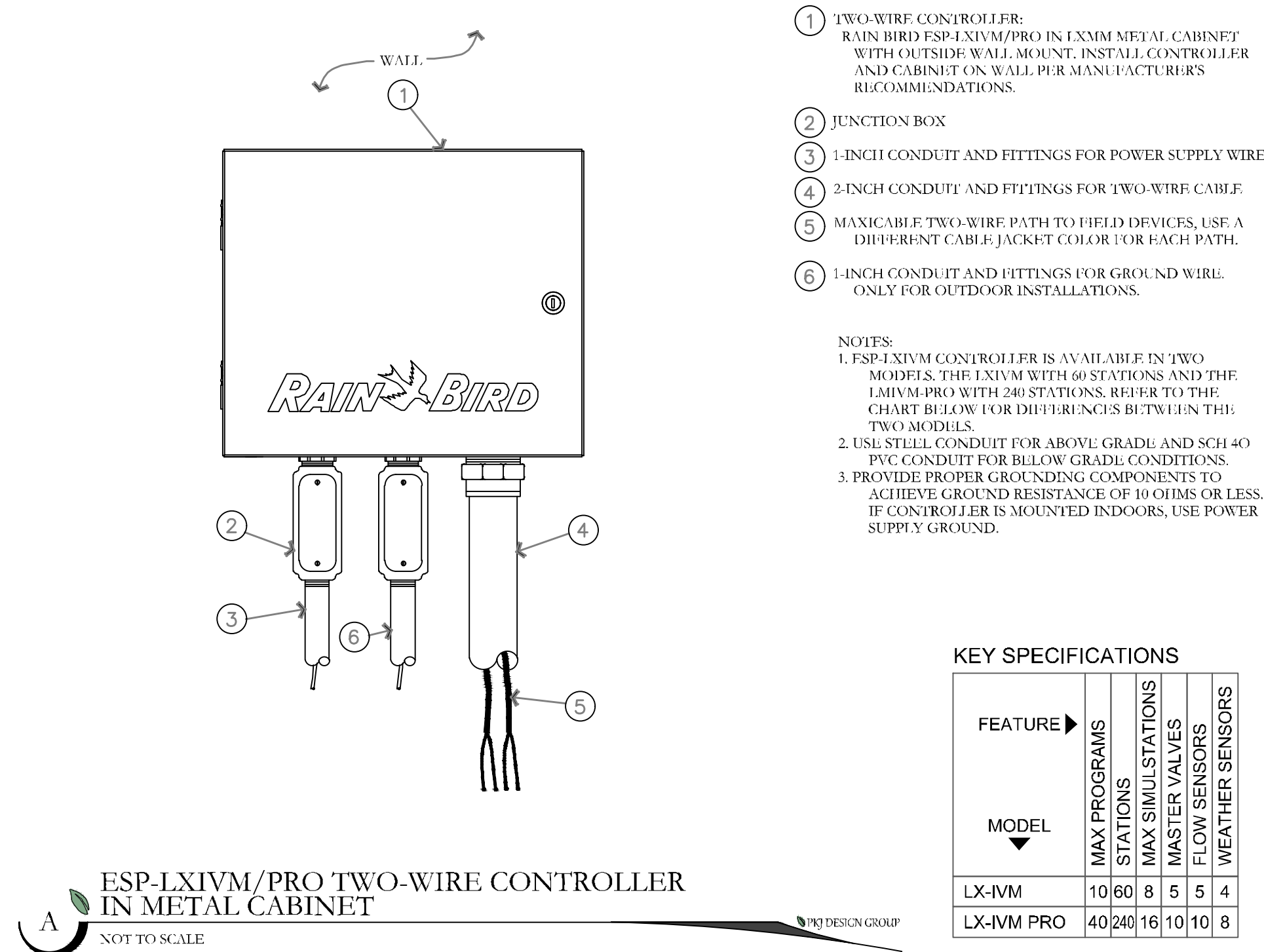
PLACE PROTECTIVE
CAGE ON TOP OF
FILTER AND SECURE
TO CONCRETE PAD
PRESSURE TEST SYSTEM TO
VERIFY 80 PSI. IF NOT,
CONTACT LANDSCAPE
ARCHITECT OR INSTALL
PRESSURE REDUCING VALVE.

SEE P.O.C.
CONFIGURATION ON
SHEET IR-100.

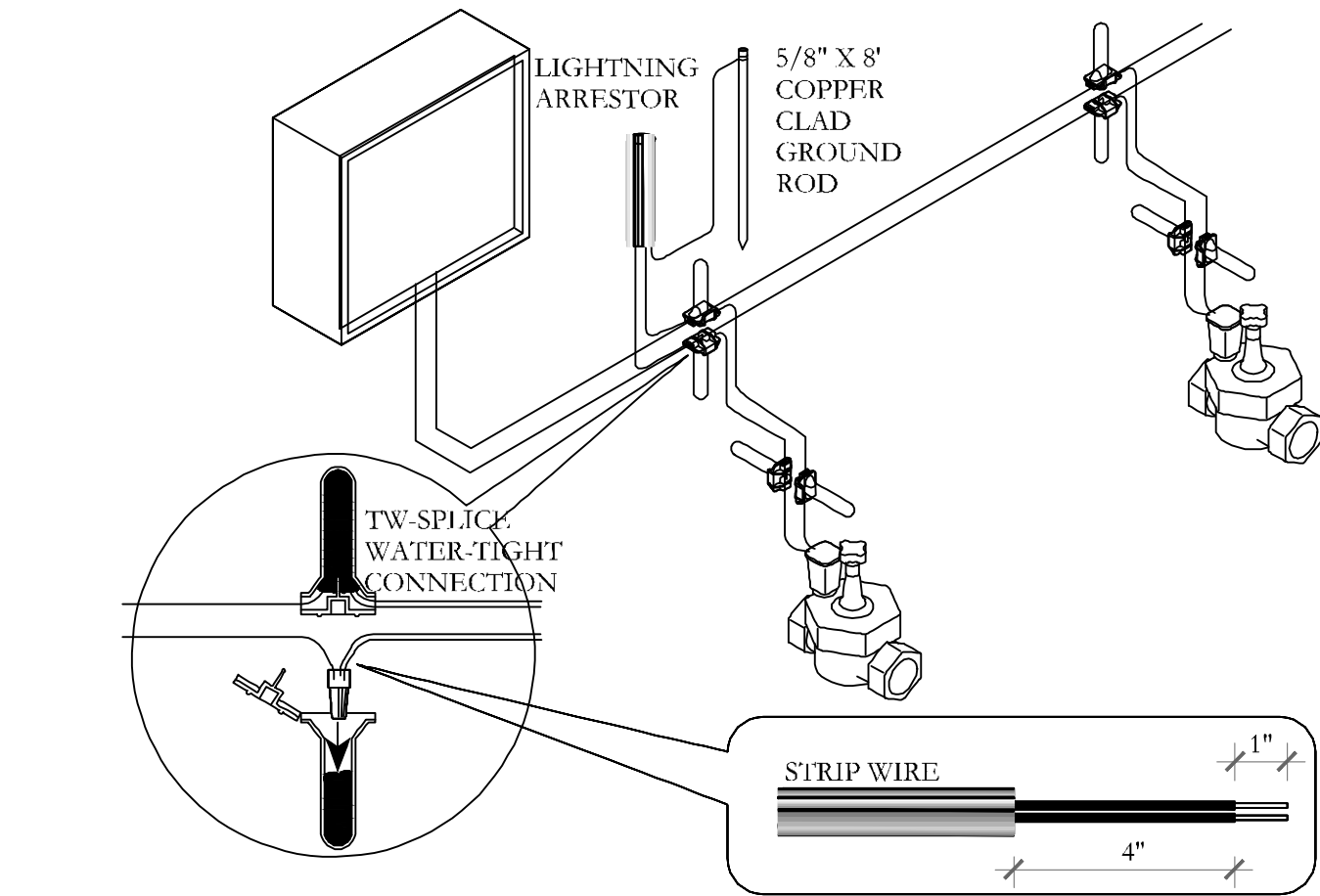
NEW 60" SSMH #2
STA = 23+85.32
Rim = 4510.92
FL IN = 4502.49
FL OUT = 4502.39

Existing 16" PVC Cul. Water Main (PRIVATE)

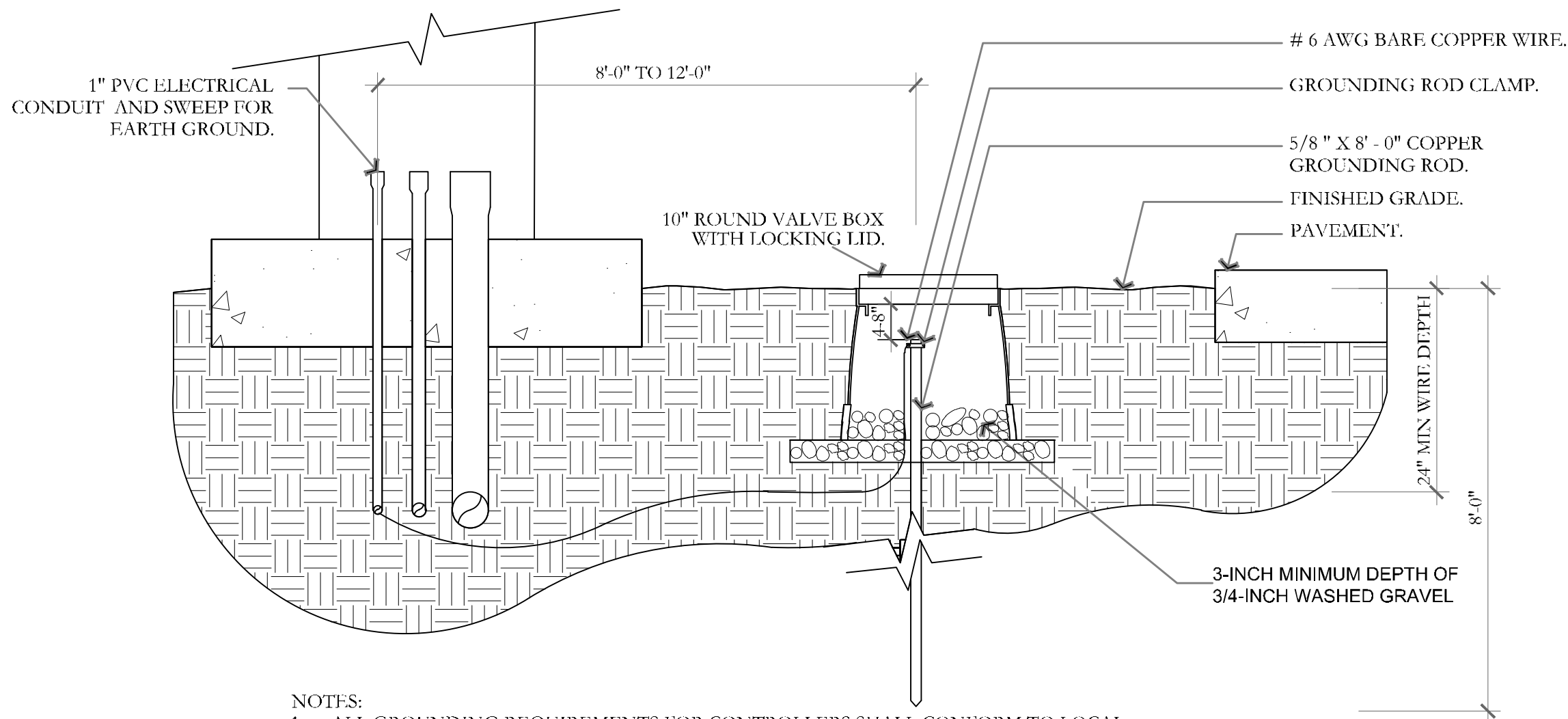
ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION		PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
3/14/2025		UT25047	** THIS PRINT FROM PKJ DESIGN GROUP IS BASED ON CIVIL AND ARCHITECT INFORMATION ISSUED ON XX/XX/XX		<div>EASTLAKE LOT 1</div> <div>1750 N. PIONEER LANE</div> <div>VINEYARD, UTAH</div>	<div>FINCON GENERAL CONTRACTORS</div> <div>ATT: LARRY FINCH</div> <div>801-995-8200</div> <div>LARRY@BUILDFINCON.COM</div>	<div><div>PKJ DESIGN GROUP</div><div>Landscape Architecture & Planning & Visualization</div><div>3450 N. TRIUMPH BLVD. SUITE 102</div><div>LEHI, UTAH 84043 (801) 753-5644</div><div>www.pkjdesigngroup.com</div></div>	<div></div>	PM: JTA
NO. REVISION		DATE	<div><div>BLUE STAKES OF UTAH</div><div>UTILITY NOTIFICATION CENTER, INC</div><div>1-800-662-4111</div><div>www.bluestakes.org</div></div> <div></div> <div><div>GRAPHIC SCALE: 1" = 20'</div></div>	DRAWN: ACP					
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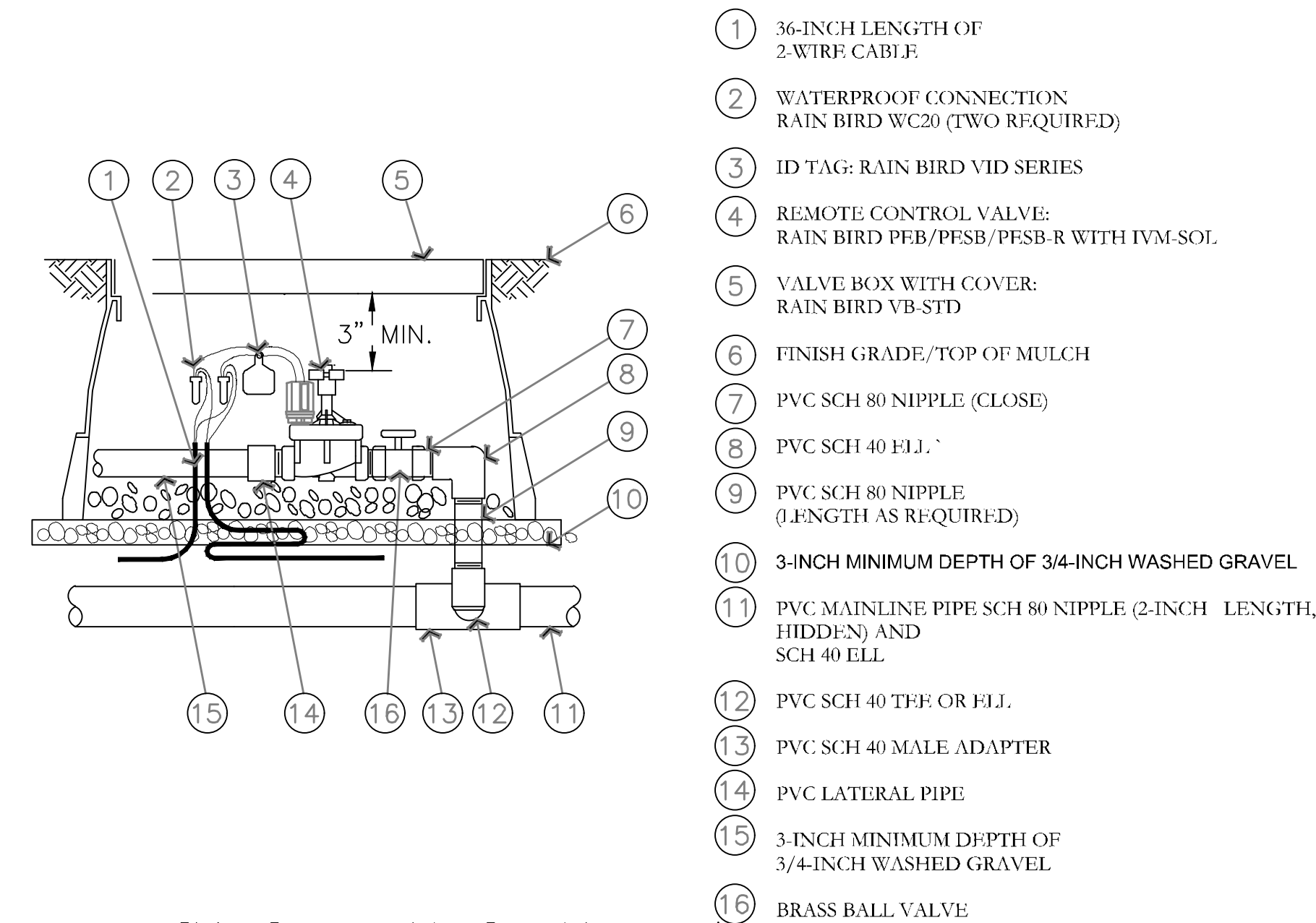
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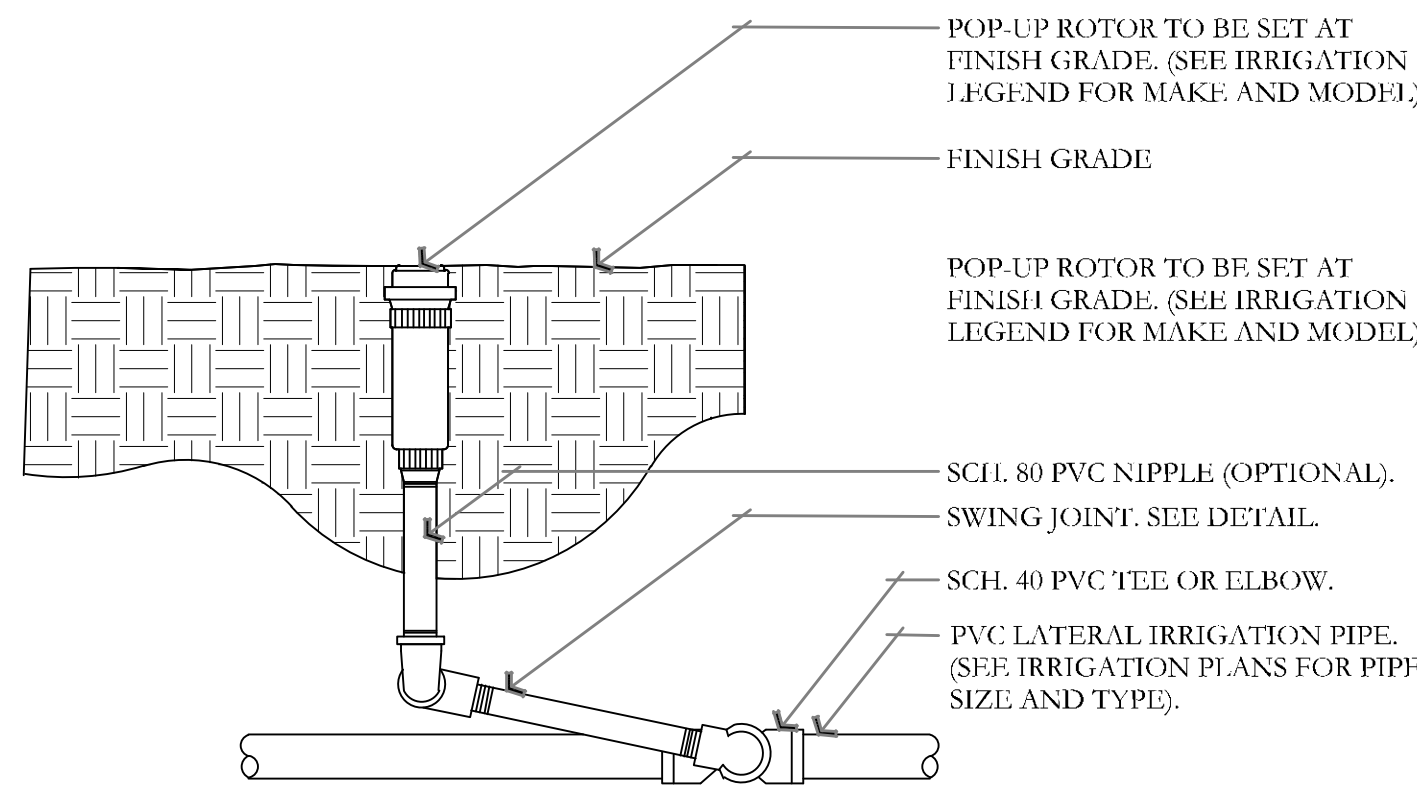
J 2-WIRE CONNECTION DETAIL
NOT TO SCALE



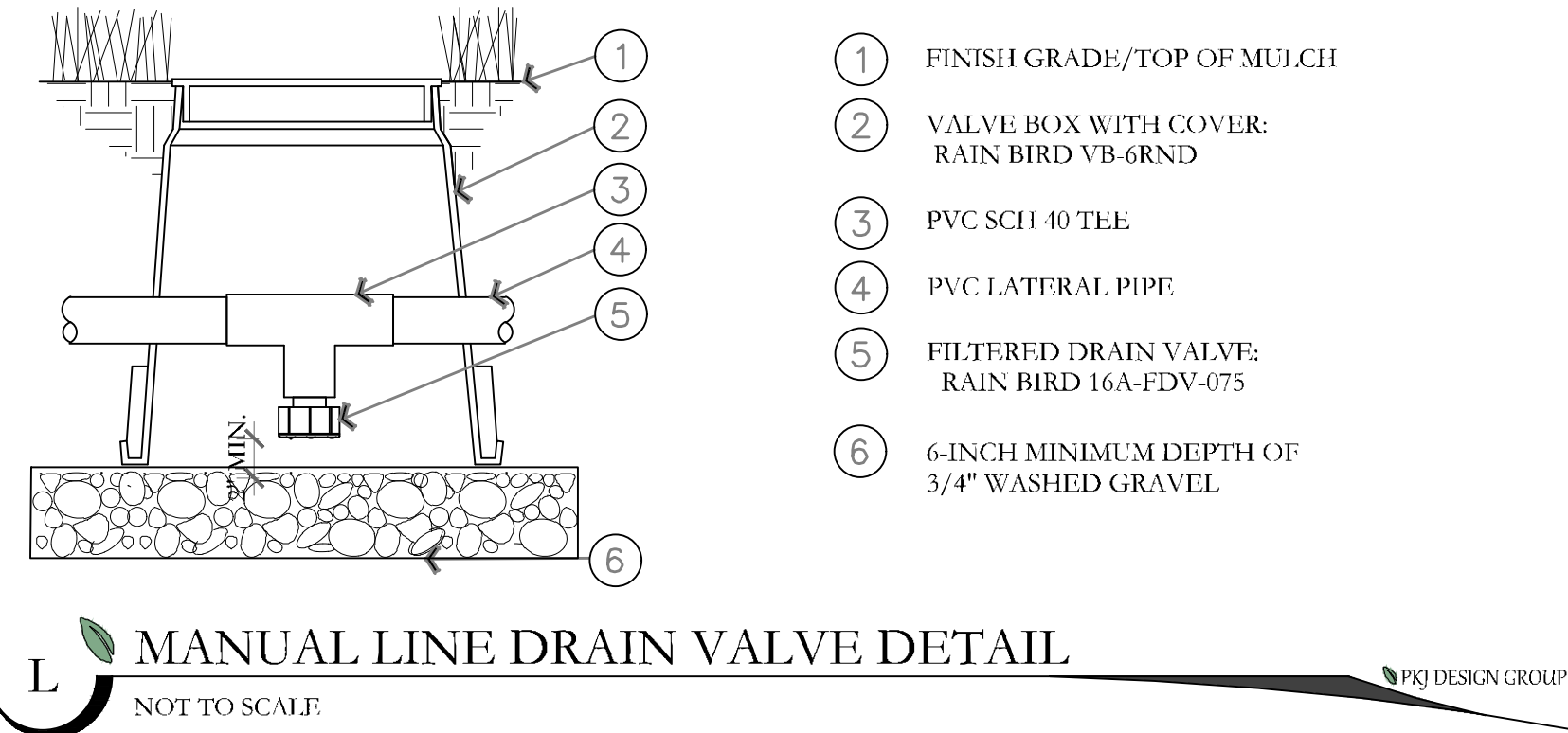
K GROUNDING ROD DETAIL
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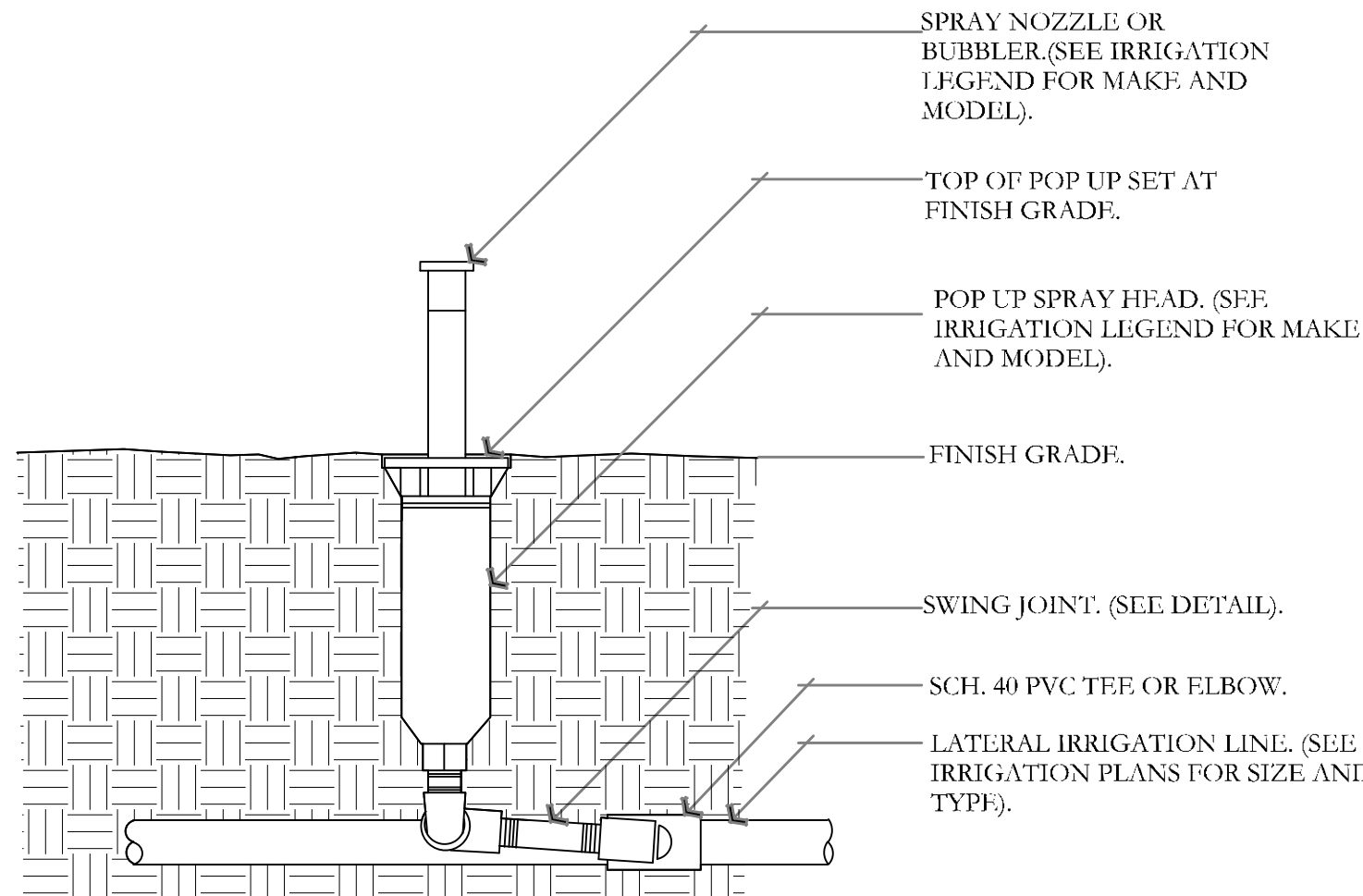
M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL
NOT TO SCALE



N ROTOR HEAD DETAIL
NOT TO SCALE

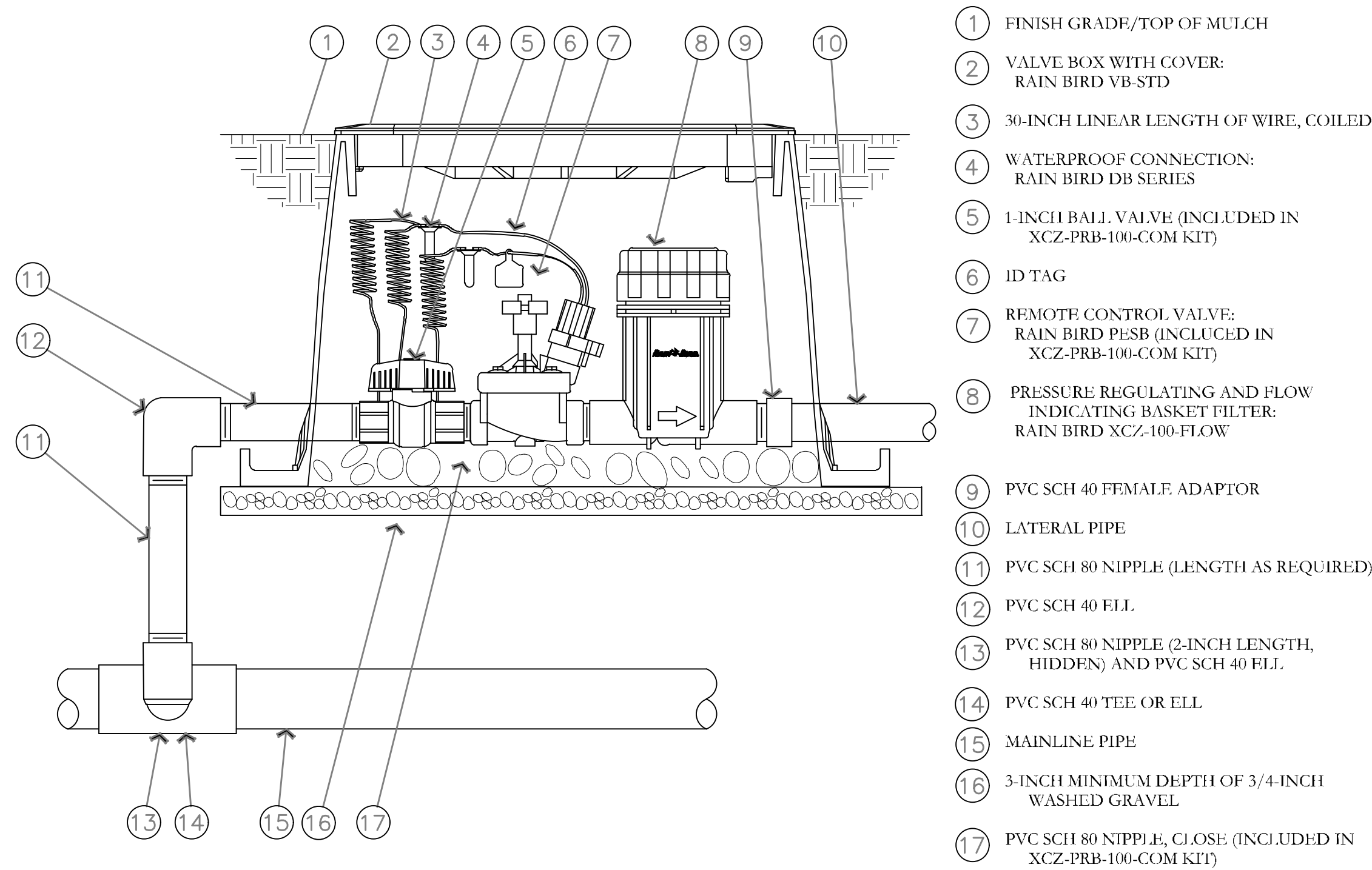


L MANUAL LINE DRAIN VALVE DETAIL
NOT TO SCALE

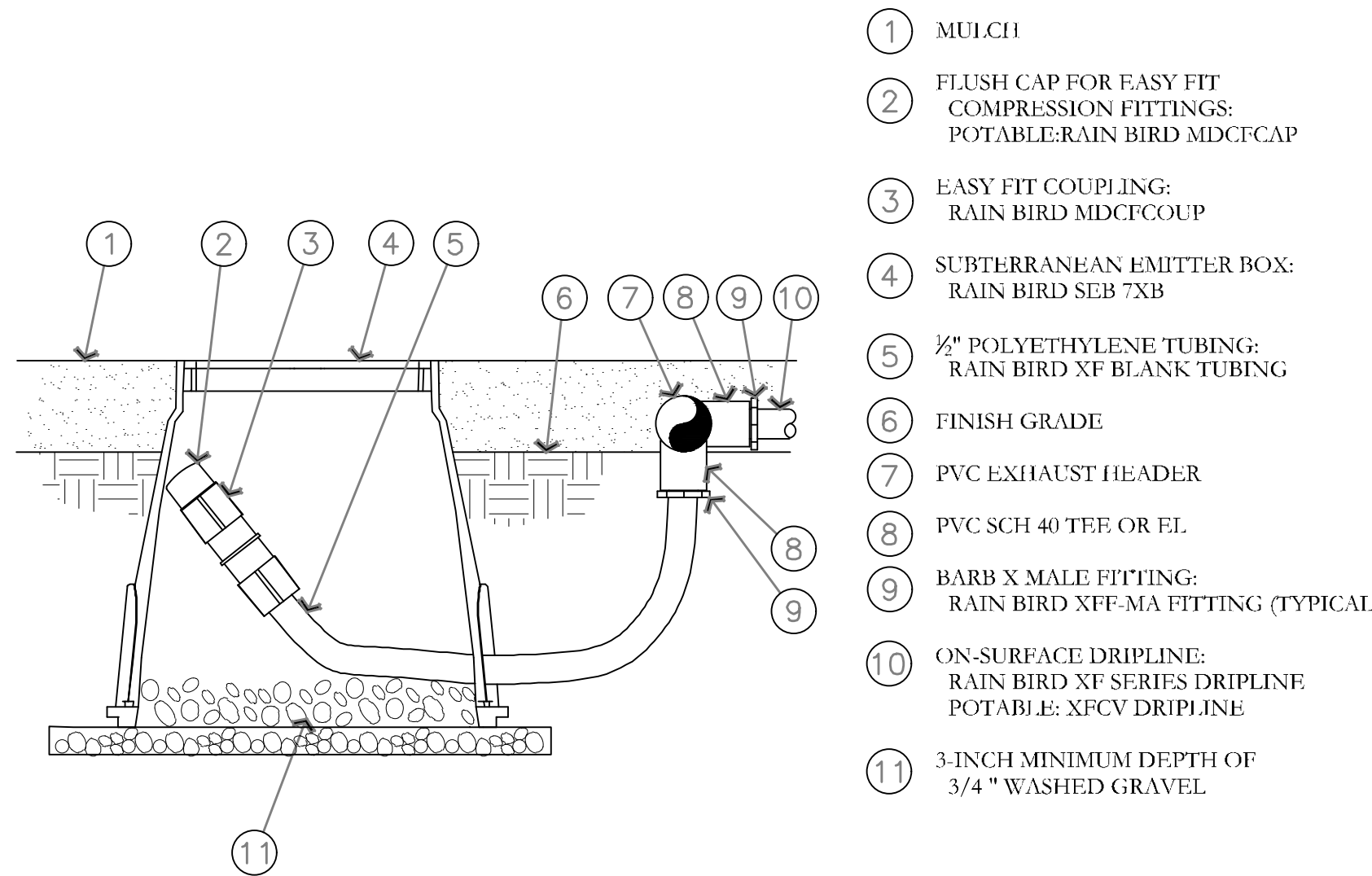


O POP UP-SPRAY HEAD DETAIL
NOT TO SCALE

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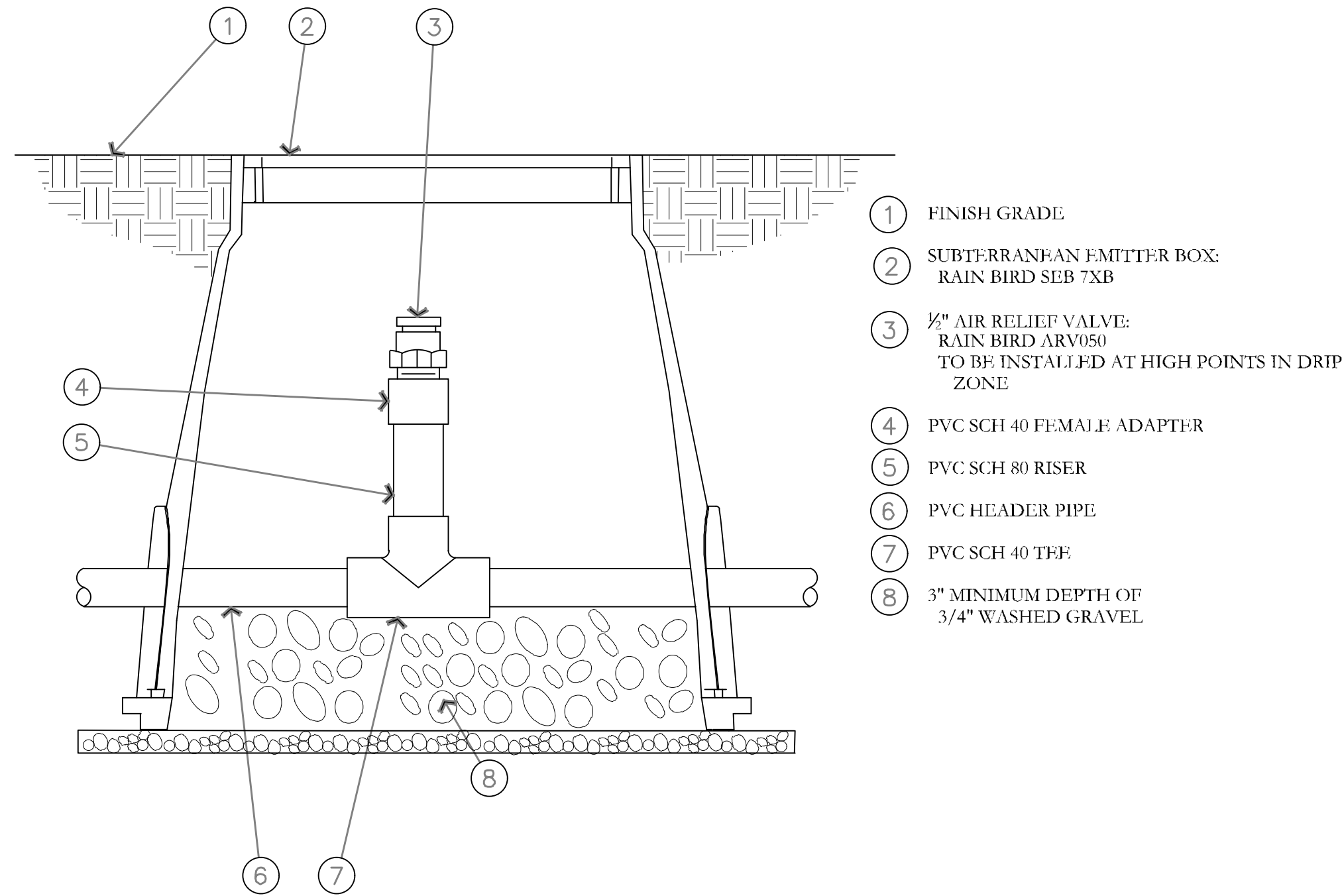


DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE

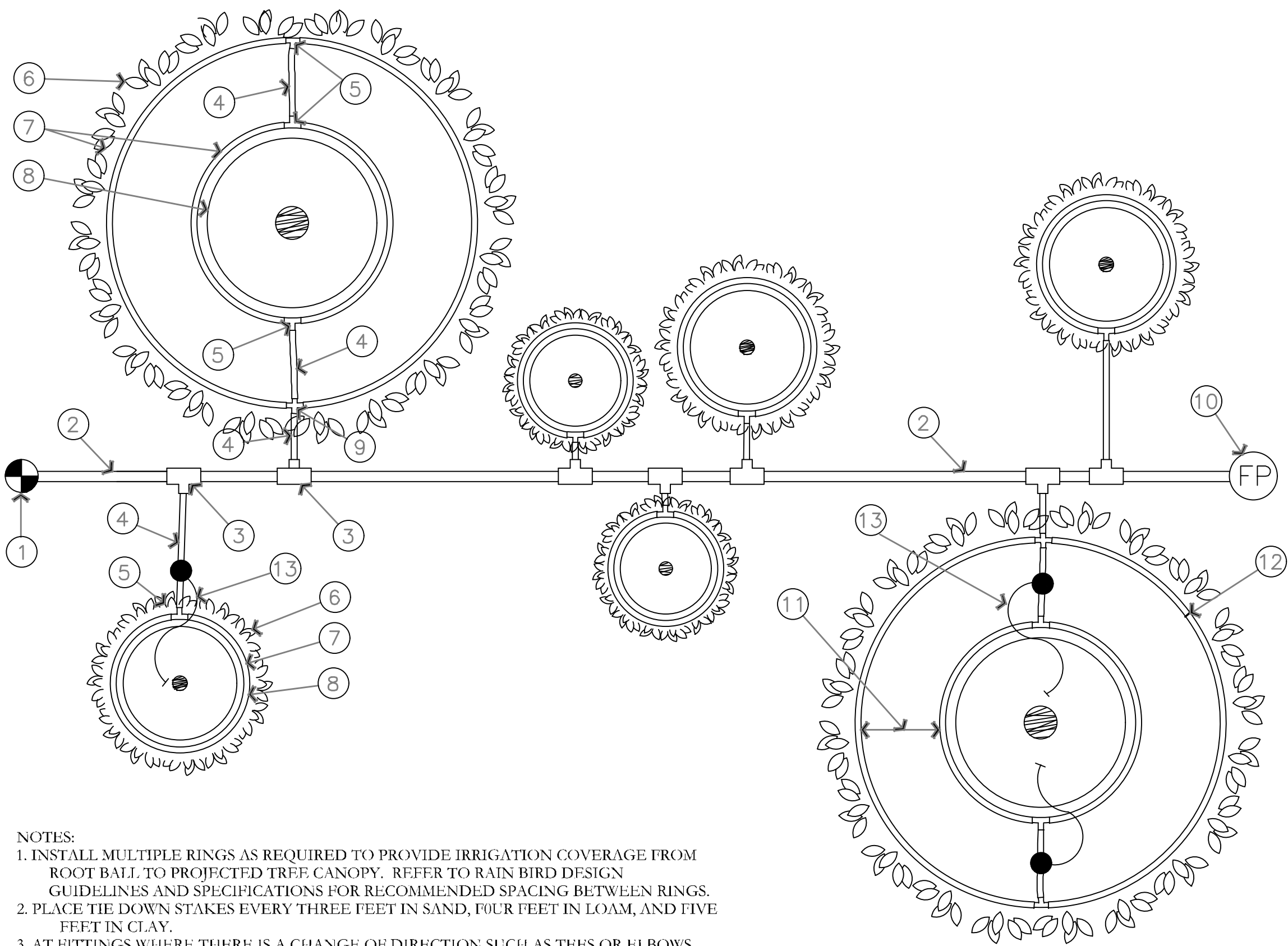


NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



AIR RELIEF VALVE DETAIL
NOT TO SCALE



NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

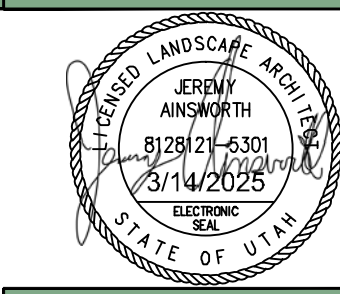
- RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMMODATE LATERAL FLOW DEMAND)
- PVC DRIP LATERAL PIPE
- PVC SCH 40 TEE OR EL (TYPICAL)
- 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES-S FOR COPPER SHEILD (TYPICAL)
- BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
- PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE. POTABLE: XFCV SERIES. PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- ROOT BALL (TYPICAL)
- BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- SPACING PER SPECIFICATION
- TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)
- POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD. REMOVE AFTER ESTABLISHMENT PERIOD.

ISSUE DATE		PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
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IRRIGATION DETAILS
CITY PERMIT SET

IR-503

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 7, 2025

Agenda Item: The Yard Parking Management Plan and Traffic Impact Study

Department: Community Development

Presenter:

Background/Discussion:

A Development Agreement between Vineyard City and Fifty Mill, LLC was approved on January 15, 2023, regarding a mixed-use development. The development agreement allows for a Parking Management Plan and a Traffic Impact Study to establish parking requirements. The Yard (the applicant) has submitted a Parking Management Plan (PMP), completed by the Parking Design Group, and a Traffic Impact Study (TIS), completed by Hales Engineering, for review. The applicant is seeking approval of the Parking Management Plan and Impact study prior to applying for a site plan for the mixed-use building and parking structure.

The Parking Management Plan (PMP) proposes that the number of required parking spaces be calculated at the following rates:

- Efficiency / Studio: 1 space / unit
- 1 bedroom: 1 space / unit
- 2 bedrooms: 2 spaces / unit
- 3 bedrooms: 2.5 spaces / unit
- Short-term rental: 1 space / unit
- Commercial: 1 space / 250 square feet of floor area
- Guest and Bike: The PMP does not propose a rate for guest or bike parking spaces

The PMP proposes that the structure will include residential parking, short-term rental parking, electric vehicle charging, motorcycle, and bike parking. It will be managed by signage, one-way lanes, ticketing systems, and a security arm. The PMP outlines standard operating procedures for the parking structure. These procedures include daily operations (such as opening procedures, parking assistance, payment management, customer support, traffic flow and congestion, and security), maintenance procedures, and safety and security procedures.

The PMP proposes that the parking structure will be managed by utilizing technology, including digital signs, mobile and automated payments, license plate recognition, and security measures to

detect suspicious activity.

The PMP also proposes a parking enforcement plan. This plan will comply with all of Vineyard City's regulations. There will be clear signage indicating restricted parking and displaying fees. Parking violations will include unauthorized parking, overstaying, blocking traffic flow, improper use of handicap spaces, and abandoned vehicles. In the event of a violation, a warning sticker will be issued before notifying a towing company and towing the vehicle to an impound lot. The PMP also proposes the implementation of an appeal process for users whose vehicles have been towed.

The PMP proposes directional signage, including enter and exit signs, floor level signs, and speed limits. It also proposes stall-specific signage for specialized stalls, including handicapped, short-term parking, EV charging, and motorcycle parking. Additionally, the PMP proposes digital signage to indicate available parking spaces.

The PMP also proposes strategies for customer experience and accessibility, sustainability, contingency plans for peak hours, and emergency and contingency plans.

According to the Traffic Impact Study (TIS), the total proposed parking includes 487 new stalls: 416 stalls for residential use, 15 stalls for short-term rental (lodging), and 56 stalls for commercial use. The TIS determined that the commercial and short-term rental requirements meet City code. Vineyard City code requires 1 space per 250 square feet of floor area for unspecified commercial use. There is a proposed 13,900 square feet of unspecified retail use ($13,900 / 250 = 56$ required stalls). While short-term rentals are not currently an allowed use under the Vineyard Zoning Code—and therefore have no specified parking requirement—the development agreement may supersede the code and establish its own parking standards for short-term rentals.

The TIS determined that the residential parking is anticipated to be sufficient as well. Based on local data and ITE data, the recommended total parking spaces for the residential portion suggests between 350 and 375 stalls, compared to the proposed 416 stalls for residential use. The TIS does not account for any guest parking spaces.

Fiscal Impact:

Recommendation:

Staff offers no recommendation of the parking management plan's approval.

Sample Motion:

I move that the Planning Commission forward a positive recommendation to the City Council of the Parking Management Plan as presented by staff, as allowed per the Development Agreement between Vineyard City and X-Development.

I move that the Planning Commission forward a positive recommendation to the City Council of the Parking Management Plan as presented by staff, as allowed per the Development Agreement between Vineyard City and X-Development with the following conditions. . .

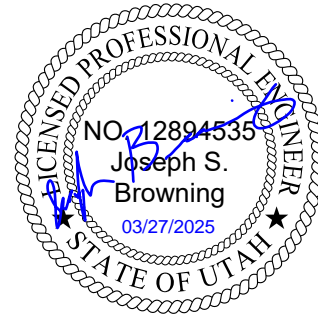
I move that the Planning Commission forward a negative recommendation to the City Council of the Parking Management Plan as presented by staff, as allowed per the Development Agreement between Vineyard City and X-Development.

Attachments:

1. Vineyard_The_Yard_Apartments TIS
2. The_Yard_Parking Management Plan

MEMORANDUM

Date: March 27, 2025
To: Vineyard City
From: Hales Engineering



Subject: Vineyard The Yard Apartments Parking Study

UT23-2538

Introduction

This memorandum discusses the parking study completed for the proposed The Yard Apartments development located in Vineyard, Utah. The study identifies the city parking requirements, a local parking demand rate, and the national rate published by the Institute of Transportation Engineers (ITE). The proposed development is at 783 East 440 North in Vineyard, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Vineyard, Utah

Project Description

The development consists of apartments, short-term rental units, and commercial space. A site plan is provided in Appendix A. It is proposed that the apartments and short-term rentals have separate, private parking and not shared-use parking stalls. The development is planning for 416 stalls for the residential portion, 15 stalls for the lodging portion, and 56 stalls for the commercial portion.

City Parking Code

The Vineyard City code specifies parking rates for various land use types. According to Section 735 of Ordinance 2005-04, for developments within the Regional Mixed Use District (RMU), "Parking shall be provided as required by the Town Planner." The purpose of this study is to determine how much parking is needed, specifically for the residential portion. For the commercial and short-term lodging portions, standard City rates were utilized. The required parking rates found in the city code for the commercial and lodging land uses are shown in Table 1. It was assumed that short-term rentals matched the lodging use in the code. For a horizontal mixed-use development that includes residential and non-residential uses, required parking may be reduced by 10%. Since the new portion in this study is part of the Yard development, which contains a variety of uses, it is anticipated that this reduction would apply.

The calculations for the non-residential parking based on City rates are shown in Table 2. As shown, it is anticipated that the city would normally require 65 stalls for the non-residential portion of the proposed development. As mentioned previously, Ordinance 2005-04 provides authority for the town planner to determine the parking supply in a Regional Mixed Use District (RMU) for which the project site is zoned.

Table 1: Non-residential City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Lodging Accommodations	Room	1.00
Unspecified Retail Use	250 sq. ft.	1.00

Source: Vineyard code, 2025

Table 2: Non-residential City Parking Calculations

City Parking Calculations Vineyard - The Yard Apartments						
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Stalls	% Red.	Total Stalls
Lodging Accomodations	15	Room	1.00	15	10%	14
Unspecified Retail Use	13.9	KSF	4.00	56	10%	51
TOTAL				71		65
Source: Vineyard code, 2025.						

Local Residential Parking Demand

To estimate the local parking demand for a comparable development in the urban area, Hales Engineering collected parking occupancy data on Thursday, February 22, 2024, between 12:00 am and 4:00 am at the High Line Square, located at 480 North Freedom Boulevard in Provo, Utah. It is anticipated that High Line Square in Provo is demographically comparable to the Yard in Vineyard as both cities have a large population of students and young professionals. Additionally, both locations will have structured parking with gated entry for residents. High Line Square consists of 90 bedrooms which compose 67 dwelling units. It provides a parking garage with a supply of 51 podium stalls and a parking lot with a supply of 47 surface stalls for residents, for a total of 98 parking stalls. High Line Square provides a supply of 1.09 parking stalls per bedroom.

As observed during the night of the data collection, 62 parking stalls were occupied in the parking garage and surface parking. It appears that only 58 of the 67 available apartments are currently occupied; therefore, a parking rate was calculated based on occupied units. This results in a parking demand rate of 1.07 stalls per occupied unit or 0.82 stalls per bedroom.

Applying this per unit rate to the Vineyard Yard Apartments (assuming 100% occupancy of the project) would yield a demand for 308 parking stalls at the peak hour for the 287 residential units. Applying the per bedroom rate would yield a demand for 333 parking stalls for the 408 total bedrooms. Hales Engineering recommends providing 5% additional stalls beyond the anticipated demand for residential uses. Based on this recommendation, a supply of at least 350 stalls should be provided for the apartments. Currently, developers of the Vineyard Yard Apartments propose a supply of 416 parking stalls for the apartment residents and guests in the development, which is a supply of 1.02 parking stalls per bedroom.

ITE Residential Parking Demand

Hales Engineering referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (6th Edition, 2023) to identify parking demand rates for the residential land use. ITE has gathered actual parking demand counts at various land uses and identified average, 85th percentile, and

maximum rates. The 85th percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Dense multi-use urban rates were applied due to the mix of uses in the area. Based on these rates, ITE would suggest that the parking demand for the residential uses will be 357 stalls.

It is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 5% additional stalls beyond the anticipated demand for residential uses. Based on this recommendation, a supply of at least 375 stalls would be provided for the apartments. The ITE rates and calculations are shown in Table 3.

Table 3: ITE Parking Calculations

ITE Parking Demand and Supply Vineyard - The Yard Apartments					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply (+5%)
2+ Bedroom Apartment Building	406	Bedrooms	0.88	357	375
TOTAL				357	375
Source: ITE Parking Generation, 6th Edition, 2023					

Comparison and Recommendation

Based on the information provided, it is anticipated that the proposed 487 stalls will be sufficient for the project. As proposed, the parking structure (414 stalls, with 386 dedicated to residential and lodging and 28 dedicated to commercial) and surface stalls (45 on the north side for residents plus 28 commercial nose-up stalls) are expected to accommodate the parking demand of the residents and other users based on observations from local data and the parking demand rates published by ITE. A comparison of the parking calculations is shown in Table 4.

Table 4: Parking Comparison

Residential		Lodging		Retail	
Source	# of Stalls	Source	# of Stalls	Source	# of Stalls
Proposed Site Plan	416	Proposed Site Plan	15	Proposed Site Plan	56
Local Residential Demand + 5%	350	City Rates	14	City Rates	51
ITE Parking Generation + 5%	375				

Conclusions

The key findings of this study are as follows:

- The development consists of apartments and a commercial space with a total of 487 new parking stalls.
- For the residential portion, local data and ITE data would suggest 350 and 375 stalls, respectively.
- Based on local and ITE residential parking data, it is anticipated that the proposed 416 stalls in the structure and the surface for the apartments will be sufficient to accommodate residential parking demand.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



Parking Management Plan

The Yard / Vineyard, Utah

1. Introduction

This Parking Management Plan (“PMP”) provides a structured approach to efficiently and responsibly manage and maintain the multilevel parking structure for the mixed-use property in The Yard (“the Project”) as required by the Development Agreement between Vineyard City and Fifty Mill, LLC dated January 15, 2023. This PMP includes Standard Operating Procedures (SOPs) to ensure available parking stalls, smooth operations, safety, security, enforcement and overall optimal experience.

2. Objectives

- Ensure efficient and organized parking operations.
- Maintain safety and security for individuals and vehicles.
- Minimize congestion and ensure smooth traffic flow.
- Implement effective maintenance and cleanliness schedules.
- Enhance user experience through technology and automation.
- Ensure and enforce compliance with parking regulations and accessibility requirements.

3. Parking Structure Layout & Capacity

- **Designations:** Resident Parking, Short-Term Parking, Handicapped Parking, Electric Vehicle (EV) Charging, Motorcycle & Bicycle Parking.
- **Capacity:** Number of required parking stalls for the Project to be calculated based on the following table:

Efficiency/Studio	1.0 Spaces/Unit
1 Bedroom	1.0 Spaces/Unit
2 Bedrooms	2.0 Spaces/Unit
3 Bedrooms	2.5 Spaces/Unit
Short-Term Rental	1.0 Spaces/Unit
Commercial	One (1) space per two-hundred-fifty (250) sq. ft. of floor area.

- **Entry/Exit Points:** Main and emergency exits to be marked clearly with signage.
- **Traffic Flow:** One-way lanes, directional signage, pedestrian walkways.
- **Payment Booths/Kiosks:** Identify locations for payment stations, ticketing systems, and digital payment options. A security arm will be provided to manage access.

4. Standard Operating Procedures (SOPs)

A. Daily Operations

- **Opening Procedures:**
 - Ensure all entrances/exits, payment machines, and security systems are operational.
 - Conduct walkthroughs to check for obstructions, damage, or safety concerns.
 - Verify functionality of surveillance cameras, signs, lighting, and barriers.
- **Parking Assistance & Monitoring:**
 - Attendants will be available 24 hours.
 - Monitor vehicle flow and direct customers as needed.
 - Ensure designated spaces (handicap, VIP, EV) are always accessible.
- **Security & Surveillance:**
 - Security personnel patrol all levels regularly.
 - Real-time monitoring of surveillance cameras.
 - Emergency response plans for incidents (theft, vandalism, accidents).
- **Payment System Management:**
 - Maintain cashless and contactless payment options.
 - Ensure ticket dispensers, kiosks, and online systems are functional.
 - Provide customer support for payment issues.
- **Traffic Flow & Congestion Control:**
 - Implement peak-hour management plans.
 - Use digital signage or apps to direct vehicles to available spaces.
 - Enforce parking rules
- **Customer Service & Assistance:**
 - Provide a help desk or intercom for customer inquiries.
 - Assist customers with lost tickets, payments, or vehicle location.
- **Leasing:**
 - Leasing manager to ensure available parking stalls are adequate for each new lease.

B. Maintenance Procedures

- **Daily:** Sweep floors, remove debris, empty trash bins, check for spills and hazards.
- **Weekly:** Inspect lighting, ventilation, signage, markings, and parking lines.
- **Monthly:** Service elevators, barriers, security systems, check drainage and fire extinguishers.
- **Annually:** Conduct structural assessments and repairs.

C. Security & Safety Procedures

- **Emergency Response Plan:**
 - Fire safety (extinguishers, sprinklers, evacuation routes).
 - Medical emergencies (first aid, emergency service coordination).

- Handling accidents, theft, or vandalism.
- **Surveillance & Monitoring:**
 - High-resolution cameras at key locations.
 - Real-time monitoring.
- **Access Control:**
 - RFID (or similar technology) or license plate recognition for resident parking.
 - Restrict access to unauthorized personnel.

5. Technology & Automation

- **Parking Guidance System:** Digital signs or mobile apps showing available spaces.
- **Automated Payment Systems:** Mobile payments, QR codes, or contactless kiosks.
- **License Plate Recognition (LPR):** Automates entry/exit for residents.
- **Security Alerts & Monitoring:** Security measures to detect suspicious activity.

6. Parking Enforcement & Penalties

- **Compliance:** All enforcement and penalties to comply with municipal regulations.
- **Signage:** Post clear signage indicating parking restrictions.
- **Violations:** Unauthorized parking, overstaying, blocking traffic flow, improper use of handicap spaces, abandoned vehicles.
- **Towing Procedure:**
 - Warning sticker issued before towing.
 - If unresolved, the towing company is notified, and vehicle details logged.
 - Towed vehicles are stored at an impound lot with retrieval instructions posted at entrances.
- **Fines & Penalties:**
 - Clear signage displaying fines.
 - Implement an appeal process for disputes.

7. Signage & Wayfinding

- **Directional Signage:**
 - Large illuminated “ENTER” and “EXIT” signs.
 - Floor level & zone markers (color-coded and numbered signs).
 - Speed limit signs placed strategically.
- **Stall-Specific Signage:**
 - General Parking: White-painted lines with “PARKING” signs.
 - Handicapped Parking: Blue-marked spaces with wheelchair icons and permit signage.
 - Short-Term Parking: Clearly marked stalls designated for customers.
 - EV Charging: Green-marked spaces with “EV CHARGING ONLY” signs.
 - Motorcycle/Bicycle Parking: Designated areas with signage.
- **Digital Signage for Availability:**
 - Install digital displays showing available spaces.

8. Customer Experience & Accessibility

- Provide designated spaces for disabled persons with easy access.
- Implement feedback systems to improve services.
- Ensure well-lit and safe pedestrian walkways.

9. Sustainability Initiatives

- Use energy-efficient LED lighting.
- Encourage electric vehicle usage with sufficient charging stations.

10. Contingency Plan for Peak Hours

- Temporary traffic flow adjustments for large crowds.
- Additional staffing as needed for busy periods.

11. Emergency & Contingency Plans

- **Fire Safety:** Regular extinguisher checks, sprinkler testing, fire drill training.
- **Evacuation Plan:** Clearly marked emergency exits with directional signs and maps.

12. Conclusion

This Parking Management Plan ensures smooth operation, security, enforcement, and maintenance of a large multilevel parking structure. By leveraging technology, security protocols, clear signage, and enforcement measures, the facility will provide a safe, efficient, and user-friendly experience for all patrons.

Sincerely,



Warren C. Vander Helm

Partner

warren@parkingdesigngroup.com

Cc: Kelly Kydd, Office Administrator

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 7, 2025

Agenda Item: Conditional Use Permit for Hybrid Production Facility at 263 N Geneva Road

Department:

Presenter:

Background/Discussion:

X Development is seeking approval of a conditional use permit for a hybrid production facility at 263 N Geneva Road. A hybrid production facility is defined as "A commercial operation or use, on one or more premises where finished consumer goods are manufactured or produced and those same goods are offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses." It is a conditional use in the Geneva Road Mixed Use District and may be approved by Planning Commission.

The applicant intends to use the facility to manufacture, produce, and sell candy, chocolate, jams, and syrups. A portion of the building will be classified as retail and open to the public. The applicant is seeking approval of the conditional use prior to approval of a site plan application. A concept plan has been included in the application.

Fiscal Impact:

Recommendation:

Staff recommends approval of the conditional use permit with the condition that the size and scope of the facility shall be similar in size, scale and operation to adjacent and nearby uses.

Sample Motion:

"I move to approve the conditional use permit for a hybrid production facility at 263 N Geneva Road with the condition that the size and scope of the facility shall be similar in size, scale and operation to adjacent and nearby uses."

Attachments:

1. Project Narrative'
2. Concept Plan
3. Plat
4. Title Report

PROJECT NARRATIVE

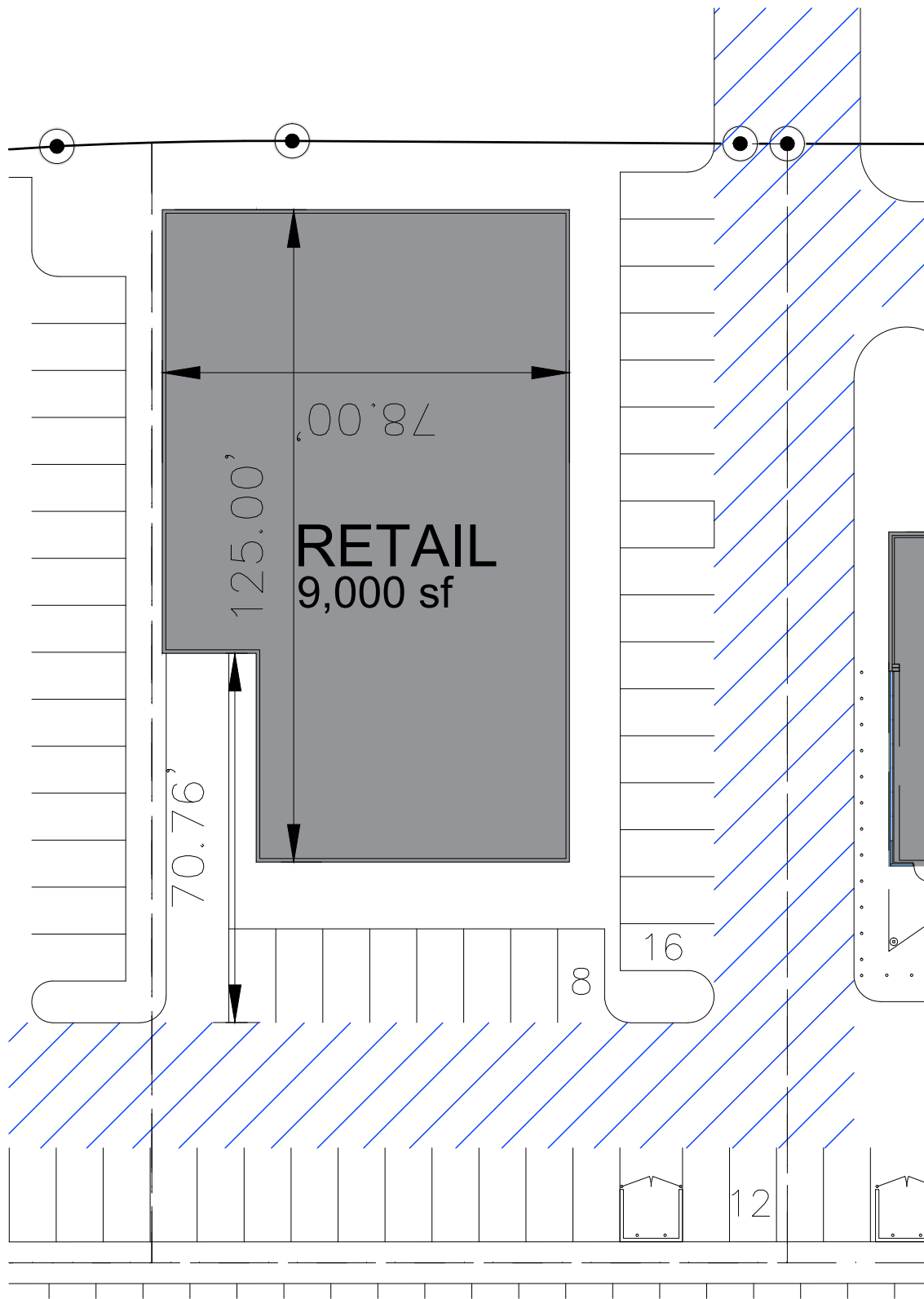
Hybrid Production Facility

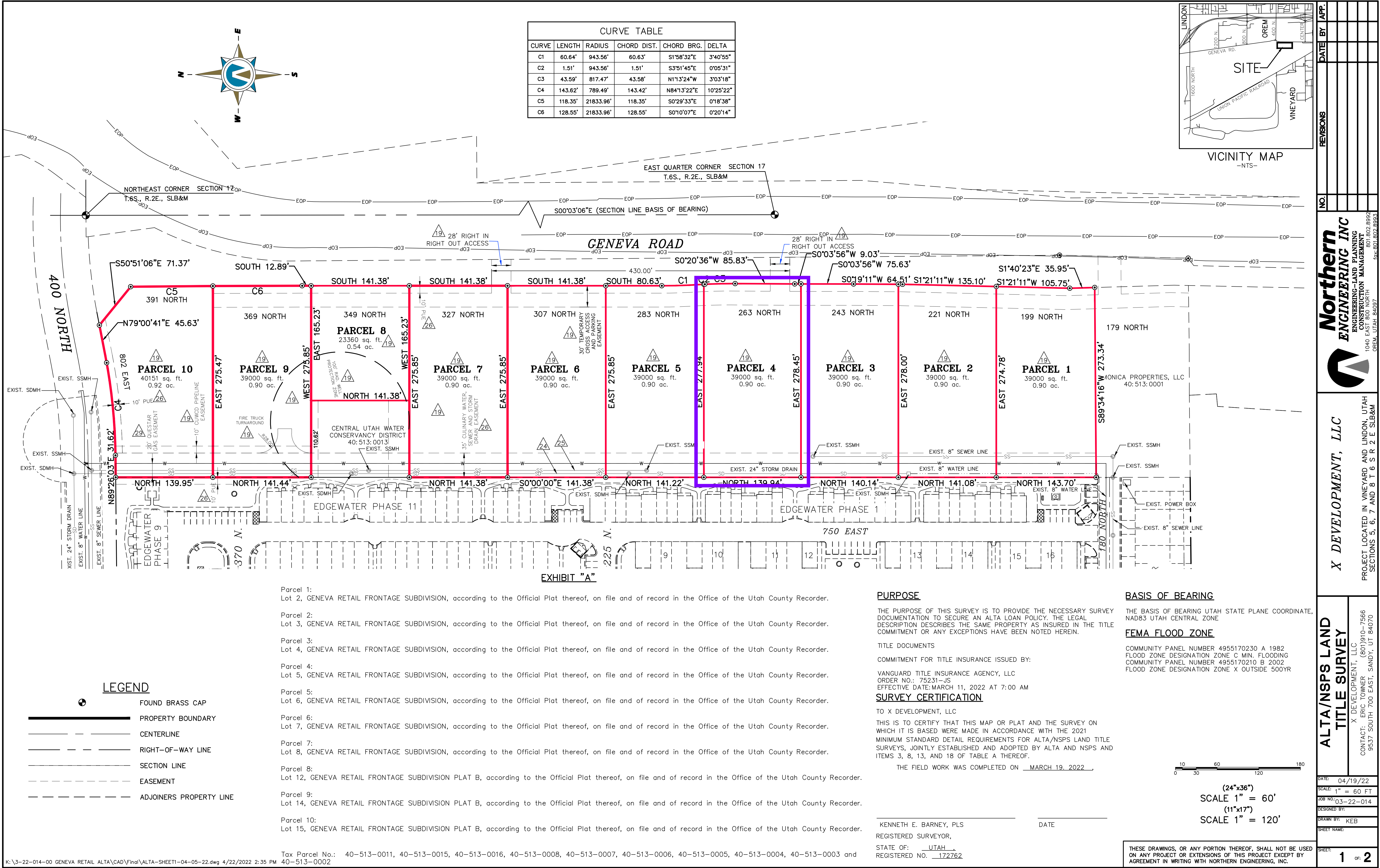
X Development seeks approval for a conditional use permit for Lot 202 of the Geneva Retail Frontage Subdivision for the purpose of constructing and operating a facility that will manufacture/produce candies, chocolates, jams and jellies, pancake syrups and other related items and have a retail area dedicated to the sale of such items to the public. This business will be owned and operated by a boutique confectionery and food processor that is family run and has been in business for over 20 years in Utah County.

A concept plan has been included with this application for the sole purpose of providing a general idea of the configuration of the building, as well as how loading/unloading and parking might be distributed. The user is still determining what the appropriate overall size and design of the building should be. It is anticipated that the retail portion of the building will most likely be around 1500 SF.

The proposed facility would be compatible with nearby uses, including AutoZone, Mister Carwash, medical office, and Livaway Suites.

Concept Plan





K:\3-22-014-00 GENEVA RETAIL ALTA\CAD\Final\ALTA-SHEET1-04-05-22.dwg 4/22/2022 2:35 PM Tax Parcel No.: 40-513-0011, 40-513-0015, 40-513-0016, 40-513-0008, 40-513-0007, 40-513-0006, 40-513-0005, 40-513-0004, 40-513-0003 and 40-513-0002

<div>SCHEDULE B PART II EXCEPTIONS</div> <div>Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction:</div> <div><div>1. The Lien of Real Estate Taxes or assessments imposed on the title by a governmental authority that are not shown as existing Liens in the Records of any taxing authority that levies taxes or assessments on real property or in the Public Records.</div><div>2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.</div><div>3. Easements, claims of easement or encumbrances that are not shown in the Public Records.</div><div>4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land and not shown in the Public Records.</div><div>5. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.</div><div>6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.</div></div> <div>Exception Numbers 1 through 6 will not appear in any Extended Coverage Policy to be issued hereunder.</div> <div>(The following exception affects Parcel 1)</div> <div><div>7. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,283.40. Tax ID No. 40-513-0002.</div><div>(The following Exception affects Parcel 2)</div></div> <div><div>8. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,283.40. Tax ID No. 40-513-0003.</div><div>(The following Exception affects Parcel 3)</div></div> <div><div>9. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,284.56. Tax ID No. 40-513-0004.</div><div>(The following Exception affects Parcel 4)</div></div> <div><div>10. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,284.56. Tax ID No. 40-513-0005.</div><div>(The following Exception affects Parcel 5)</div></div> <div><div>11. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,283.40. Tax ID No. 40-513-0006.</div><div>(The following Exception affects Parcel 6)</div></div> <div><div>12. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,283.40. Tax ID No. 40-513-0007.</div><div>(The following Exception affects Parcel 7)</div></div> <div><div>13. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,283.40. Tax ID No. 40-513-0008.</div><div>(The following Exception affects Parcel 8)</div></div> <div><div>14. Taxes for the year 2021 have been paid in the amount of \$5,283.40, under previous Tax ID No. 40-513-0009. Taxes for the year 2022 are now a lien, but not yet due, and will be assessed under new future Tax ID No. 40-513-0016.</div></div>		<div>SCHEDULE B PART II EXCEPTIONS (CONTINUED)</div> <div>Future taxes may be assessed under a new Tax ID No. that has not yet been assigned.</div> <div>(The following Exception affects Parcel 9)</div> <div>15. Taxes for the year 2021 have been paid in the amount of \$5,283.40, under previous Tax ID No. 40-513-0010. Taxes for the year 2022 are now a lien, but not yet due, and will be assessed under new future Tax ID No. 40-513-0015.</div> <div>Future taxes may be assessed under a new Tax ID No. that has not yet been assigned.</div> <div>(The following Exception affects Parcel 10)</div> <div><div>16. Taxes for the year 2022 are now a lien, but not yet due. Taxes for the year 2021 have been paid in the amount of \$5,414.93. Tax ID No. 40-513-0011. Future taxes may be assessed under a new Tax ID No. that has not yet been assigned.</div><div>17. The land herein is located within the boundaries of the town of Vineyard City and is subject to charges and assessments levied thereby.</div><div>18. Notice of Adoption of Urban Renewal Project Area Plan and the terms, conditions and limitations contained therein, recorded on April 20, 2011, as Entry No. 30240:2011 of Official Records.</div><div>19. Subject to notes, setbacks, easements, restrictions and recitals as shown on the Official Plat for Geneva Retail Frontage Subdivision and as shown on the Official Plat for Geneva Retail Frontage Subdivision Plat B which are recorded in the Office of the County Recorder.</div><div>20. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.</div><div>21. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.</div><div>22. Any and all easements and rights of way of record in favor of any municipality or public utility providers, including railroads, Vineyard, Utah Department of Transponation, Utah Power & Light Company, Rocky Mountain Power, Questar Gas Company, Dominion Energy, Utah Water Conservancy District.</div><div>23. Grant of Easements, recorded November 25, 2008 as Entry No. 125484:2008 of Official Records, as affected by: Release and Grant of Easements, recorded December 17, 2009 as Entry No. 129375:2009 of Official Records, together with those Easements released and replaced or otherwise established by those certain Releases and Grants of Easements for Well Sites, recorded in the Official Records as follows: July 23, 2013 as Entry Nos. 70793:2013 and 70794:2013; April 4, 2018 as Entry No. 31521:2018; and March 25, 2021 as Entry No. 55804:2021, and subject to the reservations and easements set forth in the well site conveyances to Central Utah Water Conservancy District, including the following Special Warranty Deeds conveying Well Sites to Central Utah Water Conservancy District, recorded in the Official Records as follows: December 17, 2009 as Entry No. 129373:2009; April 4, 2018 as Entry No. 312523:2018; and March 25, 2021 as Entry No. 55803:2021.</div><div>24. Declaration of Easements (Existing Water Drainage Systems) and the terms, conditions and limitations contained therein, recorded on December 21, 2009, as Entry No. 130273:2009 of Official Records.</div><div>25. Declaration of Easements (Existing Sewer Line) and the terms, conditions and limitations contained therein, recorded on December 21, 2009, as Entry No. 130274:2009 of Official Records.</div><div>26. Reservation, Declaration and Grant of Easements (Existing and Future Systems) and the terms, conditions and limitations contained therein, recorded on September 2, 2011, as Entry No. 62336:2011 of Official Records.</div><div>27. Reservation, Declaration and Grant of Easements (Existing and Future Systems) and the terms, conditions and limitations contained therein, recorded on June 19, 2014, as Entry No. 41851:2014 of Official Records.</div><div>28. Permanent Easement Sewer Line and the terms, conditions and limitations contained therein, recorded on December 3, 2012, as Entry No. 105835:2012 of Official Records.</div><div>29. Right-of-Way and Easement Grant and the terms, conditions and limitations contained therein, recorded on April 25, 2019, as Entry No. 34892:2019 of Official Records.</div><div>30. Access Easement and the terms, conditions and limitations contained therein, recorded on June 7, 2019, as Entry No. 51681:2019 of Official Records.</div><div>31. Declaration of Covenants and Restrictions, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument, recorded on March 8, 2005 as Entry No. 24145:2005 of Official Records.</div><div>32. Declaration of Protective Covenants, Agreements, Easements, Conditions and Restrictions for Eastlake at Geneva Industrial Business Park, Phase 2 Lots 3, 4, 7, 8, and 9, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument, recorded on November 24, 2009 as Entry No. 121704:2009 of Official Records.</div><div>33. A Deed of Trust dated December 3, 2021 by and between Anderson Geneva, LLC, a Delaware limited liability company, as Trustor in favor of Bank of Utah as Trustee and Bank of Utah as Beneficiary, to secure an original indebtedness of \$35,000,000.00 and any other amounts or obligations secured thereby, recorded December 8, 2021 as Entry No. 204052:2021, of Official Records.</div></div>		<div>DATE: 04/19/22</div> <div>SCALE: 1" = 60 FT</div> <div>JOB NO.: 03-22-014</div> <div>DESIGNED BY:</div> <div>DRAWN BY: KEB</div> <div>SHEET NAME:</div> <div>SHEET: 2 OF 2</div>		<div>REVISIONS</div> <div>DATE BY APP.</div>		<div>NO.</div>		<div>Northern ENGINEERING INC</div> <div>ENGINEERING-LAND PLANNING</div> <div>CONSTRUCTION MANAGEMENT</div> <div>1040 EAST 800 NORTH</div> <div>OREM, UTAH 84097</div> <div>801.802.8992</div> <div>801.802.8993</div>		<div>X DEVELOPMENT, LLC</div> <div>PROJECT LOCATED IN VINEYARD AND LINDON, UTAH</div> <div>SECTIONS 5, 6, 7 AND 8 T 6 S R 2 E S1&2M</div>		<div>ALTA/NSPS LAND TITLE SURVEY</div> <div>X DEVELOPMENT, LLC</div> <div>CONTACT: ERIC TOWNER</div> <div>9537 SOUTH 700 EAST, SANDY, UT 84070</div>	
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ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Fidelity National Title*
Insurance Company

Commitment Number:

**FTUT2300631-JS
Amendment No 2**

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Attest:

Marjorie Nemzura, Secretary

Authorized Officer or Agent

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY**COMMITMENT NO. FTUT2300631-JS
AMENDMENT No 2**

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: James Walton Fidelity National Title Agency of Utah, LLC. 833 E. Pioneer Rd, Suite 101 Draper, UT 84020 Phone: 3852572799 Main Phone: (801)553-1800 Email: James.Walton@fnf.com	Escrow Officer: Jake Sorensen Fidelity National Title Agency of Utah, LLC. 833 E. Pioneer Rd, Suite 101 Draper, UT 84020 Main Phone: (801)553-1800 Main Fax: (801)553-1801 Email: UT.TeamJake@fnf.com

Order Number: FTUT2300631-JS

Property Address: 301 North Geneva Road, Vineyard, UT 84057

SCHEDULE A

1. Commitment Date: May 4, 2023 at 08:00 AM

2. Policy to be issued:

(a) ALTA Owner's Policy 2006

Proposed Insured: Edgewater at Geneva Owners' Association, Inc
Proposed Amount of Insurance: \$1,651,500.00 Premium: \$4,380.00
The estate or interest to be insured: Fee Simple

(b) Endorsements:

(c) ALTA Loan Policy 2006

Proposed Insured: TBD
Proposed Amount of Insurance: \$0.00 Premium: \$0.00
The estate or interest to be insured: Fee Simple

(d) Endorsements:

ALTA 8.1-06 - Environmental Protection Lien (CLTA 110.9-06) \$100.00
ALTA 9-06 - Restrictions, Encroachments, Minerals \$200.00
ALTA 22-06 - Location \$50.00

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

X Development, LLC

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SCHEDULE A
(continued)

5. The land referred to in this Commitment is described as follows and is situate in Utah County, State of Utah, to-wit:

For APN/Parcel ID(s): 40-513-0004, 40-513-0005, 40-513-0006, 40-513-0007, 40-513-0008 and 40-603-0109

Lot 109, GENEVA RETAIL FRONTAGE SUBDIVISION, PLAT "D", according to the Official Plat thereof, on file and of record in the Office of the Utah County Recorder.

END OF SCHEDULE A

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay the full consideration to, or for the account of, the grantors or mortgagors.
6. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
7. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien for labor or material.
8. Pay all premiums, fees and charges for this Commitment, and any Policy issued hereunder.
9. Provide the Company, in writing, with instructions as to the full nature of the transaction, including but not limited to: Names of any party not referred to in this Commitment who will receive an interest in the land, or who will be named as a proposed insured (Owner and/or Lender) and amounts (Owners and/or Lenders) of policies to be issued. Additional requirements or exceptions may then be made.

NOTICE TO APPLICANT: The land covered herein may be served by districts or service companies and/or municipalities which assess charges for water, sewer, electricity and other utilities, etc., which are not covered by this Commitment or insured under a Title Insurance Policy issued hereunder.

10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: **Edgewater at Geneva Owners' Association, Inc**

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

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SCHEDULE B, PART I - Requirements
(continued)

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: **X Development, LLC**

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

12. **The transaction contemplated in connection with this Report is subject to the review and approval of the Company's Corporate Underwriting Department. The Company reserves the right to add additional items or make further requirements after such review.**

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. (a) Unpatented mining claims: (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Taxes or special assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency, which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any Service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Exception Numbers 1 through 8 will not appear in any Extended Coverage Mortgage Policy to be issued hereunder.

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SCHEDULE B, PART II - Exceptions
(continued)

9. Taxes for the year 2023, are now a lien, but not yet due or payable. Taxes for the year 2022 are **delinquent** in the amount of \$5,355.50, plus penalties and interest. Tax ID No. 40-513-0004. (Affects the subject property, together with other property)
- Taxes for the year 2023, are now a lien, but not yet due or payable. Taxes for the year 2022 are **delinquent** in the amount of \$5,354.52, plus penalties and interest. Tax ID No. 40-513-0005. (Affects the subject property, together with other property)
- Taxes for the year 2023, are now a lien, but not yet due or payable. Taxes for the year 2022 are **delinquent** in the amount of \$5,354.52, plus penalties and interest. Tax ID No. 40-513-0006. (Affects the subject property, together with other property)
- Taxes for the year 2023, are now a lien, but not yet due or payable. Taxes for the year 2022 are **delinquent** in the amount of \$5,354.52, plus penalties and interest. Tax ID No. 40-513-0007. (Affects the subject property, together with other property)
- Taxes for the year 2023, are now a lien, but not yet due or payable. Taxes for the year 2022 are **delinquent** in the amount of \$5,354.52, plus penalties and interest. Tax ID No. 40-513-0008. (Affects the subject property, together with other property)
- Future taxes may be assessed under Tax ID No. 40-603-0109.**
10. The Land lies within the boundaries of the town of Vineyard City, and is subject to any and all charges and assessments thereof.
11. Notice of Adoption of Urban Renewal Project Area Plan and the terms, conditions and limitations contained therein, recorded on April 20, 2011, as Entry No. 30240:2011 of Official Records.
12. Subject to notes, setbacks, easements, restrictions and recitals as shown on the Official Plat for Geneva Retail Frontage Subdivision and as shown on the Official Plat for Geneva Retail Frontage Subdivision Plat B which are recorded in the Office of the County Recorder.
13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
14. Claim, right, title or interest to water or water rights whether or not shown by the Public Records.

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SCHEDULE B, PART II - Exceptions
(continued)

15. Grant of Easements, recorded November 25, 2008 as Entry No. 125484:2008 of Official Records, as affected by: Release and Grant of Easements, recorded December 17, 2009 as Entry No. 129375:2009 of Official Records, together with those Easements released and replaced or otherwise established by those certain Releases and Grants of Easements for Well Sites, recorded in the Official Records as follows: July 23, 2013 as Entry No. 70793:2013 and 70794:2013; April 4, 2018 as Entry No. 31521:2018; and March 25, 2021 as Entry No. 55804:2021, and subject to the reservations and easements set forth in the well site conveyances to Central Utah Water Conservancy District, including the following Special Warranty Deeds conveying Well Sites to Central Utah Water Conservancy District, recorded in the Official Records as follows: December 17, 2009 as Entry No. 129373:2009; April 4, 2018 as Entry No. 312523:2018; and March 25, 2021 as Entry No. 55803:2021.
16. Declaration of Easements (Existing Water Drainage Systems) and the terms, conditions and limitations contained therein, recorded on December 21, 2009, as Entry No. 130273:2009 of Official Records.
17. Declaration of Easements (Existing Sewer Line) and the terms, conditions and limitations contained therein, recorded on December 21, 2009, as Entry No. 130274:2009 of Official Records.
18. Reservation, Declaration and Grant of Easements (Existing and Future Systems) and the terms, conditions and limitations contained therein, recorded on September 2, 2011, as Entry No. 62336:2011 of Official Records.
19. Reservation, Declaration and Grant of Easements (Existing and Future Systems) and the terms, conditions and limitations contained therein, recorded on June 19, 2014, as Entry No. 41851:2014 of Official Records.
20. Right-of-Way and Easement Grant and the terms, conditions and limitations contained therein, recorded on April 25, 2019, as Entry No. 34892:2019 of Official Records.
21. Declaration of Covenants and Restrictions, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument, recorded on March 8, 2005 as Entry No. 24145:2005 of Official Records.
22. Declaration of Protective Covenants, Agreements, Easements, Conditions and Restrictions for Eastlake at Geneva Industrial Business Park, Phase 2 Lots 3, 4, 7, 8, and 9, except color, creed, national origin, religion, sex, handicap or familial status, unless and only to the extent that said Covenants (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons contained in instrument, recorded on November 24, 2009 as Entry No. 121704:2009 of Official Records.
23. There is no recorded means of ingress and egress to a public road from the Land, and it is assumed that there exists a valid and subsisting easement for access purposes over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts, nor makes any representations or assurances as to the existence and/or adequacy of said access.
24. This exception intentionally deleted

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SCHEDULE B, PART II - Exceptions
(continued)

25. This exception intentionally deleted.
26. This exception intentionally deleted.
27. Any claims for mechanics' or materialman's liens that may be recorded by reason of a recent work of improvement under construction and/or completed at the date hereof.

* * * * *

NOTE: Judgments have been searched in the names of Edgewater at Geneva Owners' Association and X Development, LLC , and those not satisfied of record (IF ANY) which, in the opinion of the Company, constitute liens against the Land, are set forth in Schedule B, Part II herein.

NOTE: For informational purposes only, a 24 month chain of title is provided: A review of the records contained in the County Recorder's Office was conducted to the effective date of this commitment as shown in Schedule "A" herein and the following Deeds of Conveyance and/or Real Estate Purchase Contracts were found:

Special Warranty Deed (For 2021 Relocated Well Site 17, Lot 4, Geneva Retail Frontage Subdivision Plat B) recorded March 25, 2021, as Entry No. 55803:2021, wherein Anderson Geneva, LLC, a Delaware limited liability company, as a tenant in common as to an undivided fifty percent (50%) interest and Ice Castle Retirement Fund, LLC, a Delaware limited liability company, as a tenant in common as to an undivided fifty percent (50%) interest appears as Grantor, and Central Utah Water Conservancy District, a body corporate and politic of the State of Utah appears as Grantee.

Special Warranty Deed (with termination of Amended and Restated Tenancy in Common Agreement) recorded December 8, 2021, as Entry No. 204028:2021, wherein Ice Castle Retirement Fund L.L.C., a Delaware limited liability company appears as Grantor and Anderson Geneva, LLC, a Delaware limited liability company appears as Grantee.

SPECIAL WARRANTY DEED recorded May 2, 2022, as Entry No. 54637:2022, wherein Anderson Geneva, LLC appears as Grantor and X Development, LLC appears as Grantee.

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements; and
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

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VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 7, 2025

Agenda Item: PUBLIC HEARING: Utah City Zoning Text Amendment

Department: Community Development

Presenter: Cache Hancey

Background/Discussion:

This zoning text amendment has four changes to the Downtown Vineyard (Town Center) Special Purpose Zoning District (SPZD):

- Commercial outdoor recreation use
- Uses located within the Lake Promenade
- Flexible Commercial Modules
- Signage

Commercial Outdoor Recreation:

Flagborough intends on constructing a commercial outdoor recreational facility located within Block 4 of Utah City. This is currently a prohibited use within the SPZD. The requested change would move the use to Permitted within the following districts: Downtown Mixed Use, Village General, and Lakefront Commercial, Conditional use in the Downtown Station, and it would remain Not Permitted within the Lake Front Residential district.

Flexible Commercial Modules:

To address the need for immediately usable commercial space, it is proposed to allow for "Flexible Commercial Modules" to be a conditional use in every district and within the Lake Promenade and Plaza Open Space types. These detached, small-scale structures are intended to support temporary, long term, or pop-up commercial uses including retail, food service, and cultural programming. Included in the amendment is design standards that must be followed and reviewed during the conditional use and site plan application phase.

Signage:

To accommodate the installation of a blade sign for the 120 Bend building, this amendment would permit a 40' tall sign to be installed next to the adjacent building. The base of the sign will be wrapped to appear connected to the building facade.

Fiscal Impact:

N/A

Recommendation:

Staff recommends an affirmative recommendation to the City Council

Sample Motion:

"I move to recommend approval of ordinance 2025-4 to the city council."

Attachments:

1. Ord_2025-4

**VINEYARD
ORDINANCE 2025-4**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD ZONING ORDINANCE SECTIONS 3.08 USES, 3.10 BUILDING
STANDARDS, 3.12 OPEN SPACE TYPES, AND 3.18 SIGN TYPES**

WHEREAS, Vineyard is authorized to amend the city zoning ordinance pursuant to Utah Municipal Code 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on May 7, 2025, and after fully considering public comments and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendment, held a public hearing on May 14, 2025; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments from the public, having determined that it is in the best interest of the public to adopt the proposed text amendment to the zoning ordinance.

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: AMENDMENT “3.08.010 General Requirements” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.08.010 General Requirements

1. **General Provisions.** The following general provisions apply to the uses outlined in this section.
 - a. A lot may contain more than one use.
 - b. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 - c. Uses are either permitted by right in a district, permitted by right with specific development or design parameters, or require a Conditional Use Permit in order to be developed.
 - d. Each use may have both indoor and outdoor facilities unless otherwise specified.
2. **Organization.** The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
 - a. Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the staff may interpret the use as permitted.
 - i. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - ii. If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the staff may interpret the use as also

requiring a Conditional Use Permit.

- b. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a land use that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this code or in a development agreement.
3. **Use Table.** *Table: 3.08.010(1) Uses by District.* Uses by District outlines the permitted uses in each land use district. Each use is given one of the following designations for each zoning district in which that use is permitted.
 - a. Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.
 - b. Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use, as well as meet the requirements of the Conditional Use.
 - c. Listed uses that are not permitted in the district are indicated by "NP".

Table: 3.08.010(1) Uses by District					
Uses	Districts				
	Downtown Station	Downtown Mixed Use	Village General	Lake Front Residential	Lake Front Commercial
Mixed Use	P	P	P	NP	P
Single-household Detached	P*	P*	P*	P	P*
Single-household Attached	P*	P*	P	P	P*
Multi-household	P	P	P	P	P
Student Housing	C	C	NP	NP	NP
Lodging	P	P	P	NP	P
Civic Building	P	P	P	NP	NP
Civic Space	P	P	P	P	P
Commercial	P	P	P	NP	P
Food and Beverage (F&B)	P	P	P	NP	P
Entertainment	P	P	P	NP	P
Office	P	P	P	NP	P
Hospital	NP	P	P	NP	NP

Medical Uses, Offices, Research	P	P	P	NP	P
Home occupations	P	P	P	P	P
Parking Structures	P	P	P	P	P

KEY: C - Conditional P - Permitted NP - Not Permitted

4. Prohibited Uses

The following uses are prohibited in Downtown Vineyard :

1. Automobile sales and leasing, except where no vehicles are stored outside.
2. Bail bonds
3. Billboards
4. Blood plasma center
5. Car title loan business
6. Check cashing/deferred deposit loan
7. Commercial outdoor recreation, except in the Lake Front Commercial District and events in Geneva Park
8. Detention facility/jail as a principal use
9. outdoor gun range
10. Outside storage of construction material and equipment, refuse outside of an approved container, junk such as inoperable vehicles and appliances, and other items not coincident with sales, seating, or retail display of adjacent businesses. Boat Storage in the Lake Front Commercial District does not constitute inoperable vehicles.
11. Moving truck rental
12. Non-stealth wireless communication facilities
13. Non-stealth radio towers
14. Indoor/Outdoor kennel as a principal use
15. Call services and service-oriented escort bureaus
16. Pawnshop
17. Sale and/or lease of mobile homes, travel trailers, campers, motorcycles and other recreational vehicles
18. Secondhand precious metal dealer/processor and/or precious gem dealer
19. Self-storage facility, excluding boat storage in the Lake Front Commercial District
20. Sexually-oriented business
21. Fraternity/sorority houses

AFTER AMENDMENT

3.08.010 General Requirements

1. **General Provisions.** The following general provisions apply to the uses outlined in this section.
 - a. A lot may contain more than one use.
 - b. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 - c. Uses are either permitted by right in a district, permitted by right with specific development or design parameters, or require a Conditional Use Permit in

- order to be developed.
- d. Each use may have both indoor and outdoor facilities unless otherwise specified.
2. **Organization.** The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
- Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the staff may interpret the use as permitted.
 - The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the staff may interpret the use as also requiring a Conditional Use Permit.
 - Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a land use that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this code or in a development agreement.
3. **Use Table.** *Table: 3.08.010(1) Uses by District.* Uses by District outlines the permitted uses in each land use district. Each use is given one of the following designations for each zoning district in which that use is permitted.
- Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.
 - Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use, as well as meet the requirements of the Conditional Use.
 - Listed uses that are not permitted in the district are indicated by "NP".

Table: 3.08.010(1) Uses by District					
Uses	Districts				
	Downtown Station	Downtown Mixed Use	Village General	Lake Front Residential	Lake Front Commercial
Mixed Use	P	P	P	NP	P
Single-household Detached	P*	P*	P*	P	P*
Single-household Attached	P*	P*	P	P	P*
Multi-household	P	P	P	P	P
Student Housing	C	C	NP	NP	NP
Lodging	P	P	P	NP	P

Civic Building	P	P	P	NP	NP
Civic Space	P	P	P	P	P
Commercial	P	P	P	NP	P
Food and Beverage (F&B)	P	P	P	NP	P
Entertainment	P	P	P	NP	P
<u>Commercial Outdoor Recreation</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>
Office	P	P	P	NP	P
Hospital	NP	P	P	NP	NP
Medical Uses, Offices, Research	P	P	P	NP	P
Home occupations	P	P	P	P	P
Parking Structures	P	P	P	P	P
<u>Flexible Commercial Modules</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>

KEY: C - Conditional P - Permitted NP - Not Permitted

4. Prohibited Uses

The following uses are prohibited in Downtown Vineyard :

1. Automobile sales and leasing, except where no vehicles are stored outside.
2. Bail bonds
3. Billboards
4. Blood plasma center
5. Car title loan business
6. Check cashing/deferred deposit loan
7. ~~Commercial outdoor recreation, except in the Lake Front Commercial District and events in Geneva Park~~ Detention facility/jail as a principal use
8. outdoor gun range
9. Outside storage of construction material and equipment, refuse outside of an approved container, junk such as inoperable vehicles and appliances, and other items not coincident with sales, seating, or retail display of adjacent businesses. Boat Storage in the Lake Front Commercial District does not constitute inoperable vehicles.
10. Moving truck rental
11. Non-stealth wireless communication facilities
12. Non-stealth radio towers
13. Indoor/Outdoor kennel as a principal use
14. Call services and service-oriented escort bureaus

15. Pawnshop
16. Sale and/or lease of mobile homes, travel trailers, campers, motorcycles and other recreational vehicles
17. Secondhand precious metal dealer/processor and/or precious gem dealer
18. Self-storage facility, excluding boat storage in the Lake Front Commercial District
19. Sexually-oriented business
20. Fraternity/sorority houses

SECTION 2: AMENDMENT “3.10.010 Introduction To Building Standards” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.10.010 Introduction To Building Standards

.

1. **General Requirements.** All buildings must meet the following requirements.
 - a. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that would make the structure mobile unless otherwise noted. Food trucks and other non-permanent vendors are allowed through a separate permit.
 - b. Accessory Structures.
 - i. Attached accessory structures are considered part of the principal structure.
 - ii. Detached accessory structures shall comply with all setbacks except the following:
 - (1) Detached accessory structures are not permitted in the front yard.
 - (2) Detached accessory structures shall be located behind the principal structure relative to the front lot line.
 - (3) Detached accessory structures shall not exceed one story.
 - iii. Accessory structures shall be built in a manner compatible with the primary building.
2. Buildings are subject to the requirements of Table 3.10.020(1) and as further specified in this chapter.

AFTER AMENDMENT

3.10.010 Introduction To Building Standards

.

1. **General Requirements.** All buildings must meet the following requirements.
 - a. Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, wheels, or other features that would make the structure mobile unless otherwise noted. Food trucks and other non-permanent vendors are allowed through a separate permit.
 - b. Accessory Structures.
 - i. Attached accessory structures are considered part of the principal

structure.

- ii. Detached accessory structures shall comply with all setbacks except the following:
 - (1) Detached accessory structures are not permitted in the front yard.
 - (2) Detached accessory structures shall be located behind the principal structure relative to the front lot line.
 - (3) Detached accessory structures shall not exceed one story.
- iii. Accessory structures shall be built in a manner compatible with the primary building.

c. Flexible Commercial Modules.

- i. Flexible Commercial Modules may be permitted upon approval of a Conditional Use Permit. These detached, small-scale structures—such as converted shipping containers or similar modular forms are intended to support temporary, long-term, or pop-up commercial uses including retail, food service, or cultural programming.
- ii. These modules may be sited within publicly accessible open spaces, urban plazas, courtyards, parks, or on parcels that are undeveloped or reserved for future construction.
- iii. The design, materials, and architectural character of the modules must demonstrate a high standard of design quality and be compatible with the surrounding built environment. Structures shall harmonize with the architecture of nearby buildings and be thoughtfully integrated into the landscape and urban design of the host site. Consideration shall be given to scale, color, form, and materiality to ensure visual coherence and minimize aesthetic disruption to the surrounding context.

- 2. Buildings are subject to the requirements of Table 3.10.020(1) and as further specified in this chapter.

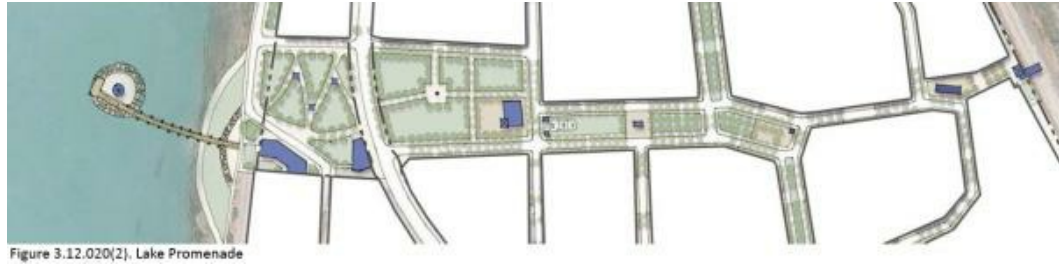
SECTION 3: AMENDMENT “3.12.020 Lake Promenade” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.12.020 Lake Promenade

- 1. **Intent.** To complete the Lake Promenade as the premier open space for the Downtown. The Promenade includes a series of diverse and unique spaces and experiences. Each space supports a different collection of activities, from passive recreation like walking and relaxing, to active recreation like biking and basketball, and programmed activities like markets and festivals.
 - a. Additional improvements may be installed in the Lake Promenade and become credited to the open space requirement as approved by the City Planner.

Figure: 3.12.020(2) Lake Promenade



2. Block Descriptions (east to west)

- a. Block 1 - closest to the Station; this block provides a point of arrival at the inter-modal hub, with active uses along its edges and a market hall. The space is designed as a paved, shared-space plaza, which seamlessly transitions to the Shared Street.



- b. Block 2 - between the station and the Traffic Square, Shared Street is a tight corridor promoting shopping and dining in a narrow "main street" condition unique to the region. Shared Street is a shared space street where pedestrian activity rules the entire streetscape and vehicles are accommodated at very low speeds.
- c. Block 3 - at the intersection of Main Street and the Promenade, a Traffic-Square creates a gathering space for events like skating and holiday festivals, flanked by civic buildings and the tallest buildings in the Downtown. The Traffic-Square distributes car traffic at slow speeds, but its primary function is as an urban heart of the Downtown.



Figure 3.12.020(3). Lake Promenade View from Block 3 towards the Lake

- d. Block 4 - between the Traffic Square and Civic Square, this linear green-way, Central Promenade, provides a treed space ideal for walking, as well as art festivals and farmer's markets.
- e. Block 5 - between the Central Promenade and Vineyard Connector is a large civic square, which can accommodate important civic buildings like a library. The square is formal, with

expanses of grass to relax or play on and ample benches along the square's walkways. The Space is ideal for festivals and movies in the park.

- f. Block 6 - between Vineyard Connector and the lake, a gently sloping green provides stormwater management and a meandering path to the lake. The southern edge is lined with civic buildings like the city hall.

Table: 3.12.020(1) Lake Promenade Requirements		
(1) Dimensions		
	Minimum Size (acres)	12 acres minimum total
	Maximum Size (acres)	None
	Minimum Dimension (feet)	60' at Market Street and the Transit Plaza, 200' elsewhere
	Minimum Access/Exposure	Public 100% of total length
	Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Improvements		
	Playgrounds Permitted	Permitted, conditional on safety review
	Restrooms	Permitted, conditional on safety review
	Aquatic Facility	Permitted, conditional on safety review and site plan approval —
	Impervious/Semi-Pervious Surface	Varies by block
	Pathway	Varies by block
	Lighting	Required, Fixtures to be dark sky compliant, warm light, and closely spaced to reduce the intensity of each luminaire
	Trees	1 per 4,000 square feet
	Landscaping	Varies by block
	Bicycle facilities	Permitted
	Seating	Permitted
	Furnishing	Permitted

eg.

AFTER AMENDMENT

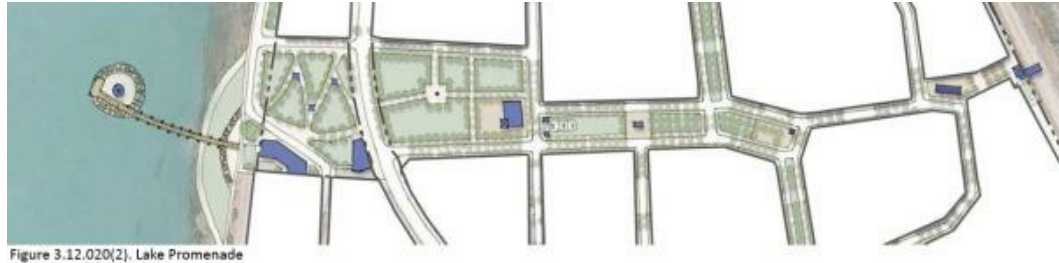
3.12.020 Lake Promenade

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to active recreation like biking and basketball, and programmed activities like markets and festivals.

- a. Additional improvements may be installed in the Lake Promenade and become credited to the open space requirement as approved by the City Planner.

Figure: 3.12.020(2) Lake Promenade



2. Block Descriptions (east to west)

- a. Block 1 - closest to the Station; this block provides a point of arrival at the inter-modal hub, with active uses along its edges and a market hall. The space is designed as a paved, shared-space plaza, which seamlessly transitions to the Shared Street.



- b. Block 2 - between the station and the Traffic Square, Shared Street is a tight corridor promoting shopping and dining in a narrow "main street" condition unique to the region. Shared Street is a shared space street where pedestrian activity rules the entire streetscape and vehicles are accommodated at very low speeds.
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- f. Block 6 - between Vineyard Connector and the lake, a gently sloping green provides stormwater management and a meandering path to the lake. The southern edge is lined with civic buildings like the city hall.

Table: 3.12.020(1) Lake Promenade Requirements <u>and Uses</u>		
(1) Dimensions		
	Minimum Size (acres)	12 acres minimum total
	Maximum Size (acres)	None
	Minimum Dimension (feet)	60' at Market Street and the Transit Plaza, 200' elsewhere
	Minimum Access/Exposure	Public 100% of total length
	Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Improvements		
	Playgrounds Permitted	Permitted, conditional on safety review
	Restrooms	Permitted, conditional on safety review
	Aquatic Facility	Permitted, conditional on safety review and site plan approval —
	Impervious/Semi-Pervious Surface	Varies by block
	Pathway	Varies by block
	Lighting	Required, Fixtures to be dark sky compliant, warm light, and closely spaced to reduce the intensity of each luminaire
	Trees	1 per 4,000 square feet
	Landscaping	Varies by block
	Bicycle facilities	Permitted
	Seating	Permitted
	Furnishing	Permitted
(3) Uses		
	<u>Aquatic and Spa</u>	

<u>Facility</u>	<u>Permitted, conditional on safety review</u>
<u>Ancillary Commercial</u>	<u>Permitted, conditional on site plan approval</u>
<u>Flexible Commercial Modules</u>	<u>Conditional Use</u>

g.

SECTION 4: **AMENDMENT** “3.12.030 Plazas” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.12.030 Plazas

1. **Intent.** To provide small-scale outdoor space for civic, social, and commercial purposes. The space may also include pedestrian - and building-access routes. Uses may include meeting, relaxing, performances, outdoor dining, festivals, and food vending, and may allow for casual workspaces, transit stations, bike facilities, and similar active uses.

A Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers, stamped and colored concrete, or other pervious pavers and include street furniture seating for at least four persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.

Figure: 3.12.030(2)Typical Plaza Layout



Figure 3.12.030(2). Typical Plaza Layout

Table: 3.12.030(1) Plaza Requirements		
(1) Dimensions		
	Minimum Size (acres)	0.01
	Maximum Size (acres)	1.0
	Minimum Dimension (feet)	20' in one direction
	Minimum Access/Exposure	100% of total plaza length open to the street along a minimum of one side, except at the transit station
	Clear Zones	6' minimum pedestrian-clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels		
	Permitted Districts	All
	Frontage Orientation of Adjacent Parcels	Corner, Street, Plaza
(3) Improvements		
	Designated Sports Fields Permitted	Not permitted

Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 20% of plaza space, spaces in excess require site plan approval
Full Enclosed Structures Permitted	Permitted to max of 20% of plaza space or 30% combined with partially enclosed structures, whichever is less, spaces in excess require site plan approval
Impervious/Semi-Pervious Surface	90% maximum
Lighting	Required; max 16' fixture height
Seating	1 per 600 square feet
Trees	1 per 2,500 square feet, excluding structures
Landscaping	Principally hardscaped

AFTER AMENDMENT

3.12.030 Plazas

1. **Intent.** To provide small-scale outdoor space for civic, social, and commercial purposes. The space may also include pedestrian - and building-access routes. Uses may include meeting, relaxing, performances, outdoor dining, festivals, and food vending, and may allow for casual workspaces, transit stations, bike facilities, and similar active uses.

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	Minimum Access/Exposure	100% of total plaza length open to the street along a minimum of one side, except at the transit station
	Clear Zones	6' minimum pedestrian-clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels		
	Permitted Districts	All
	Frontage Orientation of Adjacent Parcels	Corner, Street, Plaza
(3) Improvements		
	Designated Sports Fields Permitted	Not permitted

Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 20% of plaza space, spaces in excess require site plan approval
Full Enclosed Structures Permitted	Permitted to max of 20% of plaza space or 30% combined with partially enclosed structures, whichever is less, spaces in excess require site plan approval
Impervious/Semi-Pervious Surface	90% maximum
Lighting	Required; max 16' fixture height
Seating	1 per 600 square feet
Trees	1 per 2,500 square feet, excluding structures
Landscaping	Principally hardscaped
<u>(4) Uses</u>	
<u>Flexible Commercial Modules</u>	<u>Conditional Use</u>

SECTION 5: AMENDMENT “3.18.010 General Requirements” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

BEFORE AMENDMENT

3.18.010 General Requirements

1. **Intent.** This section seeks to enhance the economic and aesthetic appeal of Downtown Vineyard through the reasonable, orderly, safe, and effective display of signage.
2. **Applicability.** These standards shall apply to signage in all districts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the Vineyard Municipal Code pertaining to sign requirements shall apply. Refer to the Vineyard Sign Ordinance for permit processes, construction, design, and maintenance standards.
3. **General Compliance.** Compliance with the regulations outlined shall be attained under the following situations:
 - a. Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
 - b. Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
 - c. Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
 - d. Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause, and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.
4. **Sign Location.** Unless otherwise specified, signs shall only be located within the

boundaries of the lot and not in the right-of-way or on public property.

- a. Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the City Planner and City Engineer, and in accordance with the regulations outlined in this section and in the Vineyard Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the Vineyard Municipal Code.
- b. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- c. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- d. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.
- e. Pedestrian Orientation. Signs oriented to the pedestrian realm are required. The bottom edge of each sign should be within 14' of the ground plane, except corner and wall signs.

5. Illumination. All signs shall be illuminated according to the following provisions unless otherwise stated.

- a. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards.
- b. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- c. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence, except gooseneck lighting illuminating wall signs.
 - i. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18" from the face of the Sign.
 - ii. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12" above ground and must be fully screened and housed.
- d. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property. Lighting shall be directed toward the ground.

6. Computation. The following standards generally apply to computing the area of signs by type and by building lot.

- a. Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- b. Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- c. Signage measurement is as generally illustrated in Figure 3.18.020(2)

Table: 3.18.010(1) Sign Standards

Sign Type	LC	VG	DTMU	DTS	Height (max)	Number (max)	Sign Area (max)	Copy Height
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								(max)
Permanent Signs								
A-Frame	P	P	P	P	42"	one per ground floor tenant	max. 30" wide and 42" high	n/a
Awning	P	P	P	P	n/a	one per entry to each ground floor tenant	75% of valence	18"
Building	P	P	P	P	n/a	each elevation	600 sq. ft. per elevation	n/a
Canopy	P	P	P	P	n/a	one per entry	two sq. ft. per linear ft.	30"
Corner	P	P	P	P	6' above eave or parapet	one per corner building	40 sq. ft.	n/a
Ground	Along Vineyard Connector only				5'	one per frontage	120 sq. ft.	30"
Marquee	P	N	P	P	n/a	one per building	120% of face	n/a
Projecting	P	P	P	P	n/a	one per ground floor tenant	six sq. ft. per side	8"
Wall Sign	P	P	P	P	n/a	one per tenant + one per frontage	one sq. ft. per one linear foot of frontage	18"
Window	P	P	P	P	n/a	limited by sign area	25% of glazing	6"
Temporary Signs								
Banner	P	P	P	P	20'	one per tenant	80 sq. ft.	18"

P: Permitted

N: Not Permitted

AFTER AMENDMENT

3.18.010 General Requirements

1. **Intent.** This section seeks to enhance the economic and aesthetic appeal of Downtown Vineyard through the reasonable, orderly, safe, and effective display of signage.
2. **Applicability.** These standards shall apply to signage in all districts for non-residential

uses only. Unless otherwise stated in this chapter, all requirements of the Vineyard Municipal Code pertaining to sign requirements shall apply. Refer to the Vineyard Sign Ordinance for permit processes, construction, design, and maintenance standards.

3. **General Compliance.** Compliance with the regulations outlined shall be attained under the following situations:

- a. Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- b. Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- c. Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- d. Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause, and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. **Sign Location.** Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- a. Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the City Planner and City Engineer, and in accordance with the regulations outlined in this section and in the Vineyard Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the Vineyard Municipal Code.
- b. No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.
- c. Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- d. No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.
- e. Pedestrian Orientation. Signs oriented to the pedestrian realm are required. The bottom edge of each sign should be within 14' of the ground plane, except corner and wall signs.

5. **Illumination.** All signs shall be illuminated according to the following provisions unless otherwise stated.

- a. Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards.
- b. Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- c. When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence, except gooseneck lighting illuminating wall signs.
 - i. No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18" from the face of the Sign.
 - ii. If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12" above ground and must be fully

screened and housed.

- d. The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property. Lighting shall be directed toward the ground.

6. **Computation.** The following standards generally apply to computing the area of signs by type and by building lot.
- a. Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
 - b. Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
 - c. Signage measurement is as generally illustrated in Figure 3.18.020(2)

Table: 3.18.010(1) Sign Standards								
Sign Type	LC	VG	DTMU	DTS	Height (max)	Number (max)	Sign Area (max)	Copy Height (max)
Permanent Signs								
A-Frame	P	P	P	P	42"	one per ground floor tenant	max. 30" wide and 42" high	n/a
Awning	P	P	P	P	n/a	one per entry to each ground floor tenant	75% of valence	18"
Building	P	P	P	P	n/a	each elevation	600 sq. ft. per elevation	n/a
Canopy	P	P	P	P	n/a	one per entry	two sq. ft. per linear ft.	30"
Corner/ <u>Blade</u>	P	P	P	P	6'-above eave or parapet 40'	one per corner building	450 sq. ft.	n/a
Ground	Along Vineyard Connector only				5'	one per frontage	120 sq. ft.	30"
Marquee	P	N	P	P	n/a	one per building	120% of face	n/a
Projecting	P	P	P	P	n/a	one per ground floor tenant	six sq. ft. per side	8"
							one sq. ft.	

Wall Sign	P	P	P	P	n/a	one per tenant + one per frontage	per one linear foot of frontage	18"
Window	P	P	P	P	n/a	limited by sign area	25% of glazing	6"
Temporary Signs								
Banner	P	P	P	P	20'	one per tenant	80 sq. ft.	18"

P: Permitted
N: Not Permitted

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder, Vineyard

VINEYARD PLANNING COMMISSION STAFF REPORT

Meeting Date: May 7, 2025

Agenda Item: PUBLIC HEARING: Vineyard City Code Update

Department: Community Development

Presenter: Cache Hancey

Background/Discussion:

Throughout 2024, multiple work sessions were held with the Planning Commission regarding a large overhaul of the zoning code. Changes to the following sections are proposed:

-Title, Authority, Purpose, Declaration of Intent, and Effective Date

-Interpretation of Requirements

-Land Use Authorities and Other Officers

-Establishment of Districts and Zoning Tables

-Development Agreements

-Noticing Requirements

-Temporary Uses

-Permitted Uses

-Conditional Uses

-General Property Development Standards

-Supplementary Development Standards

-Site Planning and Building Design Requirements

-Parking and Loading Requirements

-Landscaping

-Signs

-Definitions

Fiscal Impact:

N/A

Recommendation:

Staff recommends an affirmative recommendation to the City Council

Sample Motion:

"I move to recommend approval of Ordinance 2025-X, the zoning review text amendment as presented"

Attachments:

1. Ord2025.3
2. 2024 Zoning Code Changes Summary - Updated with STR and Site Plan requirements

VINEYARD
ORDINANCE 2025-03SDRAFT

ORDINANCE 2025-3 ZONING CODE REVIEW TEXT AMENDMENTS

AN ORDINANCE OF THE CITY COUNCIL OF VINEYARD, UTAH, AMENDING THE ZONING ORDINANCE SECTIONS 15.02 -TITLE, AUTHORITY, PURPOSE, DECLARATION OF INTENT, AND EFFECTIVE DATE, 15.04- INTERPRETATION OF REQUIREMENTS, 15.06 LAND USE AUTHORITIES AND OTHER OFFICERS, 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES, 15.16 DEVELOPMENT AGREEMENTS, 15.18 NOTICING REQUIREMENTS, 15.26 TEMPORARY USES, 15.28 PERMITTED USES, 15.30 CONDITIONAL USES, 15.32 GENERAL PROPERTY DEVELOPMENT STANDARDS, 15.34 SUPPLEMENTARY DEVELOPMENT STANDARDS, 15.36 SITE PLANNING AND BUILDING DESIGN REQUIREMENTS, 15.38 PARKING AND LOADING REQUIREMENTS, 15.40 LANDSCAPING, 15.48 SIGNS, 15.60 DEFINITIONS

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code 10-9a-102(2);

WHEREAS, The Planning Commission held a public hearing on May 7, 2025 and after fully considering public comment and staff recommendations, recommended approval with a condition that Vineyard City Council adopt the Zoning Code Review Text Amendments;

WHEREAS, The Vineyard City Council having review the proposed text amendments, held a public hearing on May 14, 2025; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: AMENDMENT "15.02.040 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.040 Purpose

This Ordinance is provided to implement the goals and policies of the Vineyard General Plan and the other purposes as provided for by LUDMA. This Ordinance contains standards, provisions and requirements intended to protect the health, safety, and welfare of the citizens and businesses of Vineyard, to guide and manage future growth and development, and to promote the orderly use of lands within ~~the~~ Vineyard. It is the intent of this Ordinance to provide a means of ensuring predictability and consistency in the use and development of lands located within Vineyard.

SECTION 2: AMENDMENT "15.02.050 Applicability" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.050 Applicability

1. Applications: Applications ~~accepted by the city as deemed~~ complete by the city for any Approval, Permit or License required by the provisions of this Ordinance shall be processed, reviewed and approved or denied, subject to the provisions of this Ordinance, and other applicable Ordinances of the city, in effect at the time the Application is determined to be complete by the City Planner (herein after as may be referred to as "Planner"), as required by VZC 15.24.060.

2. Buildings and Structures: No building or structure shall be erected, and no existing building or structure shall be moved, altered or enlarged nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than as allowed by this Ordinance.

3. Applicability: The provisions of this Ordinance shall apply to all lands located within the municipal boundaries of Vineyard, unless specifically exempted by the provisions of this Ordinance or other lawful exemption.

4. Minimum Requirements: The provisions of this Ordinance shall be held to be the minimum requirements necessary to protect the public health, safety, and welfare of the citizens of Vineyard, and achieve the purposes of this Ordinance.

SECTION 3: AMENDMENT “15.02.060 Conflict” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.060 Conflict

This Ordinance shall not nullify any laws, Ordinances, or requirements that are more restrictive; ~~but~~ However, it shall take precedence over any prevail notwithstanding such laws, Ordinances, or requirements that are less restrictive.

SECTION 4: AMENDMENT “15.04.010 Interpretation” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.04.010 Interpretation

In interpreting and applying this Ordinance, the requirements contained herein are declared to be the minimum requirements for the purposes set forth in this Ordinance and LUDMA. The provisions of this Ordinance shall be:

1. Liberally construed in favor of the eCity of Vineyard.
2. Deemed neither to limit nor repeal any other powers granted by LUDMA, or any other State or Federal statutes.

The following rules shall be observed in the application and interpretation this Ordinance, except where the context clearly requires otherwise:

1. The word “shall” or “must” are mandatory. The words “should” and “may” are permissive.
2. Words used or defined in one tense or form shall include other tenses or derivative forms.
3. Words used in the singular shall include the plural; words used in the plural shall include the singular.
4. Words referencing a gender shall extend and be applied to the other gender and shall be considered gender neutral.
5. In the event of a conflict between the text of this Ordinance and any maps, illustrations, captions, figures, or other material, the text of this Ordinance shall apply and control.
6. The word “includes” shall not limit a term to the specified examples, but is intended to provide guidance and to be illustrative only.
7. The word “and” indicates that all connected items, conditions, provisions, or events shall apply.
8. The word “or” indicates that one (1) or more of the connected items, conditions, provisions, or events shall apply.
9. The words “either or” indicates that the connected terms, conditions, provisions, or events shall apply singly but not in combination.

SECTION 5: AMENDMENT “15.06.030 Vineyard Planning Commission” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.06.030 Vineyard Planning Commission

The Vineyard Planning Commission (hereinafter “Commission”) was heretofore created and established pursuant to LUDMA, or prior enactments of LUDMA.

1. **Powers and Duties.** The Commission shall be an advisory body to the Council on legislative matters pertaining to the City’s General Plan and Land Use Ordinances. The Commission shall:
 - a. Prepare, or cause to be prepared, the General Plan, any proposed plan element, any amendments thereto, and to submit the proposed plan, element, or amendments to the Council.
 - b. Prepare or cause to be prepared all Land Use Ordinances, including this Ordinance, Zoning Districts Maps, Official Maps, and any amendments thereto, and to submit such Land Use Ordinances, or amendments thereto to the Council.
 - c. Review and recommend approval or denial of all Applications for a General Plan Amendment and Land Use Ordinance Amendment to the Council.
 - d. Review and render a decision of approval, approval with conditions or denial regarding conditional use applications.
 - e. Review and recommend approval, approval with conditions, or denial of all Subdivision Applications to the Council, as authorized by the [Vineyard Subdivision Ordinance](#).
 - f. Determine and render a written interpretation of the boundary of a Zoning District, as provided by VZC 15.04.030.
 - g. Adopt bylaws, policies, and procedures for the conduct of the duties and meetings of the Commission, for the consideration of Applications and for any other purposes deemed necessary by the Commission, provided that such bylaws, policies, and procedures are approved by the Council before taking

- effect.
- h. Advise the Council on other matters, as the Council may direct.
- 2. Commission Membership, Appointment, Terms, Removal, and Vacancies.**
- a. The Commission shall consist of five (5) REGULAR members AND UPTO THREE (3) ALTERNATE MEMBERS.
- b. Commission members shall be appointed by the Mayor, with the advice and consent of the Council.
- c. Members of the Commission shall be residents of Vineyard. No member of the Commission shall be an elected official.
- d. All members of the Commission shall serve at the discretion of the Mayor and Council for a term of four (4) years. No member shall serve more than two (2) consecutive terms. Terms shall begin on January 1 of each calendar year. Members' terms are to be staggered so that no more than ~~one~~^{three (3+)} ~~appointments term~~ shall expire each year on January 1. A Commission member shall not be automatically reappointed to a second term.
- e. Commission members may be removed by the Mayor, with the advice and consent of the Council.
- f. A Commission member may be removed by the Mayor, with the advice and consent of the Council, if three (3) consecutive or twenty-five (25) percent of the Commission meetings in a calendar year are missed. If the absence of a Commission member is due to an extended illness or vacation, the Commission member is responsible to provide written notice to the Mayor prior to the time the absence will occur. If such notice is given, these removal requirements do not apply.
- g. Commission vacancies occurring for any reason shall be filled by the Mayor, with the advice and consent of the Council. Vacancies on the Commission occurring in ways other than through the expiration of terms shall be filled for the remainder of the unexpired term.
- 3. Quorum and Necessary Vote.** No meeting of the Commission shall be called to order, nor may any business be transacted without a quorum consisting of at least three (3) members of the Commission being present. The chair shall be included for the purposes of establishing a quorum and shall act as a voting member of the Commission. All actions of the Commission shall require a minimum participation of three members of the Commission ~~the vote of a majority of the total members of the Commission~~. The Commission shall transmit reports of its decisions and recommendations to the Council. Any member of the Commission may also make a concurring or dissenting report or recommendation to the Council.
- 4. Effective Date of Decisions.**
- a. All decisions of the Commission shall become effective on the date of the meeting when the decision is made unless a different date is designated in the rules of the Commission, or the Commission designates a different date when the decision is made.
- 5. Meetings, Hearings, and Procedure.**
- a. The Commission shall establish a regular meeting schedule.
- b. Special meetings may be requested by a majority vote of the Commission, or by the chair of the Commission.
- c. When a matter is postponed due to lack of a quorum, the chair shall reschedule the matter to the next available Commission meeting. The Recording Secretary shall notify all interested parties and all members of the Commission of the date when the Commission will hear the rescheduled matter.
- 6. Commission Organization.**
- a. At an annual organizational meeting to be held as listed in the Commission's by-laws, and at other times as required, the members of the Commission shall elect one (1) of their members as chair and one (1) of their members as vice-chair. In the absence of the chair, the vice-chair shall act as chair and shall have all powers of the chair. The chair and vice-chair shall serve a term of one (1) year. No member shall serve as chair for more than two (2) consecutive terms.
- b. The chair, or in the chair's absence the vice-chair, shall be in charge of all proceedings before the Commission, and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission.
- c. In case of the absence of the chair and the vice-chair, the sitting members of the Commission shall appoint a chair pro tempore that shall be in charge of all proceedings before the Commission, and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission.
- 7. Commission Compensation.**
- a. The Council may fix per diem compensation for members of the Commission, based on necessary and reasonable expenses and on meetings actually attended. The Council shall provide for reimbursement to Commission members for actual expenses incurred, upon presentation of proper receipts and vouchers.
- 8. Commission Members Volunteers.**
- a. Members of the Commission shall be deemed "volunteers" for the purposes of City Ordinances, rules, regulations, and policies concerning personnel, provided however, Commission members shall be included in the definition of "employee" for the purposes of the Utah Governmental Immunity Act.
- 9. Commission Recording Secretary.**
- a. The Mayor shall assign the City Recorder, or designee, to act as the Recording Secretary to serve the Commission. The Recording Secretary shall keep the minutes of all proceedings of the Commission, which minutes shall be the official record of all proceedings before the Commission, attested to by a majority vote of the members of the Commission. The minutes of all meetings of the Commission shall be filed in the office of the City Recorder. All such records shall be available for public review and access in accordance with the Government Records and Access Management Act.
- b. The Recording Secretary shall be compensated as approved by the Council.

SECTION 6: AMENDMENT “15.06.060 Vineyard Development Review Committee” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.06.060 Vineyard Development Review Committee

1. **Establishment.** A Development Review Committee (hereinafter identified as the “DRC”) may be established and created by the Mayor, with the advice and consent of the Council.
2. **Purpose.** The purpose of the DRC is to assure that any proposed use, activity, building or structure is consistent with the General Plan and complies with all requirements of the City’s Land Use Ordinances, including this Ordinance, and all other applicable Ordinances and requirements.
3. **Membership.** The DRC shall consist of seven (7) members, the Chair of the Planning Commission, the City Manager, the Fire Marshall ~~or designee~~, and the heads of the Departments of Building, Community Development, Engineering, and Parks and Recreation ~~or their designee~~. *Each member of the DRC may choose a qualified designee with knowledge in their respective field to serve in their place. The Fire Marshall and Vineyard Public Safety department shall advise the DRC on all Land Use decisions.*
4. **Chairperson.** The committee shall designate one member as the Chairperson of the DRC annually.
5. **Powers and Duties.** The DRC shall act under the direction of the Mayor and shall have the following duties and responsibilities:
 - a. Before a Land Use Authority considers any Permitted Use (P-2) or Conditional Use (C) Applications, the DRC shall review the Application to determine compliance of the Application with the General Plan and all applicable Ordinances.
 - b. The DRC shall provide a report to the Land Use Authority identifying compliance of any Permitted Use (P-2) or Conditional Use (C) Application with the General Plan and all applicable Ordinances prior to review and decision by a Land Use Authority.
 - c. The DRC may provide a report to the Planner for any Temporary Use (T) or Permitted Use (P-1) Application identifying compliance with the General Plan and all applicable Ordinances prior to review and decision by the Planner.
 - d. The DRC may present findings for consideration by the Land Use Authority in the review and decision of any Application for any Approval, Permit, or License.
 - e. The DRC may act as a Land Use Authority to approve, approve with requirements, or deny Final Subdivision Applications.
6. **Conduct of Meetings.** The DRC shall establish procedures for the conduct of DRC meetings, the scheduling of meetings, field trips, and any other DRC matters, such procedures being reviewed and approved by the Mayor before taking effect.

SECTION 7: AMENDMENT “15.12.020 Establishment Of Districts” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.020 Establishment Of Districts

In order to carry out the provisions of this ordinance the Table of Zoning Districts divides the city of Vineyard into the following zoning districts:

Table of Zoning Districts

Standard Districts	OS	Open Space
	A-1	Agriculture - 1 District
	RA-5	Residential Agriculture District
	RE-20	Residential Estates - 20 District
	R-1-15	Single-Family - 15 District
	R-2-15	Residential R-2-15 District
	R-1-10	Single-Family - 10 District
	R-1-8	Single-Family - 8 District
	HDR-1	High Density Residential - HDR-1 District
	HDR-2	High Density Residential - HDR-2 District
	BP	Business Park District
	FOI	Flex Office Industry District
	M	Manufacturing District
	NC	Neighborhood Commercial
	I-1	Industrial Zone - 1 District
	PF	Public Facility
	RC	Regional Commercial District

Special Purpose Districts	RMU	Regional Mixed-Use
	GRMU	Geneva Road Mixed-Use
	DV	Downtown Vineyard
	FMU	Forge Mixed-Use
	WE	Water's Edge
	PD	Planned Development Overlay District

SECTION 8: AMENDMENT “15.12.030 Zoning Districts Purpose” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.12.030 Zoning Districts Purpose

The zoning districts of the city are provided to achieve the purposes of the general plan, all adopted land use ordinances and the purposes of LUDMA.

1. Agricultural District (A-1). The A-1 District is provided to allow locations within the city devoted primarily to the raising of livestock, growing crops, and to preserve and protect the continued use of the property for agricultural purposes by excluding incompatible development. Additionally, this district is provided to allow very low-density residential uses compatible with the environmental values and qualities of the property. The A-1 District recognizes and allows existing agricultural and farming activities to continue, consistent with the provisions and requirements of the A-1 District.
2. Residential Agriculture District (RA-5). The R&A-5 District is provided to allow low-density residential uses with the opportunity for keeping of domestic livestock and the operation and maintenance of small farms and hobby farms. The primary land uses allowed are small farms, single-family dwellings, and associated and compatible accessory uses.
3. Residential Estates District (RE-20). The RE-20 District is provided for low-density residential estates neighborhoods with a quality of openness. This district is intended to promote, preserve, and protect single-family residential development. The principal land use allowed is single-family dwellings and accessory uses in recognition and sensitivity to the physical environment of the district.
4. Single-Family Residential (R-1-15, R-1-10 and R-1-8). The R-1-15, R-1-10 and R-1-8 Districts are provided to maintain and allow opportunities for average sized lot single-family residential areas for single-family residential dwellings.
5. Multiple Residential (R-2-15, HDR-1 and HDR-2). The R-2-15, HDR-1 and HDR-2 Districts are provided to allow medium and high-density multiple family residential areas. These districts allow the development of single-family, duplex units, townhouses, condominiums and apartments to provide a full range of housing choices for city residents and amenities and conveniences in a pleasing and attractive residential environment with adequate light, air, open space, and landscaped areas.
6. Business Park (BP). The purpose of the BP District is to provide an attractive and nuisance free environment for the establishment of professional offices, light assembly and warehouse development in a campus-like and convenient setting.
7. Neighborhood Commercial (NC). The purpose of the NC District is to provide mixed-use transition areas between major roadways and high impact uses between residential neighborhoods.
8. Regional Commercial (RC). The purpose of the RC District is to provide areas for the location of various types of commercial uses and activities needed to serve the residents of the city, and surrounding areas.
9. Flex Office & Industry (FOI). The purpose of the FOI District is to provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI District will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties.
10. Manufacturing and Industrial (M and I-1): The purpose of the M and I-1 Districts is to recognize and provide for established manufacturing and industrial uses existing in the city and also provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.
11. Open Space (OS): The purpose of the OS District is to establish areas for enhanced natural environments and outdoor recreation. This district is intended to preserve, maintain and protect open space resources; protect access to Utah Lake and to encourage development of a comprehensive network of permanent, multifunctional publicly and privately owned open spaces in the city.
12. Public Facilities (PF): The purpose of the PF District is to provide areas for public facilities and to recognize the public and institutional nature of particular parcels of land within the city. This district is intended to ensure that the public, quasi-public, and institutional uses of property is related to the policies of the general plan.
13. Special Purpose Zoning Districts. Special Purpose Zoning Districts are provided to meet specific needs and goals of the city as follows:
 - a. Planned Development Overlay (PD). The PD District is provided as an overlay zoning district to allow residential development opportunities with a greater degree of flexibility than may be allowed by the underlying zoning districts. The PD District requires creativity and uniqueness in the proposed development with recognition of the environmental and community values existing on the development site. The PD District promotes the efficient use of all land resources and requires the provision of development and community

amenities, with the preservation of the natural and scenic qualities of the development site.

- b. Regional Mixed Use (RMU). The purpose of the RMU District is to promote the goals of the general plan in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern either horizontal or vertical design. This zoning designation recognizes that adherence to a traditional pattern of development standards would preclude the application of a more flexible approach. Commercial, employment, and residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with surrounding existing and planned land uses.
- c. Downtown Vineyard (DV). The purpose of the DV District is to facilitate the creation of an urban-style community center with places to visit, live, work, recreate, and shop. It promotes a mix of uses, including: residential, professional office, retail commercial, and community amenities. It also anticipates a future multi-modal transit hub with commuter rail, light rail, and bus service.
- d. Water's Edge (WE). The WE District is a master planned community that includes a range of residential homes, from large homes on large lots to multi-family/condominium housing and is located within a network of open spaces including parks, trails, and native open areas. The WE District has been designed to promote an active family lifestyle where residents are encouraged to walk between neighborhoods and several community gathering places including the Utah Lake shoreline.
- e. The Forge Mixed Use (FMU). The FMU District is intended to encourage a mixture of commercial, office and residential uses within an urban neighborhood atmosphere. Development in the FMU District is intended to provide a pedestrian oriented, safe, and attractive streetscape, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for urban and traditional design, pedestrian amenities, and land use regulation.
- f. The Geneva Road Mixed-Use (GRMU). This district is intended to encourage a mixture of commercial, office and residential uses along the Geneva Road corridor. Development in the District is intended to provide more intense commercial uses, safe and attractive streetscape, and a compatible setting for residential and commercial development. The cross access between the lots in the GRMU is vital to the design and function of the District. The standards are intended to establish objectives for the design of a mix of uses.

SECTION 9: AMENDMENT "15.12.040 Vineyard Zoning Map" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.12.040 Vineyard Zoning Map

1. The boundaries of these zoning districts are established as shown in the official Vineyard Zoning Map adopted by the Vineyard City Council, as amended, which map is made a part of this ordinance.
2. Where uncertainty exists regarding the boundaries of the various zones, the Planning Commission shall interpret the following guidelines in its decision-making process:
 - a. Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map.
 - b. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.
3. Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.

~~Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.~~

~~Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.~~

Zoning Map

Support Housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P ⁸	N	N	N
Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	N	P	P	N ¹ ₁	P	N	N	N	N	N	
Dwelling, Single-Family	N	P	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	
Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N	N	N	N	
Model Home or Unit	N	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	P	N	N	
Residence for Persons with a Disability	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	P ²	N	N	N	
Residence for Persons with a Disability that are Substantive Abuse Facilities located with	N	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²	C ²	N	N	N	N	N	N	N	N	N	

hin 500 feet of a Sc ho ol																			
Re sid ent ial Fa cilit y for Eld erl y Per son s	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	C ²	N	N
Re sid ent ial Le ase , Sh ort Ter m	N	N	P²	P²	P²	P²	P²	P²	P²	P²	N	N	N	N	N	N	N	N	N

COMMERCIAL																				
ZO NI NG DI ST RI CT US ES	Q S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF	
Ag ric ult ure . Co mm erci al	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Ani mal Hos pita l	N	N	N	N	N	N	N	N	N	N	P	N	N	N	P	C	P	P	N	
Bill boa rd	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	
Ca nna bis Pro duc tion Est abli sh me nt	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ²	P ²	N	
Ca r Wa sh	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	C ³	N	C	P	N
Ch eck Cas																				

hin g and Oth er Cre dit Ser vice s	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Ch emi cal Ma nuf act ure s, Sto rag e, and Dis trib utio n (Ex isti ng)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Co mm erci al Da y Ca re/ Pre sch ool Ce nte r	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C ³	N	N	N	N
Co mm erci al Pla nt Nu rse ry	N	C	C	N	N	N	N	N	N	N	C	N	N	N	P	N	P	P	P	N	N
Co mm erci al Rec rea tion s, Ind oor	N	N	N	N	N	N	N	N	N	N	C	C	C	C	P	P	N	P	P	N	N
ZO NI NG DI ST RI CT US ES	O S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF		
Co mm erci al Rec rea tion s, Out doo r	N	C	C	N	N	N	N	N	N	N	C	C	N	C	C	N	N	C	C	N	N
Co mp																					

Costing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	N	C	N	C	P		N
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P		N
Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	P		N
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P ²	P ²	P ²	N	P ²	N	N	P ²		N
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	P	N		N
Event Centers	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	N			N
Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	P	C	P	P	P	N		N
Flammable Liquids or Gases Manufacture, Storage, and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	C		N
ZONING DISTRICTS	OS	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	GRMU	FMU	BP	RC	NC	FOI	M		PF

ES																		
Fu ner al Ho me/ Mo rtu ary	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	N
Gol f Co urs e	C	C	C	N	C	N	N	N	N	N	N	N	N	C	N	C	N	N
He alth and Fit nes s Fac ility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N
Hot el	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	N	N
Hot el, Ext end ed Sta y	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	N
Hy bri d Pro duc tion Fac ility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	P	N
Ke nne l, Co mm erci al	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P ²	P ²	N
Ke nne l, Out doo r Co mm erci al	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	C ²	N
La un dry , Co mm erci al	N	N	N	N	N	N	N	N	N	N	C	P	C	N	N	N	P	N
La un dry , Self - Ser ve	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	N
Ma nuf act uri ng, He avy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
ZO NI																		

NG DI ST RI CT US ES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Ma nuf act uri ng, Lig ht	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	N
Me dic al and De ntal Cli nic	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N	N	N
Me dic al or De ntal La bor ato ry	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N
Me dic al Spa	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N
Mo bile Foo d Co urt	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Mo tel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N
Mo tor Yeh icle Fue ling Sta tion	N	N	N	N	N	N	N	N	N	N	C	P	N	N	C	N	C	N	N
Nig htcl ub	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	N	N	N
Nu rsin g Ca re Fac ility	N	N	N	N	N	N	N	N	N	N	C	C	C	C	P	N	P	N	N
Nu rsin g Ho me, Co nva lesc ent Ca re	N	C	C	C	C	C	C	C	C	C	N	N	N	N	P	N	P	N	N
ZO NI NG DI ST RI CT US ES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF

Office	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N
Partnership	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N
Personal Care Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N
Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	N	P	P	P	C	P	P	C	N
Pharmacy	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	P	N
Pharmacy, Medical Cannabis	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P ²	N
Private Club	N	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	C	N
Restaurant	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N
Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P ³	P	P	P ³
Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	P	N	N
ZONING DISTRICT USES	Q S	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Retail Sales																			

and Service s (Regional)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N
Retail Tobacco Specialty Businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	N	N	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sexually Oriented Businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Storage-Self Service Mixed- Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	N	C ²	C ²	C ²	C ²	N	N	N
Storage-Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N
Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Tattoo Establishment	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	N	N	N
Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Vehicle and Equipment	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N

Re ntal																			
ZO NI NG DI ST RI CT US ES	O S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Veh icle and Eq uip me nt Re pai r (M ajo r)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	C	C
Veh icle and Eq uip me nt Re pai r (Mi nor)	N	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	C	C	C
Veh icle and Eq uip me nt Sal e and Re ntal Ne w or Use d (He avy)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	C	N
Veh icle and Eq uip me nt Sal e or Re ntal Ne w or Use d (Li ght)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	P	N	N
Wa reh ous e	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	P	N
Wa reh ous	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N	N	N	N

g Club																			
Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	P	P	N

PUBLIC AND INSTITUTIONAL																			
ZONING DISTRICT USES	O S	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	E M U	B P	R C	N C	E OI	M	PF
Assembly, Place of	N	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C ₁	C	C	C	C	P	C	N	N	N
Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	P	P	P	C	C	C	C	C	C
Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N
Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P
Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	C	P	N	P	N	N
Environmental Remediation Activities	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	P	P	P

Far me rs' Ma rke t	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	C	N	N	C
Hel po rt/ Ver tip o rt	N	N	N	N	N	N	N	N	N	N	C ^L ₀	N	N	N	C ^L ₀	N	C ^L ₀	C ^L ₀	N
Hos pita l	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	C	N	N
Liq uor Sto re (St ate Ow ned)	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	N	N	N
ZO NI NG DI ST RI CT US ES	Q S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F O	M	PF
Ma jor Fac ility of a Pu blic Util ity	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C	N	C	C	C
Mi nor Fac ility of a pu blic Util ity	P	P	P	P	P	P	P	P	P	P	C	C	C	P	C	C	P	P	P
Mu seu m	N	N	N	N	N	N	N	N	N	N	P	P	P	C	C	P	N	N	N
Op en Spa ce and Tra ils	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Par ks and Ass oci ate d Fac ility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Par k and Rid e Fac ility	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	N	P	P	N
Po wer Pla nt	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N

Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
ZONING DISTRICT USES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	P	N	C	N	C	C	C
Wireless Telecommunications Site / Facility	N	C ₂	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	C ²	N	N	C ²	C ²	C ²

ACCESSORY USES																			
ZONING DISTRICT USES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF
Accessory Building	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	P	P ²	P	N	N
Accessory Dwelling Unit	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N	N	N
Accessory																			

Dwelling Unit for Owner or Employee	N	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	P	C	C	N
Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Domestic Livestock and Fowl	N		P ²	P ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Day Care (eighteen children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
Home Day Care (on e-seven children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N	N	N
Home Occupation	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	P ²	N	N	N	P ²	N	N	N	N
Home Pre school (on e-seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
ZONING DISTRICT USES	OS	A-1	R & A-5	R E-20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	G R M U	F M U	B P	R C	N C	F OI	M	PF		
Home Pre sch																					

ool (eig ht- ten chil dre n)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
Ho use hol d Pet s, No nco mmo erci al	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	P ²	N	N
Op en/ Out doo r Dis pla y of Pro duc ts or Me rch and ise	N	N	N	N	N	N	N	N	N	N	C	N	N	N	C	C	C	P
Sea son al Use	T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N
Sig n- Te mp ora ry	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
Swi mm ing Poo l	P	C ₂	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	P ²	N	N
Te mp ora ry Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T
Ten nis Co urt/ Spo rts Co urt	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	P ¹ ₂	N	N	N	N	P	N	C

PUBLIC AND INSTITUTIONAL									
ZONING DISTRICT T-USES	OS	A-4	R&A- S	GRM U	RC	NC	FOI	M	PF
Assembly, Place of									
Commuter and Light Rail Facilities and Station									
Earth Station (Satellite Dish Farm)									

Education al Facility
Emergenc y-Care Facility
Environm ental Remediati on Activities
Farmers/ Market
Heliport/ Vertiport
Hospital
Liquor Store (State Owned)
Major Facility-of a-Public Utility
Minor Facility-of a-Public Facility
Museum
Open Space-and Trails
Parks-and Associated Facilities
Park-and Ride Facility
Power Plant
Public-Use
Recycling Processing Facility
Transit Passenger Hub (Intermod al)
Wireless Telecomm unications Site/ Facility

ZONING DISTRICT USES	O S	A -1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	E C	F O t	M	P F
Clinic al Suppo rt Housi ng	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P _{se}	P	N	N
Dwelli ng, Multip le- Famil y	N	N	N	N	N	N	N	N	N	P	P	N ⁺ +	P	N	N	N	N	N	N
Dwelli ng Single - Famil y	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N	N

[illegible]

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.
2. See VZC 15.34 for additional use development standards.
3. Use is allowed as an accessory use to a principle use.

4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in [Section 15.34.190](#) Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See [Part 12 of Section 15.34.190](#) of the VZC.
8. Clinic Support Housing use shall not exceed 80% of the net square footage of a single building or development.
9. Use shall meet all licensing requirements as required by Utah State Code and conform to [Section 15.34.210](#) Cannabis Production Establishments and Medical Cannabis Pharmacies development standards of this title.
10. A conditional use is required for Heliports and Vertiports except for medical uses which are a permitted use.
11. Mixed-Use Residential may only be permitted by the City Council through approval of a development agreement. The City Council may only approve Mixed-Use Residential that is incorporated into a mixed-use building containing commercial uses located on the ground floor facing the street in which it fronts. Mixed-Use residential will be limited to lot 8 of the Geneva Retail Frontage Subdivision Plat and lots 12, 14, and 15 of the Geneva Retail Frontage Subdivision Plat B.
12. See [VZC 15.32.230 Requirements for Fences and Walls regarding sports court fencing standards](#).

SECTION 11: AMENDMENT "15.12.060 Dimensional Standards Table" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.060 Dimensional Standards Table

1. Unless otherwise specified, development in the city shall comply with the standards set forth in the Dimensional Standards Table. Special purpose districts standards are located in [VZC 15.14 Special Purpose Districts](#).

Dimensional standards regulating accessory buildings of VZC 15.34.030 shall apply.
All other applicable development standards are located within various chapters of the zoning ordinance.

Dimensional Standards Table

STANDARDS	O S	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HD R-2	RM U	B P	R C	N C	F O I	M	P F
Minimum Lot Size	NA	40 Acres	5 Acres	40,000 sf	15,000 sf	10,000 sf	8,000 sf	15,000 sf per SFD or 25,000 sf per Two-Family Dwelling unit.	10,000 sf per 5,000 sf per multi-family unit.	8,000 sf plus 4,500 sf per multi-family unit.	10 acres ¹ .	40,000 sf	NA	NA	20,000 sf	20,000 sf	NA
Maximum Base Density allowed by a PD Overlay District in Units Per Acre	NA	1 unit per 20 acres	1 unit per 5 acres	1.75 units per acre	2.32 units per acre	3.5 units per acre	4.35 units per acre	2.33 SFD units per acre. 2.8 Two-family dwelling units per acre.	2-12 units per acre with an average of 8 units per acre.	9.7 units per acre.	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Width	NA	Lot width to lot length ratio not less than 1:3		100'	90'	80'	80'	100' for SFD and 120' for Two-Family Dwellings	60' unless otherwise approved by the City Council.	120'		140'	NA	NA	100'	100'	NA
Minimum											See standard						

m Distance Between Condominium & Multi-Family Units Primary Buildings located on the same Lot or Parcel	N A	N A	N A	N A	N A	N A	N A	NA	30'	30'	Standard #1 below.	N A	N A	N A	N A	N A	N A
Minimum Building Height	No primary building within any district shall be erected to a height less than one (1) story entirely above grade. See definition of story.																
Maximum Building Height	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	60' 2	9' 0' 2	6' 0' 6	60' 6	6' 0' 2	60' 2	N A
Minimum Front Yard	N A	30'	30'	30'	30'	30'	20'	20'	20'	20'		3' 0'	2' 0'	N A	2' 5'	25'	N A
Minimum Side Yard - Interior Lots	N A	30'	30'	30'	30'	30'	20'	A total of at least 20' between the two side yards, with no side yard of less than 8'.	20', unless otherwise approved by the City Council.	20'	See standard #1 below.	2' 5'	2' 0'	20' 7	2' 0'	20'	N A
Minimum Side Yard for Corner Lots	N A	30'	30'	30'	30'	30'	20'	20'	20'	20'		2' 5'	2' 5'	N A	2' 5'	25'	N A
Minimum Rear Yard	N A	30'	30'	30'	30'	30'	20'	20'	20'	20'		2' 5'	2' 5'	2' 0' 7	2' 5'	25'	N A
Maximum Building Lot Coverage (Principal and Accessory Buildings)	N A	N A	15%	50%	50%	50%	50%	50%	50%	50%	NA	N A	N A	N A	N A	N A	N A
Maximum encroachment of Architectural Features Encroaching into required setback	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A
Accessory Buildings and Residential Swimming Pools - In addition to the requirements of Section 15.34.030, the following dimensional standards apply:																	
Minimum Internal Side Setbacks	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A	N A	3' 3'	N A	N A	N A
See Section 15.34.030																	

Street Side Corner Lot Standard s																				
Minimum Rear Setbacks	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A	N A	6'	N A	N A	N A	N A	N A	N A
Minimum Distance from Principle Building	N A	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	N A	N A		N A	N A	N A	N A	N A	N A
Maximum Building Height	N A	N A	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	25' 4	N A	N A		N A	N A	N A	N A	N A	N A
Roof Overhang Setback	N A	N A	1' ⁵	1' ⁵	1' ⁵	1' ⁵	1' ⁵	1' ⁵	1' ⁵	1' ⁵	1' ⁵	N A	N A		N A	N A	N A	N A	N A	N A
Maximum allowed rear yard building coverage	N A	N A	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	50 %	N A	N A	N A	N A	N A	N A	N A	N A	N A
Residential- Detached Garages in Side Yards	N A	Residential-detached garages are allowed in established side yards of lots containing a single-family residence. Residential-detached garages shall maintain a minimum distance of 6' from the single-family residence and meet all fire and building codes. Front yard setbacks for single-family residences apply to residential-detached garages located in a side yard. Setbacks and building heights applicable to side and rear yards of accessory buildings shall apply to residential-detached garages. Driveways and parking surfaces shall not exceed sixty-five percent (65%) of the front yard area.							NA	NA	NA	N A	N A	N A	N A	N A	N A	N A	N A	N A

Additional Standards:

1. See [VZC 15.14 Special Purpose Districts](#) for additional RMU Districts standards.

2. Building height is measured from the top of the back of curb to the highest point of the building or structure. See also the definition of "Building Height."

3. Reserved

4. For every one foot (1') in height above fifteen feet (15') the roof overhang setback shall be increased an additional one foot (1') from the internal side and rear property lines.

5. For every one foot (1') in height above fifteen feet (15') the building setback shall be increased an additional one foot (1') from the internal side and rear property lines.

6. Buildings located in the NC District shall not exceed 35 feet in height when located within 50 feet of a property line of a parcel containing a detached single-family home.

7. No building setbacks are required for buildings located adjacent to parcels that do not contain stand-alone residential uses and are zoned for commercial uses.

8. Residential-detached garages are allowed in established side yards of lots containing a single-family residence. Residential-detached garages shall maintain a minimum distance of 6' from the single-family residence and meet all fire and building codes. Front yard setbacks for single-family residences apply to residential-detached garages located in a side yard. Setbacks and building heights applicable to side and rear yards of accessory buildings shall apply to residential-detached garages. Driveways and parking surfaces shall not exceed sixty-five percent (65%) of the front yard area.

SECTION 12: AMENDMENT "15.16.040 Public Hearing Required And Required Notice" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.040 Public Hearing Required And Required Notice

A public hearing to consider a Development Agreement Application shall be held by the Commission prior to ~~making a~~ recommendation to the Council. ~~The minimum requirements and other items to be included in a Development Agreement. The procedures for the consideration of an Application for a Development Agreement shall be those follow the~~ procedures for the consideration of a General Plan Amendment Application, as provided by VZC 15.10.

The required notice ~~for a Development Agreement Application shall be the follow the~~ notice requirements ~~for the consideration of a~~ General Plan Amendment Application, as provided by VZC 15.18. At the discretion of the Commission, and the Council, the required public hearings for the consideration a Development Agreement Application may be held concurrently with any other required public hearing.

SECTION 13: AMENDMENT "15.16.070 Periodic Review And Modification Or Termination" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.070 Periodic Review And Modification Or Termination

The Council ~~or staff~~ shall review a Development Agreement every twelve (12) months, at which time the Applicant, or the Applicant's successor, shall be required to demonstrate good faith compliance with the terms of the Development Agreement. If the Council finds, ~~through a review or report from staff~~, based on the evidence, that the Applicant has not complied in good faith with all terms or conditions of the Agreement, the Council may modify or terminated the Agreement. All proceedings before the Council to consider modification or termination of an Agreement shall include a noticed public hearing complying with the notice requirements for a General Plan Amendment Application, as provided by VZC 15.18.

SECTION 14: AMENDMENT "15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications

1. **Public Hearings.** The Planner for public hearings before the Commission, and the City Recorder, or designee for public hearings before the Council, shall provide notice of the public hearing to consider the General Plan or General Plan Amendment Application, as follows:
 - a. Notice of the date, time, and place of each public hearing, at least ten (10) calendar days before the public hearing, which notice shall be:
 - i. Mailed to each "affected entity" identified as defined by LUDMA;
 - ii. Posted in at least three (3) public locations within the city; or on the city's official website; and
 - iii. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public hearing shall be mailed at least ten (10) days before the public hearing to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.
2. **Public Meetings.** The Planner for public meetings by the Commission, and the City Recorder, or designee for public meetings by the Council, shall provide notice of the public meeting to consider the General Plan or General Plan Amendment Application, as follows:
 - a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
 - i. Posted in at least three (3) public locations within the city; or on the city's official website; and
 - ii. Posted in other locations as required by Utah State Code.
 - b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.

SECTION 15: AMENDMENT "15.26 Temporary Uses" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26 Temporary Uses

SECTION 16: AMENDMENT "15.26.010 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.010 Purpose

The following regulations are provided to accommodate those uses that are identified as a Temporary Use (identified as "T") in the [District Use Table \(15.12.050\) Table of Uses](#). The character and nature of a Temporary (T) Use may be such that use requirements may be necessary to protect adjacent properties and the general health, safety, and welfare of citizens of the city. Any building or structure which does not meet the requirements of this Chapter shall be treated as a permanent land use and shall conform to all required standards of the building, health, fire, zoning, and other similar codes.

A temporary use business license is subject to the standards within this chapter. Once compliant with the standards, a temporary use business license may be issued in place of a temporary use permit.

SECTION 17: AMENDMENT "15.26.020 Authority" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.020 Authority

The Planner is hereby authorized to review and render a final decision approving, approving with conditions, or denying all Temporary Use Applications. Temporary Use Business Licenses are subject to the review and approval of the Business License Administrator.

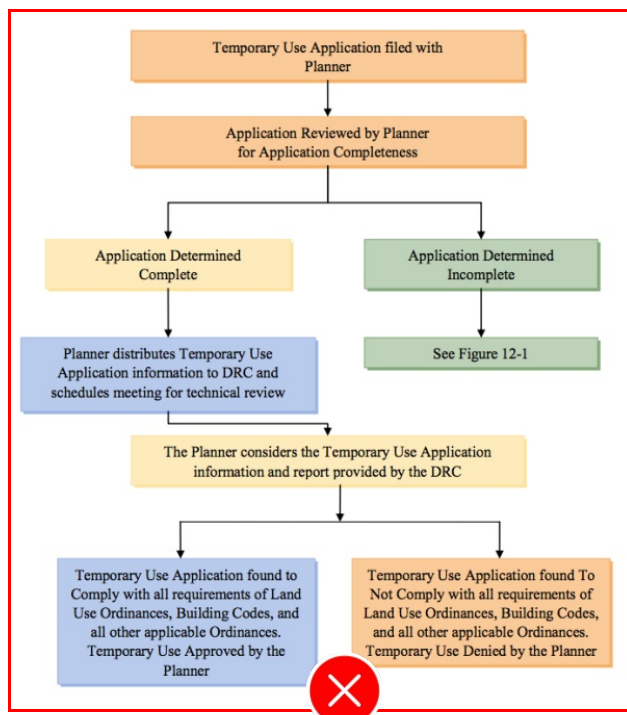
SECTION 18: AMENDMENT "15.26.040 Review And Approval Procedures" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.040 Review And Approval Procedures

- ~~1. The procedures for the review and consideration of a Temporary Use Application are identified by Figure 15-26-1, herein.~~
2. An Application to establish a Temporary Use shall be determined complete by the Planner, as provided by VZC 15.24.060. For Temporary Use Applications determined to be incomplete, the Planner shall comply with the requirements of VZC 15.24.070.
3. As provided by VZC 15.26.020, the Planner is authorized to render a final decision on the issuance of a Temporary Use Application upon a finding that the use is identified as a Temporary Use in the Table of Uses, and will be conducted in compliance with all requirements of this Ordinance, Building Codes, as adopted, and all Health Codes, as applicable.

~~FIGURE 15-26-1 Temporary (T) Use Application Procedures~~



SECTION 19: AMENDMENT “15.26.050 Allowed Temporary Uses” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.26.050 Allowed Temporary Uses and Development Standards

The following uses and activities may be authorized by the Planner with a finding that the Use will be conducted in compliance with all the requirements of this Ordinance:

1. All Uses proposed to be established for a maximum period of sixty (60) consecutive days, such uses being discontinued after the expiration of sixty (60) days except for the following:
 - a. Seasonal Use(s) operating as a Temporary Use are permitted from April 1 to October 31 for a maximum of 180 consecutive days.

Development Standards: All temporary uses are subject to the following development standards and may also have additional supplementary development standards found in VZC 15.26.055

1. All temporary use business license applications are subject to the standards found in VMC 5.14 Temporary Uses
2. Parking: all temporary uses shall have an improved parking surface, such as gravel or asphalt. The number of parking stalls will be determined by the use found in VZC 15.38 Parking and Loading Requirements. If the temporary use is located on the property with another use, temporary or permanent, the total number of parking stalls for the property must meet the standards set forth in VZC 15.38.
3. No temporary or seasonal use shall have the practical effect of utilizing space or interfering with the access routes or parking areas which are necessary for the proper operation of the primary use or adjacent properties.
4. Adequate solid waste disposal facilities shall be provided
5. Adequate restroom facilities for the specific use are provided.
6. The Vineyard Community Development Department may attach additional conditions deemed appropriate to ensure that the use will not pose any detriment to persons or property.

SECTION 20: AMENDMENT “15.34.070 Supplementary Requirements For Residences For Persons With A Disability” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.070 ~~Supplementary Requirements For~~ Residences For Persons With A Disability

SECTION 21: ADOPTION “15.26.055 Temporary Use Supplementary Standards” of the Vineyard Zoning Code is hereby *added* as follows:

A D O P T I O N

15.26.055 Temporary Use Supplementary Standards(*Added*)

Unless otherwise stated, the following Temporary Uses shall be subject to the following standards and requirements:

1. Seasonal Use: a temporary use permit is required which must include a site plan with the following materials:
 - a. The location and type of vendors.
 - b. Any temporary signage which must comply with the standards in VZC 15.28.
 - c. The parking location and vehicular access.
 - d. Any other materials that the Planner deems necessary to ensure adequate access and safety.
2. Firework Stands: a temporary use permit is required that shall include a site plan with the following materials:
 - a. The location of any structure.
 - b. Any temporary signage which must comply with the standards in VZC 15.28.
 - c. The parking location and vehicular access.
 - d. The proposed dates in which fireworks will be available for sale.
 - e. Any other materials that the Planner deems necessary to ensure adequate access and safety.
3. Carnivals/Festivals
 - a. A special event permit is required in lieu of a temporary use permit.

SECTION 22: AMENDMENT “15.26.060 Exemptions” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.26.060 Exemptions

The following uses or events shall be exempt from the requirements of a Temporary Use

Application and approval and shall not be required to present a Temporary Use Permit

1. All family reunions and gatherings
2. Garage or yard sales, provided that they shall not operate for longer than five (5) days in a calendar year and that there be no obstructions on the sidewalk or the public right of way.

SECTION 23: **ADOPTION** “15.27.010 Purpose” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.27.010 Purpose(*Added*)

SECTION 24: **ADOPTION** “15.27.020 Authority” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.27.020 Authority(*Added*)

SECTION 25: **AMENDMENT** “15.28.020 Authority” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.020 Authority

1. ~~The planner is hereby authorized to review and render a final decision for all permitted use applications, in accordance with the requirements of this chapter.~~
2. The Planning Commission is hereby authorized to review and render a decision of the following permitted use site plan and subdivision applications:
 - a. Nonresidential site plan applications
 - b. Detached single-family residential developments with ten (10) or more units.
 - c. Attached residential and multifamily residential developments.
3. The Planner is hereby authorized to review and render a final decision for all other permitted use applications, in accordance with the requirements of this chapter.

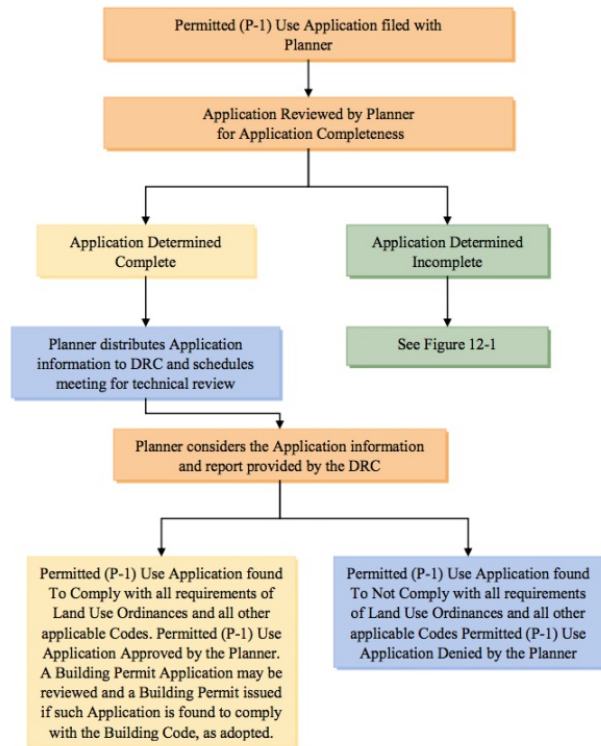
SECTION 26: **AMENDMENT** “15.28.050 Review And Approval Procedures” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.050 Review And Approval Procedures

The procedures for the review of a permitted use application are identified by Figure 15.28.1.

FIGURE 15.28.1 Permitted (P-1) Use Application Procedures



SECTION 27: **AMENDMENT** "15.28.070 Approval Standards" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.070 Approval Standards

The planner shall review the permitted use application and determine if the application and associated materials comply with the following:

1. The proposed use is an allowed permitted use within the zoning district.
2. The proposed permitted use and the accompanying site plan complies with all requirements of the Zoning District, ~~as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the zoning District.~~
3. Complies with all site plan requirements as may be applicable, as provided herein.
4. Complies with all applicable dedication requirements of the city and provides the necessary infrastructure, as required.

SECTION 28: **AMENDMENT** "15.30.020 Authority" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.30.020 Authority

The ~~p~~lanning ~~e~~Commission is hereby authorized to review and render a decision for all conditional use applications, in accordance with the requirements of this chapter.

SECTION 29: **AMENDMENT** "15.30.060 Conditional Use Application Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.30.060 Conditional Use Application Requirements

All conditional use applications shall be provided to the city in an electronic PDF format and include the following information:

1. A completed application form, as provided by the city.
2. ~~Title report and survey of the subject property.~~
3. Proposed plans, including a site plan, elevation drawings and building renderings

which display the following information:

- a. Property boundaries and the location of all existing and proposed buildings on the subject property and buildings located within three-hundred (300) feet of the subject property.
 - b. Building setbacks, heights and lot coverage dimensions to demonstrate compliance with dimensional standards of the site's zoning district.
 - c. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
 - d. Landscape plan(s) shall be provided, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, plant materials and sizes. The applicant shall demonstrate compliance with VZC 15.40.
 - e. Proposed vehicular and bicycle parking, loading and traffic circulation plan.
 - f. The location of all existing and proposed roads and streets serving the property, and including any permits as required by Utah County or the Utah Department of Transportation.
 - g. All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
 - h. The location and dimension of all existing natural property features including existing vegetation, wetlands, streams, drainage ways, flood plains, water bodies, and wildlife habitat areas.
 - i. Existing topography of the property, including the existing grade, and identifying the proposed finished grade of the site shown.
 - j. The location and dimension of all trails, sidewalks and biking facilities.
 - k. All existing and proposed utilities, including culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the city
 - l. , or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the planner. Access to all utilities and points of utilities connections shall be shown.
 - m. Building plans and drawings shall be provided, as required, to meet the adopted building code. The exterior elevations of every side of all proposed buildings and structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades.
 - n. Lighting plan showing identifying proposed site and building lighting, type, design, location, intensity, height, and direction of all site and building lighting. All lighting shall utilize a full cut-off design and be directed downward and away from any adjacent residential uses.
 - o. The location of all associated mechanical and ancillary equipment shall be provided, including any screening treatments proposed. The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening shall be identified.
 - p. An erosion control plan with Information identifying proposed temporary and permanent erosion control measures.
 - q. Information shall be provided identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s).
4. A narrative, accompanied by necessary tables and other information, describing the proposed conditional use application, to assist the planner, DRC, and commission in reviewing the conditional use application identifying the following:
- a. A calculation, identifying all pervious and impervious areas.
 - b. A description of all proposed uses and buildings, including the total site area and building square footage, by building.
 - c. Projected increase in traffic trips.
 - d. Projected water and sewer demand.
 - e. How the proposed use, and accompanying site and building plans comply with the general plan.
5. Proposed materials board displaying all building, sign and fencing materials and colors.
6. ~~If required by the commission, DRC or City Engineer, a traffic impact analysis will be required.~~ A traffic impact analysis will be required if requested by the Planning Commission, planner, DRC, or City Engineer. At a minimum, unless additional information is required, a traffic impact analysis shall be prepared by a licensed engineer and include the following information:
- a. Projected traffic from the proposed development project,
 - b. The area within the general vicinity of the proposed project as outlined by the City Engineer,
 - c. Potential traffic to be generated by other undeveloped sites within the established study boundaries, and
 - d. Recommendations of land use and/or appropriated traffic engineering modifications to mitigate traffic impacts and maintain an acceptable level of service.

SECTION 30: AMENDMENT "15.32.130 City Policy On Basements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.130 City Policy On Basements

Because of random subsurface water flows associated with soil and weather conditions, the construction of basements is discouraged within the city. All property owners proposing to

include a basement in any building construction are advised to investigate the level of ground water to determine the advisability of a basement. The city accepts no responsibility for any property damage caused by the flooding of any basement.

SECTION 31: **AMENDMENT** "15.32.180 Lot Frontage Required" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.180 Lot Frontage Required

Every lot shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than the minimum lot width requirement as measured at the minimum front, as required by the Zoning District in which the lot is located, except as follows:

1. For lots which front upon a curve or cul-de-sac, the distance may be reduced to not less than fifty (50) feet provided that the side lot lines radiate in such a manner that the width of the lot at the minimum setback line is not less than the minimum requirement of the Zoning District, or

2: ~~The lot has been approved as a flag lot.~~

SECTION 32: **AMENDMENT** "15.32.210 Front Yard Parking Prohibited" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.210 Front Yard Parking Prohibited

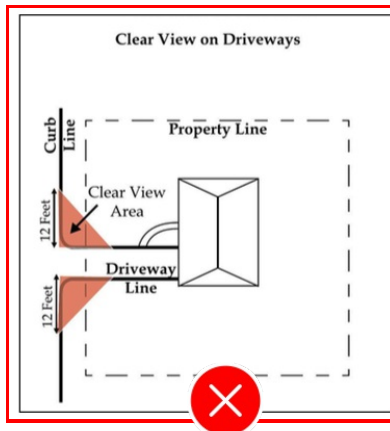
In all Zoning Districts, no vehicle parking shall be permitted in any required front yard setback areas, except on driveways located in residential zones ~~that directly access a garage or carport.~~

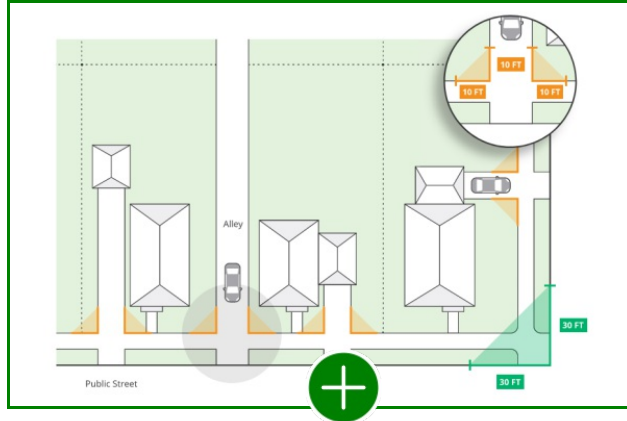
SECTION 33: **AMENDMENT** "15.32.290 Clear View Triangle On Driveways" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.290 Clear View Triangle On Driveways

In all Zoning Districts, no view obstruction including a sight-obscuring fence, wall, sign, ~~other similar structures~~, and landscaping which exceeds two (2) feet in height shall be placed within a triangular area formed by a diagonal line connecting lines located at the ~~sidewalk line closest to the primary structure~~ ~~curb-line~~ and driveway line ~~ten (10) twelve (12)~~ feet from the projected intersection of such lines.





SECTION 34: **AMENDMENT** "15.34 Supplementary Development Standards" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34 Supplementary Development Standards

SECTION 35: **AMENDMENT** "15.34.030 Accessory Buildings" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.030 Accessory Buildings

1. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
2. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
3. Accessory buildings, ~~excluding residential-detached garages,~~ excluding residential-detached garages, are only permitted within the rear yard and street side yards of corner lots.
4. Accessory buildings located within the street side yard of a corner lot shall maintain a minimum setback distance of three (3') feet from the street side property line. Accessory buildings located within street-side yards of a corner lot shall be screened with a fence with a minimum height of 5' 6", from the street right-of-way on the front and sides and from neighboring properties adjoining the subject parcel on the rear property line.
5. Accessory buildings, excluding residential-detached garages, located within the street side yard of a corner lot shall not exceed a height of ten (10') feet.
6. Setbacks and building height standards for residential-detached garages located in side yards are found in Section 15.12.060 Dimensional Standards Table.
7. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
8. Accessory buildings shall meet all of the required dimensional standards of VZC 15.12.060.
9. Accessory buildings shall comply with the requirements of the adopted Building Code, as applicable.
10. No mobile home, travel trailer, boat, or similar recreational vehicle shall be used as an accessory building.
11. No shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object shall be used as an accessory building.
12. No accessory buildings shall be rented, leased, or sold separately from the rental, lease, or sale of the primary building, except as allowed in VZC 15.34.060.
13. No accessory building shall be used as a permanent dwelling unit, except as allowed in VZC 15.34.060.
14. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of VZC 15.34.120.
15. Swimming pools and spas are considered part of the primary building if they are within six (6') feet of the primary building; as such, they must adhere to the building setbacks of the primary building.

SECTION 36: **AMENDMENT** "15.34.060 Accessory Dwelling Units" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.060 Accessory Dwelling Units

Purpose: The purpose of the accessory dwelling unit ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners.

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 - a. Detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
 - b. Within a home provided access to the accessory dwelling unit shall meet all applicable fire and building codes. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
 - c. Prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the design is consistent with the primary structure on the property.
2. **Minimum lot size:** A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an internal accessory dwelling unit. A minimum lot size of twelve thousand (12,000) square feet is required for lots containing a detached accessory dwelling unit.
3. ~~**Detached accessory dwelling unit size: Detached accessory dwelling units shall not exceed a square footage of one thousand two hundred (1,200) square feet.**~~
size: Detached accessory dwelling units shall not exceed a square footage of one thousand two hundred square feet
4. **External appearance:** The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.
5. **Sale of principle dwelling:** An accessory dwelling unit shall not be sold separately from the sale of the principle dwelling located on the same lot.
6. **Owner occupied:** The property owner shall live within the home or detached structure located on the property containing the accessory dwelling unit.
7. **Number of units:** A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
8. **Dimensional standards:** Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in VZC 15.64 Table of Uses and Development Standards for attached or detached accessory buildings.
9. **Utilities:** An accessory dwelling unit shall be served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.
10. **Parking:** A single-family dwelling with an accessory dwelling unit shall provide a minimum of four (4) onsite parking spaces located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).
11. **Addresses:** The single-family dwelling and accessory dwelling unit shall have unique addresses.
12. **Entrance:** Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes.. Only one (1) front entrance of the primary home shall be visible from the front yard.
13. **Application:** An accessory dwelling unit application may only be approved if the property meets the standards listed in this section. An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
14. **Business License:** All Accessory Dwelling Units shall maintain a Vineyard City Business License to be renewed biennially, subject to property inspection for code compliance by a Vineyard City staff member.
15. **Home Occupation: Only one dwelling on the property may obtain a "with impact" business license. For the purposes of this section, an accessory dwelling unit business license is not considered a "with impact" business.**
16. **License Denial or Revocation: If an Applicant is found to have active code violations, their application will be denied or deferred until the violation is abated or resolved. Approved licenses will be revoked as a consequence of an occupancy related zoning violation.**
17. **Compliance with adopted codes:** Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

SECTION 37: AMENDMENT "15.34.080 Supplementary Requirements For Residences For Persons With A Disability That Are Substance Abuse Facilities And Are Located Within Five Hundred (500) Feet Of A School" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.080 ~~Supplementary Requirements For~~ Residences For Persons With A Disability That Are Substance Abuse Facilities And Are Located Within Five Hundred (500) Feet Of A

School

SECTION 38: **AMENDMENT** "15.34.090 Supplementary Requirements For Residential Facilities For Elderly Persons" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.090 ~~Supplementary Requirements For~~ Residential Facilities For Elderly Persons

SECTION 39: **AMENDMENT** "15.34.110 Household Pets" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.110 Household Pets

The keeping of household pets for noncommercial purposes shall comply with the following requirements:

1. All household pets shall be kept in such a manner that they do not disturb the peace, comfort, or health of any person or animal.
2. Yards, shelters, cages, areas, places, and premises where they are kept shall be maintained so that flies or odors do not disturb the peace, comfort, or health of any person or animal.

SECTION 40: **AMENDMENT** "15.34.120 Domestic Livestock And Fowl" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.120 Domestic Livestock And Fowl

The keeping of domestic livestock, limited to the domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl, but excluding the keeping of pigs (*Suidae*), shall be allowed subject to the following:

1. The keeping of domestic livestock and fowl may be allowed as a Permitted Use in the A-1, R&A-5 and single-family residential Zoning Districts, subject to the provisions of this Section.
2. No domestic livestock shall be kept on any lot located in an A-1, R&A-5 and single-family residential Zoning Districts where the lot or parcel size is less than one acre (43,560 square feet).
3. The number of domestic livestock that may be kept where the lot or parcel size is not less than one acre shall comply with the following:
 - a. Limited to a maximum of two (2) domestic animals for every 43,560 square feet of lot or parcel size.
4. The number of domestic fowl for the purpose of laying eggs that may be kept shall be limited on the size of the lot or parcel as follows:
 - a. Greater than one acre (43,560) square feet, up to twenty-five (25) chickens
 - b. Between ten thousand five hundred (10,500) square feet and one acre (43,560) square feet, up to eight (8) chickens
 - c. Between five thousand five hundred (5,500) square feet and ten thousand five hundred (10,500) square feet, up to six (6) chickens.A minimum of three (3) chickens is encouraged

Lot Size	Number of Domestic Fowl
5,500-10,500 sf	3-6
10,500-43,560 sf	8
43,560+ sf	25

~~Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions:~~

~~The enclosed area shall include a covered, ventilated, and predator-resistant coop. The coop shall be located in a rear yard at least twenty (20) feet from any property line, and further than thirty (30) feet to any residential structure located on adjacent lots. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and~~

~~predator-proof containers. Slaughtering of domestic fowl is prohibited. Roosters are prohibited. The sale of baby domestic fowl and poultry is prohibited. The coop shall have a minimum floor area of at least three (3) square feet per domestic fowl. The chicken run shall have a minimum floor area of at least eight (8) square feet per domestic fowl. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line. No domestic fowl shall be permitted to roam outside the coop or enclosed area. The sale of eggs is only permitted in accordance to the Utah Department of Agriculture requirements.~~

5. Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions.
 - a. The enclosed area shall include a covered, ventilated, and predator-resistant coop.
 - i. The coop shall have a minimum floor area of at least three (3) square feet per domestic fowl.
 - ii. The chicken run shall have a minimum floor area of at least eight (8) square feet per domestic fowl.
 - b. The coop shall be located in a rear yard at least twenty (20) feet from any property line, and further than thirty (30) feet to any residential structure located on adjacent lots.
 - i. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line.
 - ii. No domestic fowl shall be permitted to roam outside the coop or enclosed area.
 - c. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and predator- proof containers.
 - d. Slaughtering of domestic fowl is prohibited.
 - e. Roosters are prohibited.
 - f. The sale of baby domestic fowl and poultry is prohibited.
 - g. The sale of eggs is only permitted in accordance to the Utah Department of Agriculture requirements.
6. Care of Domestic Fowl. The City shall provide residents with resources regarding: the care of domestic fowl, code enforcement and compliance, and how to remove unwanted domestic fowl.
7. Domestic livestock, fowl, and other animals, but excluding all Prohibited Animals, may be kept on lots of five (5) acres or larger, and located in the A-1 and R&A-5 Zoning Districts, without restriction on the type or number of domestic livestock or animals kept.
8. Residents who have kept domestic livestock on legal lots smaller than one (1) acre (43,560 square feet) and who have those animals legally on the effective date of this Ordinance shall not be in violation of this Ordinance. However, the number of animals being kept shall not be increased, and the nonconforming use shall be deemed to have ceased when the keeping of domestic animals has been discontinued for a minimum period of one (1) year.
9. No barn, stable, shelter, corral, pen, or run in which domestic livestock are maintained shall be closer than one hundred (100) feet to any residential structure located on adjacent lots.
10. The required minimum side yard and rear yard setbacks for the zone in which a barn, stable, shelter, corral, pen, or run is located shall be met, or twenty (20) foot side and rear yard setbacks shall be provided, whichever is greater.
11. All yards, barns, shelters, cages, coops, areas, places, and premises where domestic livestock, animals, or fowl are kept shall be maintained in a clean and sanitary condition so that flies, dust, or odors do not disturb the health of any person or animal or create a nuisance to any adjoining property.
12. All pens, yards, shelters, cages, coops, areas, and premises where animals are held or kept shall be maintained so that no flies, insects, or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage or other noxious materials do not disturb health and safety of any person or animal.

SECTION 41: AMENDMENT “15.34.125 Beekeeping” of the Vineyard
Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.125 Beekeeping

Purpose: The purpose of this section is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.

1. Certain Conduct Unlawful. Notwithstanding compliance with the various requirements of this section, it shall be unlawful for any person to maintain an apiary or keep any colony on the property in a manner that threatens public health and safety, or creates a nuisance. For the purposes of this section, a colony or apiary constitutes a nuisance when:
 - a. The honeybees travel to any neighboring property to such an extent that the residents of the property are unable to fully enjoy the use of their property without coming into conflict with the honeybees.
2. Hives on Residential Lots. Beehives shall not be permitted in multifamily districts or projects. The number of hives permitted on a lot shall be determined by lot size as determined below:

Lot Size	Nu mbe r of
-------------	-------------------

	Hives
Less than 5,000 square feet	Two (2)
Between 5,000 and 10,000 square feet	Three (3)
10,000 plus square feet	Five (5)
Agricultural Zones	Unlimited

3. A person shall not locate or allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.
4. Beekeeper Registration. Vineyard residents may keep honeybees on their property in accordance with this section. Beekeepers shall submit an application to the city. Beekeepers shall also register with and obtain any necessary licenses from the Utah Department of Agriculture and Food for beekeeping and shall follow all City ordinances and State and Federal laws and regulations that govern and regulate beekeeping, such as those found in Title 4, Chapter 11 of the USC.
5. Species Allowed. Beekeepers are allowed to keep honeybees as defined within this Title.
6. Hives.
 - a. May only be located in the rear yard of any single-family residential lot.
 - b. Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition.
 - c. Hives shall be placed at least three (3) feet from any property line and twenty (20) feet from any dwelling unit, and six (6) inches above the ground, as measured from the ground to the lowest portion of the hive.
 - d. Each hive shall be conspicuously marked with the owner's name, address, telephone, number, and state registration number.
7. Flyways. A flyway barrier is required to be established and maintained around the hive except as needed to allow access. A flyway may consist of the following:
 - a. A six (6) foot high solid fence that encloses the entire rear and side yards of the property, or;
 - b. A solid wall, a fence, dense vegetation, or a combination thereof, and must extend at least three (3) feet beyond the hive in each direction and contain a height of six (6) feet. Such flyway may not violate any other provision within the VZO.
8. Water. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by honeybees seeking water on neighboring property.
9. Beekeeping Equipment. Each beekeeper shall ensure that no bee comb or other beekeeping equipment is left upon the grounds of an apiary site. Upon removal of a hive, all such equipment shall be promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

SECTION 42: AMENDMENT "15.34.150 Home Occupations" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.150 Home Occupations

The following regulations are established to provide minimum standards for the establishment and operation of home occupations.

1. Purpose and Intent
 - a. To encourage the majority of business activities to be conducted in appropriate commercial zones. Business activities may be conducted within a residence on a limited basis if such activities comply with the standards of this ordinance. The use should be conducted so that neighbors, under normal conditions,

would not be aware of its existence. Home occupations are a temporary privilege which can be revoked if disruption of the residential neighborhood occurs.

2. Definitions
 - a. Home Occupation: The use of a residential dwelling for commercial activities; these activities must be clearly secondary to the primary residential use.
 - b. Customer: Any person visiting the home occupation for a business related activity or purpose, including, but not limited to, clients, students, delivery personnel, and spectators. Each individual represents a separate customer regardless of any relationship or corporate affiliation that may exist between them.
 - c. Employee: Any individual who works for the home occupation business, regardless of whether they are paid or not.
3. Home Occupation - without Impact
 - a. A home occupation that only involves persons and related persons working on the premises or routinely operating from the premises who are permanent residents of the dwelling and where no customers are permitted.
 - b. Business include non-impacting uses such as home-based office, clerical work, sales and crafting.
 - c. Home Occupations without impact are exempt from the minimum parking requirements.
4. Home Occupation - with Impact
 - a. A home occupation that involves the permanent resident(s) of the dwelling with a maximum of one (1) non-resident working on the premises at any point in time, and where customers are received.
 - b. Is limited to only one (1) customer at a time and by appointment only.
 - c. Visitors in conjunction with the home occupation shall be permitted only between the hours of 8.00 a.m. and 8.00 p.m.
 - d. Permitted activities include but are not necessarily limited to the following:
 - i. Personal care services, crafting, home cooking and sales.
 - ii. Music lessons, tutoring and general education instruction.
 - iii. Animal hobby breeders and pet grooming.
 - e. The following professions and uses are not permitted: (See Definitions VZC 15.60.020)
 - i. Medical Practitioner
 - ii. Medical Spa
 - iii. Veterinarian Services, Animal boarding, Pet Day Care
 - f. If there are more than one (1) home occupation business licenses with impact in the same home, the aggregate impact shall not exceed the impact and regulations of one (1) home occupation.
 - g. Non-profit organizations with impact that are located within a home must follow the standards in this section.
5. Home Occupation - Day Care
 - a. As defined in the Vineyard Zoning Code Section 15.60.020 Definitions "Home Day Care" and must meet the following requirements:
 - i. The day care service provider may have only one (1) non-resident employee.
 - ii. Day care program shall be permitted only between the hours of 7:00 a.m. and 8.00 p.m.
 - iii. Home day-care shall be in compliance with the District Use Table (VZC 15.12.050) regarding number of children permitted.
6. Home Occupation - Preschool
 - a. As defined in the Vineyard Zoning Code 15.60.020 Definitions "Home Preschool" and must meet the following requirements:
 - i. Only a maximum of two (2) sessions is permitted per day
 - ii. Preschool program shall be permitted only between the hours of 8:00 a.m. and 8:00 p.m.-
 - iii. Home preschools shall be in compliance with the District Use Table (VZC 15.12.050) regarding number of children permitted.
7. Home Occupation - Group Instruction
 - a. Group Instruction requires a conditional use permit
 - b. Group instruction shall be limited to six (6) customers.
 - c. Five (5) off-street parking spaces shall be required
8. Noncompliance
 - a. Veterinarian office, kennel or any similar animal services and m.
 - b. Vineyard may require inspections of the home occupation to determine compliance with conditions at any point with prior notification to the occupants.
 - c. See VMC 5.02.100 regarding the revocation or denial process of a business license due to noncompliance.
9. The following e Conditions that apply to all Home Occupation types:
 - a. Incidental/Secondary – The home occupation must be clearly incidental and secondary to the principal use as a residence by the person conducting the occupation.
 - b. Exterior – No home occupation shall alter the exterior of the home to differ from the residential use of colors, materials, construction, character, or lighting. A salesroom or display window is prohibited.
 - c. Storage – All equipment, supplies and materials used in business must be stored inside the home or legal accessory structure. External storage of materials or products is prohibited outside of the dwelling unit.
 - d. Outdoor Activity – All home occupation activity shall be carried out within the home or legal accessory structure and shall not be observable by the general public from the street in front of the residence. Garage doors shall remain closed while business activity is conducted therein.
 - e. Parking – Clearly marked driveway and/or garage dimensions (or a scaled site plan) showing a total of four (4) parking spaces onsite, with a dimension of 8' wide by 18' deep each. Home Occupations with Impact, Preschools and

Daycare must meet the minimum four (4) onsite parking spaces. If the home occupation is located within a multi-family dwelling, the requirement is two (2) parking spaces. Vehicles used by the business (other than passenger cars without signage) shall not be parked on the site, unless enclosed parking is utilized to shield the vehicles from view. Home occupations without impact do not need to meet these parking requirements.

- f. Nuisances – No machinery, ~~or~~ equipment, or practice shall be permitted that produces noise, noxious odor, vibration, fumes, smoke, glare, electrical interference or radio or electromagnetic interference beyond the boundary of the property. Only general types and sizes of machinery that are typically found in dwellings for hobby or domestic purposes shall be permitted. Storing or usage of flammable, explosive, or other dangerous materials in connection with a home occupation is prohibited.
- g. Signs – There shall be no use of show windows, business display or advertising visible from outside the premises except a name plate attached to an exterior door that does not exceed one (1) square foot.
- h. Off-Site Employees – Any home occupation may utilize employees to work off-site. The off-site employee, volunteer, ~~hiree,~~ or any other person engaged with the home occupation shall not come to the home for purposes related to the Home Occupation Business License.
- i. Multiple Home Business Licenses – More than one home business license may be issued for a residence, provided that the home businesses or the accumulative effects of the home businesses do not violate the Zoning Ordinance for Home Occupation.
- j. Floor Area – With the exception of Home Day Cares and Preschools, ~~the~~ home occupation shall be conducted completely indoors. The total amount of floor area used for a home occupation shall not be greater than 25% of the total floor area of the principal dwelling unit including attached garages and accessory structures. Home Day Cares and Preschools may occupy up to 35% of the total floor area.
- k. Utilities - The home occupation shall not have demand of municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses, including the use of the public right of way.

10. **License Requirements:** The following items shall be submitted to the city business licensing office in applying for a home occupation business license with acknowledgement of the following conditions: ~~under:~~
- a. Application forms as provided by the city and the associated fee as listed in the fee schedule.
 - b. Description of the nature of the home occupation and information as requested in the application.
 - c. Must meet the building code and its accessibility requirements.
 - d. Sketch of the site plan of the property and the floor plan of the dwelling and the area to be devoted to the home occupation (with impact, day care, preschool) with dimensions and area calculations.
 - e. List of materials and equipment to be used.
 - f. Hours of operation and the number of customers, vehicle trips and deliveries to be made each day.
 - g. Other government approvals required for conducting the home occupation.
 - h. Proposed remodeling needed to conduct the home occupation and whether a city building permit will be required.
 - i. Signed affidavit by the applicant that all requirements and conditions of the city will be followed.

The license shall not be issued unless the city is satisfied that the applicant will meet all of the conditions and that the applicant has agreed in writing to comply with all said conditions.

A

SECTION 43: AMENDMENT “15.34.160 Swimming Pool Enclosures” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.160 Swimming ~~Pool Enclosures~~ Pools

1. All swimming pools, or other artificially created pools more than eighteen (18) inches deep, shall be surrounded by a protective fence or a safety cover according to the provisions of the International Swimming Pool and Spa Code.
2. The fence shall be no less than four feet six inches (4'6") high for pools situated on property used for a dwelling.
3. The fence must be constructed of approved materials. The fence exterior shall be smooth (free of projections which would aid climbing) and shall have no opening which exceeds four (4) inches in horizontal dimension.
4. Gates shall be constructed of approved materials, shall be self-closing, self-latching, and not over four (4) feet wide. Latching hardware shall be installed at a height of not less than fifty-two (52) inches.
5. Space adjacent to the exterior of the fence, which falls within the area described by a radius equal in length to the height of the enclosure, and centered at the top of the enclosure fence, must be kept clear of all natural or man-made objects which could be used to gain access into the enclosure.
6. If a neighboring fence is considered to be a part of the surrounding protective fence, an agreement between property owners must be recorded requiring that a fence must be

constructed upon one of the property owners vacating their lot.

7. Outdoor Jacuzzi tubs, or other similar small pools, may be protected by a solid locking cover in lieu of a fence. In the absence of a solid locking cover, the requirements for a fence provided by this Section shall be observed.
8. Access to indoor pools shall be restricted by the surrounding structure in a manner that is at least as secure as provided for outdoor pools, as provided by this Section.

SECTION 44: **AMENDMENT** "15.34.180 Mixed-Use Self-Storage" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.180 Mixed-Use Self-Storage

This Section is provided to insure self-storage facilities are incorporated into traditional retail environments and within close proximity to residential land uses while mitigating adverse impacts often associated with self-storage through the establishment of development standards.

1. **Location:** Mixed-use self-storage facilities are allowed in zoning districts as specified in Table 32-1 Table of Uses.
2. **Process:** Mixed-use self-storage facilities shall follow the required process outlined in Table 32-1 Table of Uses. If a conditional use permit is required, the process outlined in VZC 15.30 Conditional Uses shall apply.
3. **Design:**
 - a. Mixed-use self-storage facilities shall contain a minimum of 1,500 square feet or 10%, whichever is greater, of the ground floor area dedicated to principle use which is unrelated to and not an accessory use of the self-storage use of the facility.
 - b. At a minimum, 50% of the street facing ground floor frontage of the building shall be dedicated to a principle use which is unrelated to and not an accessory use of the self-storage use of the facility.
 - c. All buildings shall have a minimum of 15% transparency on all floors, which shall consist of functioning windows that provide visibility into the building from the public right-of-way or adjacent properties.
 - d. All mixed-use self-storage facilities shall contain a minimum of two stories.
 - e. All building facades shall have the appearance of an office, residential and/or retail building through the use of doors, windows, awnings, canopies and other appropriate building elements.
 - f. The front facade of the building shall front on the street providing access to the site and be designed to have ample bulk and massing to screen the self-storage use.
 - g. All onsite parking shall be located to the side or rear of the mixed-use self-storage building.
 - h. External unit doors shall not be permitted on the front facade of the building and shall be screened from neighboring land uses and the public right-of-way, to an extent determined by the Planning Commission.
 - i. No outside storage of vehicles, boats, motor homes, RVs or any other materials or equipment shall be allowed at or around any mixed-use self-storage facility.
 - j. Commercial moving truck rentals shall be prohibited at mixed-use self-storage facilities. A mixed-use self-storage facility shall be allowed to have no more than two private trucks owned by the facility and available to the renters of units within the facility only. Moving trucks meeting the above regulation shall be stored out of sight from the public right-of-way.

SECTION 45: **AMENDMENT** "15.34.190 Drive-Thru Facilities" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.190 Drive-Thru Facilities

1. **Purpose:** The purpose of this section is to regulate drive-thru facilities with development standards to ensure that the design and operation of such uses effectively mitigate associated problems with traffic, pedestrian safety, congestion, excessive pavement, litter, and noise.
2. **Permit requirements:** Drive-thru facilities are allowed in districts as listed in VZC 15.12.050 District Use Table of this ordinance.
3. **Development Standards:** The development standards in this section are intended to supplement the standards in the underlying zoning district for drive-thru facilities. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply. ~~(See Figures 15.34.190(1-4))~~
4. **Drive-thru Aisles.** The minimum standards for drive-thru aisles are as follows:
 - a. Drive-thru aisles shall have a minimum twelve-foot (12') width.
 - b. Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or non-beverage businesses may reduce the stacking space to a minimum of sixty feet (60').
 - c. Each drive-thru entrance shall be at least fifty feet (50') from any street access point.
 - d. Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.

- e. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
 - f. Each drive-thru aisle shall be separated from the circulation routes necessary for ingress or egress from the property, ~~or access to a parking space.~~
 - g. Queuing lanes shall not be located adjacent to the primary pedestrian entrance nor block required back out areas for adjacent parking spaces.
 - h. Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings except as provided for in Part 12 of this section.
 - i. Buildings with a drive-thru facility shall not contain parking or drive aisle between the front building facade and street right-of-way.
 - j. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
 - k. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street-facing facade and the sidewalk.
 - l. Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.
 - m. Drive-thru aisles and queuing lanes shall not be located between the building and the street.
5. **Building Design**
- a. Buildings shall be placed at or near the street frontage of the site.
 - b. Corner buildings shall be designed to address both streets directly.
 - c. Equivalent fenestration shall be utilized for all street facing sides.
 - d. A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.
6. **Landscaping of the Drive-Thru Aisle.** Landscaping shall be provided as described below:
- a. A five foot (5') wide planter between the drive-thru aisle and the parking area that includes shade trees consistent with those used in the parking area are required.
 - b. A planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screen the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.
 - c. Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.
7. **Pedestrian Access and Crossings.** Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous five (5' 0") foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.
8. **Hours of Operation.** When located on a site within one hundred (100') feet of any residential building, measured from the proposed drive-thru facility to the nearest portion of a residential building, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.
9. **Signage.** Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.
10. **Parking and Loading.** All parking areas shall comply with the standards of the parking and loading requirements of this ordinance.
11. **Noise.** Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.
12. **Traffic Impact Study.** All development proposing a drive-thru shall require a traffic impact study or an updated traffic impact study. The City Engineer may waive the requirement for a traffic impact study.
13. **Mobile Food Trucks.** Any mobile food truck with a drive-thru shall meet the requirements of this ordinance.
14. ~~**Drive Aisles in Front of Buildings.** Through the provision of a conditional use permit, a drive aisle may be located between the building's front facade and front property line in compliance with the following standards:
The drive aisle shall not contain parking. The drive aisle shall not exceed a width of more than fourteen feet (14'). The drive aisle shall be screened from view of the street by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened. All walls or berms shall be installed a minimum of two feet and six inches (2'-6") back from the edge of the drive aisle. No menu boards or related drive-thru infrastructure, except the drive aisle, are permitted within the area located between the front facade of the building and front property line. This area is defined by connecting a line from the building corners at the intersection of the front and side building lines, extended to meet the front property line perpendicularly. (See Figure 15.34.190(2)) Any walkways crossing the drive aisle shall be clearly marked and constructed with brick, stamped concrete or other appropriate decorative material.~~

Figure 15.34.190(1) Drive-thru Facility

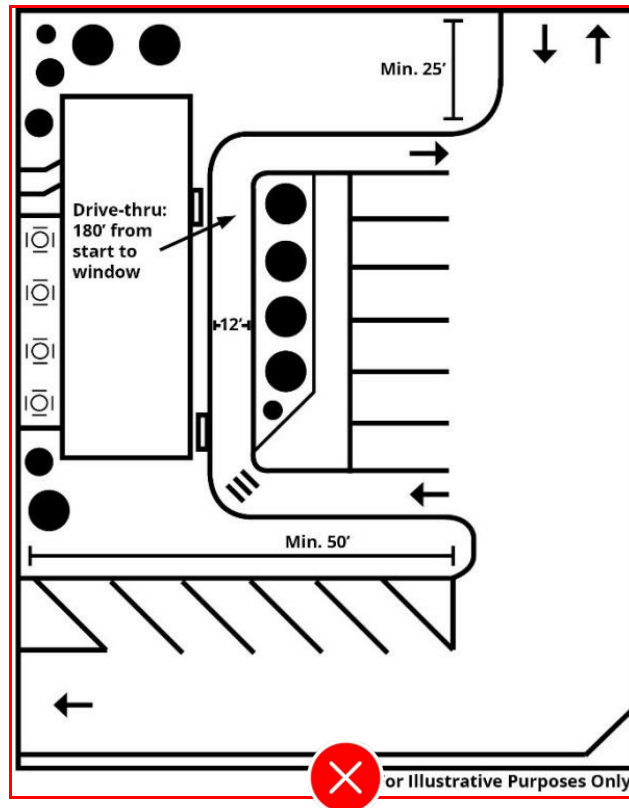


Figure 15.34.190(2) Drive-thru Facility with Front Drive Aisle

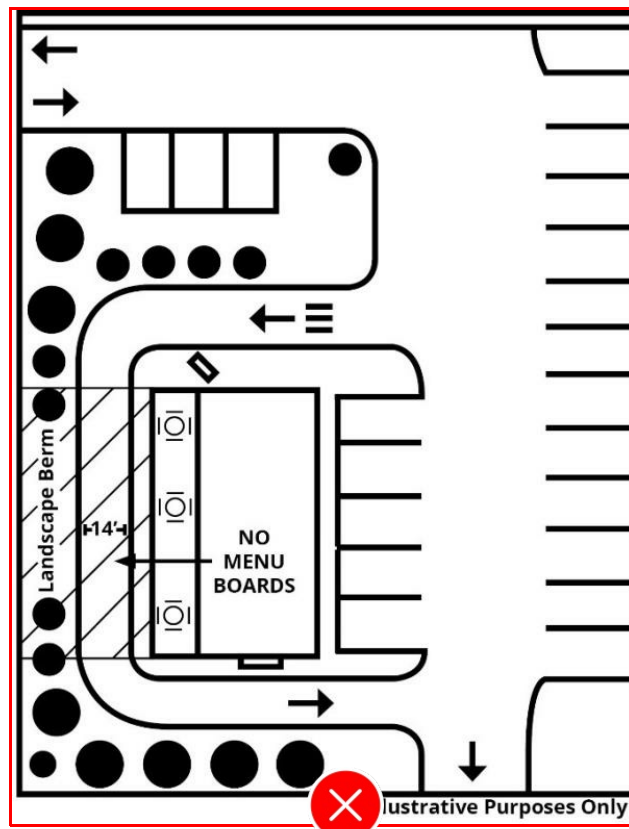


Figure 15.34.190(3) Section at Typical Screen Wall

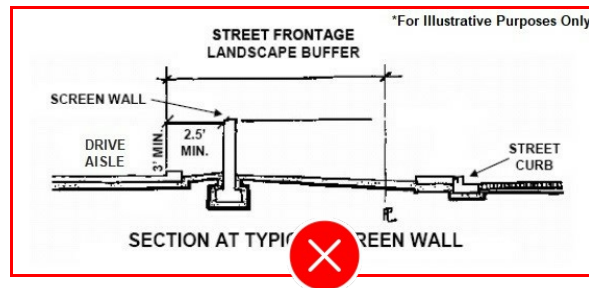
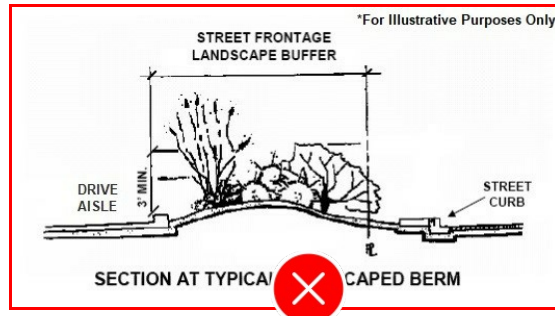


Figure 15.34.190(4) Section at Typical Landscaped Berm



SECTION 46: AMENDMENT "15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies" of the Vineyard Zoning Code is hereby amended as follows:

AMENDMENT

15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies

1. Purpose: The purpose of this section is to permit the establishment of cannabis production establishments and medical cannabis pharmacies as defined in section 15.60.020 definitions of this title, subject to licensing procedures required by the State of Utah.
2. Standards.
 - a. Health and Safety:
 - i. There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where growing, processing, or testing of cannabis occurs, and
 - ii. Cannabis production establishments shall meet the land use requirements for the zone in which it is located.
 - b. The following standards apply to all medical cannabis pharmacies:
 - i. No cannabis products shall be visible from outside a medical cannabis pharmacy,
 - ii. The building square footage dedicated to the retail use of the medical cannabis pharmacy shall not exceed 25% of the building or development in which it is located, and
 - iii. Medical cannabis pharmacies shall meet the land use requirements for the zone in which it is located.
3. License Requirement: No cannabis production establishment or medical cannabis pharmacy shall be established, operated, or maintained within the City without a valid business license issued the City.
4. Location: Cannabis production establishments and medical cannabis pharmacies shall be located as required by Section 15.12.050 District Use Table.
5. Regulation Precedence: If any City regulation regarding cannabis production establishments or medical cannabis pharmacies is in conflict with the Utah Code, State code takes precedence.

SECTION 47: ADOPTION "15.34.220 Check Cashing And Other Credit Services" of the Vineyard Zoning Code is hereby added as follows:

ADOPTION

15.34.220 Check Cashing And Other Credit Services(Added)

1. Purpose: The purpose of this section is to permit the establishment of check cashing and other credit services.
2. Standards:
 - a. Separation Requirement: No check cashing business shall be located within

one-half (1/2) mile of any other check cashing business as measured in a straight line between the closest property lines of the lots on which they are located.

- b. No more than one check cashing business shall be allowed for every 10,000 citizens (as determined by the most recent US Census) living in Vineyard City.
- c. For the purpose of this subsection 15.34.220, each separate physical location shall count as a check cashing business.

SECTION 48: ADOPTION “15.34.230 Short Term Rentals” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.230 Short Term Rentals(*Added*)

1. *Purpose:* This section is established to provide regulation and design standards for residential short-term rentals (STRs) related to single family and multifamily neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of Vineyard residents and preserving the residential character of Vineyard neighborhoods. This section also intends to stabilize neighborhoods by promoting home ownership and preserving long term rental housing in the market.
2. *Residential Short-Term Rental (STR) License Required.* An STR is prohibited in all residential dwellings, residential zones, multi-family zones, and special purpose districts without first obtaining a STR special use permit as regulated in this section and being issued a valid short-term rental business license (STRL). All STR business licenses shall be renewed biennially (every two years), subject to property inspection for code compliance by a Vineyard City staff member. The following are exempt and shall not be subject to the provision of this section:
 - a. A residential lease of 30 or more consecutive days.
 - b. Bed and breakfasts, hotels, and motels.
3. *Holder of License.* The owner of the STR property shall be the holder of the license. A property manager or other individual may submit the application for an STR license, but the license will be issued in the Property owner's name. Ownership of a license may not be transferred.
4. *Transient Room Tax.* All short-term residential properties shall be subject to the collection of the municipality transient room tax as allowed under Utah Code.
5. *STR License Types.* Only one (1) license may be issued for each property.
 - a. *Type I License:* A type I license shall only apply to single family dwelling units.
 - i. To be applicable for a Type I license, the STR must be owner's primary residence.
 - (1) An individual shall prove ownership of the property as evidenced by a copy of a transfer deed listing the applicant as the fee title owner. Fee title owner may be an individual or trustor of a family trust that possesses 50 percent or more ownership of the proposed STR. The fee title owner may not be a corporation, partnership, limited liability company, or similar entity.
 - (2) To establish that the property is the owner's primary residence, the owner shall:
 - (A) Present the owner's most recent State and Federal tax returns both listing the property as the owner's primary residence; and
 - (B) Present a government-issued identification document listing the address of the property as the address of the owner; and
 - (C) A signed affidavit sworn before a notary public shall be provided by the owner stating that the proposed property is the primary residence of the owner and will remain as the primary occupant of the home for the duration of this special use permit, wherein they reside at least 270 days per calendar year.
 - ii. Review Process: Type I STR business licenses may be approved by the Community Development Department
 - b. *Type II License:* A Type II license shall apply to all attached residential dwelling units including, but not limited to, townhomes, duplexes, condominiums, or multi-family housing.
 - i. To be applicable for a Type II license, the property must have on-site property management.
 - ii. Review Process: A conditional-use permit must be approved by the Planning Commission before a business license issued.
 - c. *Type III License:* A Type III license shall apply to investment property communities.
 - i. To be applicable for a Type III license, the property must have on-site property management.
 - ii. Review Process: A conditional-use permit must be approved by the Planning Commission before a business license issued.
6. *General Standards and Requirements.* A STR use may be allowed within any existing legal residential dwelling by a special use permit from the wherein the application demonstrates compliance with requirements found in the Vineyard Zoning Code and all of the following standards and requirements:
 - a. *Application.* A completed application as provided by Vineyard City
 - b. *Fees.* Pay applications fees according to the Vineyard Fee Schedule.
 - c. *Property Description.* A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling unit and defines the portions of the dwelling to be used for a STR shall be provided.
 - d. *Parking Plan.* A detailed written description and/or a drawing of an off-street parking plan must be provided to ensure that all occupants of the home and STR can be accommodated on-site at all times.
 - i. A single-family dwelling with an STR shall provide a minimum of five (5) onsite parking spaces located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem

- with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with [VZC Section 15.38.030\(2\)\(b\)](#).
- ii. [A multi-family dwelling unit shall provide per unit, a minimum of 1 parking pass or 1 on-site parking space located on a paved surface or approved driveway dedicated to renters. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030\(2\)\(b\).](#)
 - iii. [Any proposed parking improvements may also be included in the on-site parking plan, so long as they are completed prior to issuance of a STRL. All elements of the parking plan must be in compliance with all other requirements of this title.](#)
7. *Occupancy During Rental Period.* The subject property shall comply with the following occupancy restrictions:
- a. [The maximum renter occupancy shall be no more than two \(2\) people per bedroom and the maximum occupancy shall include the owner.](#)
 - b. [The unit shall not be rented to more than one renter at any given time, and the owner shall not divide and rent out portions of the unit to multiple renters at the same time.](#)
 - c. [The owner of a Type I License may reside on the property while it is occupied by a renter.](#)
 - d. [The property shall only be rented for a minimum duration of one night and a maximum of 29 consecutive nights.](#)
8. *Records.* Each owner or operator shall maintain records for the owner's STR unit for at least the most recent three (3) years and shall make such records available to the city for inspection upon request. The records that must be maintained for each unit include the following:
- a. [The starting date of each reservation and the number of nights rented for each reservation;](#)
 - b. [The number of guest of each reservation;](#)
 - c. [The amount of rent guests paid by month; and](#)
 - d. [The amount of tax the owner paid to the city in connection with rental of the unit by month.](#)
9. [A property with a valid accessory apartment license may not obtain and use an accessory apartment as an STR, given they also receive a short-term rental license.](#)
10. *Conflict of Private Restrictions.* The owner shall provide a signed affidavit sworn before a notary public that certifies to the City that the subject property has no existing private covenants, conditions, or restrictions prohibiting STRs.
11. *Urgent Response.* The owner, or a designated representative, shall be available to immediately respond 24 hours per day, 365 days per year by telephone, and when necessary, be able to physically respond within one hour of any legitimate complaint. If the owner is unreachable after three attempted contacts by the City, a notice of violation will be issued.
- a. [All STR Type II and Type III Licenses shall have a designated local property manager. The local property manager shall be available twenty-four \(24\) hours per day to respond to tenant and neighborhood questions or concerns.](#)
12. *Property Maintenance Requirements.* All short-term rentals shall adhere to this Code, including, but not limited to:
- a. [Maintenance.](#) Owners must adhere to the Property Maintenance chapter of this Code. [See section 15.32.300.](#)
 - b. [Snow Removal.](#) Owners shall remove all snow from the sidewalks of the property within 24 hours after snowfall.
 - c. [Noise and Nuisance Control.](#) Owners shall ensure that renters adhere to the noise control chapter of the Vineyard Municipal Code ([See Section 8.08.010](#)). Should a renter violate the noise control chapter more than once in any given 72-hour period they shall be immediately evicted from the property by the owner.
13. *Noticing and Posting Requirements.*
- a. [One nameplate sign that includes the name and the 24/7 contact information for the owner, or a designated representative, must be posted on the exterior side of the main entrance of the STR](#)
 - b. [An informational packet must be posted in a highly visible place within the dwelling or STR area, and must include all of the following:](#)
 - i. [City-issued STRL.](#)
 - ii. [24/7 owner, or a designated representative, contact information.](#)
 - iii. [Parking requirements.](#)
 - iv. [Maximum occupancy.](#)
 - v. [The noise ordinance of this Code.](#)
 - vi. [Garbage pickup dates, and a written description of where garbage receptacles must be placed for pickup.](#)
 - vii. [Contact information for the Orem City Fire and Police Departments.](#)
 - viii. [Other contact information as required by the Community Development Department.](#)
 - ix. [Any other appropriate requirements as specified by the Community Development Director, through the special use permit process.](#)
14. *Limited Number of STRs.* The total number of STR special use permits issued within Vineyard City shall be limited as follows:
- a. [The maximum number of STR special use permits shall be calculated for each community within the City. Each calculation shall be rounded down to the nearest whole number.](#)
 - b. [Single Family Home Community:](#)
 - i. [Each community shall have a minimum base of two STR permits plus one permit for every 50 single-family detached dwellings within the community boundary.](#)
 - c. [Multi-family Units Community:](#)
 - i. [No more than five percent \(5%\) of units within a community can have an STR permit.](#)
 - d. [The total number of available permits shall be recalculated every two years based on an estimated number of dwellings within Vineyard City derived by the Community Development Department.](#)
 - e. [If a complete application meeting all other requirements for approval is received after the maximum number of approvals has been issued for the community the proposed STR unit is located within, the application shall be placed on a waiting list in order of the date of receipt of a completed application. This list shall be reviewed on an annual basis. No fees will be due until a special use approval becomes available. A complete application shall include completion of all requirements of Subsection 4. of this section.](#)
 - f. [Investment Property Communities:](#)
 - i. [No more than thirty percent \(30%\) of units within a community can have an STR](#)

- permit.
15. Duration of Approval and Transferability. The special use permit shall continue until the sale of the home or if the business license expires, the special use shall expire and is not transferable. If the license and permit expire, the area used as an STR shall revert to be occupied by the primary dwelling occupants only.
16. Violations. It shall be a violation for any person to operate a STR:
- Without first obtaining a STR special use permit, as regulated in this section, and issued a valid STRL; or
 - That does not comply with the requirements of this chapter, this Code, or the Vineyard Zoning Code.
17. Enforcement and Fines. Upon a determination that a violation exists, the Community Development Director, or designee, will contact the owner requiring such owner to halt, eradicate, destroy, remove, or otherwise cure the violation within 48 hours, or such later time the Director, or designee, may determine.
- Each day that a violation occurs or continues, after the initial 48 hours, is a separate violation.
 - For any violation of this section, the issuing officer may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.
 - For the first violation within any 12-month period, the penalty shall be \$500.00.
 - For a second violation within any 12-month period, the penalty shall be \$750.00.
 - For a third violation within any 12-month period the penalty shall be \$1,000.00 and revocation of the STRL and special use permit. The owner shall be ineligible for a STR special use permit and a STRL for a period of two years from the date of the third notice of violation.
 - For any violation within any 12-month period following the third violation, the penalty shall be \$1,000.00 and the STR owner shall be banned from receiving a STR special use permit and a STRL.

SECTION 49: **ADOPTION** “15.34.240 Mobile Food Courts” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.240 Mobile Food Courts(*Added*)

- Purpose: This section is established to provide design requirements and standards for mobile food courts.
- Standards:
 - A lot or area is considered to be a mobile food court if there are no less than two (2) and no more than ten (10) individual food businesses or other authorized vendors.
 - All mobile food courts shall require a conditional use permit and site plan application
 - Drive-Thru: Must following drive-thru standards
 - Site Plan Requirements
 - The location and orientation of each vendor pad.
 - The location of any paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other table covers, barriers or any other site requirement by the International Building Code, or Health Department.
 - The location of all existing and proposed activities on site.
 - The circulation of all pedestrian and vehicle traffic on the site.
 - The mobile food court shall not occupy required parking stalls of any primary use of the sit
 - The location of restroom facilities
 - Signage: All promotional materials or signs must be located on the property of the mobile food court. All signs are subject to the sign standards found in VZC 15.48.
 - Location: If the proposed mobile food court is located on an existing parking lot, the number of parking stalls for the site's primary use must not be decreased below the parking minimum in VZC 15.38

SECTION 50: **ADOPTION** “15.34.250 Retail Tobacco Specialty Businesses” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.250 Retail Tobacco Specialty Businesses(*Added*)

- Purpose: The purpose of this section is to permit the establishment of retail tobacco specialty businesses
- Definitions: Retail Tobacco Specialty Business means a commercial establishment in which.
- Standards:
 - Separation Requirement: No retail tobacco specialty business shall be located within 1,000 feet of the following uses:
 - Any other retail tobacco specialty business as measured in a straight line between the closest property lines of the lots on which they are located.
 - Community Location
 - a public or private kindergarten, elementary, middle, junior high, or high school;
 - a licensed child-care facility or preschool;
 - a trade or technical school;

- (4) a church;
 - (5) a public library;
 - (6) a public playground;
 - (7) a public park;
 - (8) a youth center or other space used primarily for youth oriented activities;
 - (9) a public recreational facility;
 - (10) a public arcade; or
 - (11) for a new license issued on or after July 1, 2018, a homeless shelter.
- iii. Any property zoned for residential or agriculture
- b. No more than one retail tobacco specialty business shall be allowed for every 25,000 citizens (as determined by the most recent US Census) living in Vineyard City.
- c. For the purpose of this subsection 15.34.250, each separate physical location shall count as a retail tobacco specialty business.

SECTION 51: AMENDMENT "15.36.010 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.36.010 Purpose

The purpose of this Chapter is to promote a high-level of project site planning and building design and quality consistency, sensitivity to the natural environment of the city, and to create and protect the desired community character and identity of the city. This Chapter is intended to:

1. Assist all Land Use Authorities in land use and development decision-making.
2. Provide information and direction to all property owners intending to develop land or build within the city.
3. Promote compatibility between the natural and man-made environments and minimize obstruction of significant views.
4. Promote the desired high quality site planning, building, lighting, signage, and streetscape design.
5. Promote projects that create and protect the desired community character and identity, and preserve and enhance property values.
6. Promote projects that add visual interest and attractiveness to the city through architecture, art, streetscape designs, multi-use trails, consistency in design features, and useable open space.
7. Promote projects which balance the scale of all proposed uses, buildings and structures to the project site, adjacent properties, and streets from which the project will be accessed or viewed.

Design Criteria: This chapter establishes design standards intended to improve the quality and compatibility of development, particularly with regard to building design, and site design. These criteria apply to commercial, public facilities, industrial or mixed-use projects and are the minimum that will be accepted except where a different standard is imposed by the requirements of an applicable zoning classification or overlay zone.

1. Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall".

SECTION 52: AMENDMENT "15.36.030 Project Site Planning And Building Design Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.36.030 Project Site Planning And Building Design Requirements

To meet the purposes of this Chapter, this Ordinance, and all other Land Use Ordinances, the following Design Standards ~~and Design Guidelines~~ are provided as follows:

1. ~~**Design Standards:** Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall."~~ ~~**Design Guidelines:** Design Guidelines indicate additional actions that may be taken to enhance site design and achieve greater compatibility with adjacent land uses. Guidelines use the verb "should" to signify that the guidelines are desirable objectives. Application of the guidelines will depend on the nature and location of the proposed uses or buildings, as may be determined necessary by the Land Use Authority. All Subdivision Application approvals and all Use Application approvals shall balance the scale of all proposed uses, buildings and structures to the project site, adjacent properties, and streets from which the project will be accessed or viewed. Elevation and Cross-Section drawings, photographs, or other studies or models may be required by a Land Use Authority to illustrate or fully explain how a proposed development will address these issues. All projects shall identify an overall and consistent design theme that complements and adds to the image and identity of the city. To create and protect the desired community character and identity and preserve and enhance property values, all proposed uses shall incorporate design elements as follows:~~
1. Design Standards. Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall."

2. **Subdivision and Project Features.** All subdivisions and other projects shall include at least two subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the city. Such features may include subdivisions and project entry features, public art pieces, streetscape designs, pedestrian and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces. Developers are encouraged to work with the Planning Commission and city staff in determining appropriate project features.

a. **Building Design.** Vineyard city encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment. The following building design requirements shall apply:

View protection. Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominant rooflines shall be avoided.

Building massing. In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures. The following methods shall be required:

3. **Coherent building design.** All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A facade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.

i. ~~Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.~~

All buildings shall demonstrate articulation on all facades. Horizontal facade variations shall occur at least every thirty feet (30') or along a minimum of sixty percent (60%) of the horizontal length of buildings with facades one hundred feet (100') or greater. This shall be accomplished by using methods such as:

(1) Variations in the design of building facades

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(3) Dismissing the entire ordinance as unconstitutional is not a valid defense to the ordinance.

- b. **Reduced roof mass.** The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is a very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only):
- i. **Varying roofline.** Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form. All buildings shall include varied rooflines in order to reduce roof mass, add architectural interest and avoid the appearance or sense of monotonous roofline expanses by:
- (1) Providing roofline and parapet variations where there are long, continuous, and undisturbed rooflines fifty feet (50') or longer; and
 - (2) Using materials and colors on the back of false fronts, parapets, cornices, or other parts of the building which extend beyond the roofline that are similar to the rest of the building so that the building appears cohesive from all views.
- ii. **Visual patterns.** All buildings shall have shadow relief created by recesses and projections. All buildings shall have a minimum of one recess or projection to provide shadow relief. Building facades greater than one hundred feet (100') in length shall have a recess or projection occur at least every one hundred feet (100'). Recesses may include courtyards, entryways, or boxed window openings, along

the exterior of the building. Projections may include stairs, balconies, entrances, or bays. Covered walkways, porches, breezeways, patios, trellises, landscape areas, and wide roof overhangs ~~may count as a recess or projection if approved by the City Planner~~ are encouraged to produce shadow effects. Large, unbroken expanses of exterior walls shall be avoided.

- iii. **Architectural details.** Surface details, ornaments, and other building elements that enrich the character of a building are ~~required, encouraged. Attention to detail, including all building and architectural design elements shall be required.~~ All buildings shall utilize two (2) or more of the following architectural details; ~~are desirable and encouraged:~~

- (1) Stonework.
- (2) Exposed beams and columns.
- (3) Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features.
- (4) Covered entries, patios, walkways, breezeways, bays, and balconies.
- (5) Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs.
- (6) ~~Accessories such as art features, benches, pots, lamps, artwork, and sculptures.~~

- 4. **Building Additions.** ~~Additions less than fifteen percent (15%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.~~

Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing buildings. ~~If the proposed addition(s) exceed fifteen percent (15%) of the existing on-site building(s) or exceed seven thousand five hundred (7,500) square feet, whichever is less, the entire site must comply with current building design requirements.~~

- 5. **Accessory Buildings and Structures.** ~~Accessory buildings and structures may be approved as a minor site plan amendment.~~ Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure. ~~If the proposed accessory building(s) and structure(s) is greater than amounts stated below, the entire site must comply with current building design requirements. An increase in square footage must meet the required Parking Requirements.~~

- a. **Multi-family Residential Accessory Buildings and Structures.** ~~Accessory buildings and structures less than ten percent (10%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment. No accessory structure may contain additional dwelling units.~~
- b. **Commercial Accessory Buildings and Structures.** ~~Accessory buildings and structures less than fifteen percent (15%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.~~
- c. **Mixed-Use Accessory Building and Structures.** ~~Accessory buildings and structures less than ten percent (10%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.~~

- 6. **Mechanical Equipment.** Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted ~~or roof mounted~~ mechanical or communications equipment shall be ~~the same color as the roofing or parapet materials, to make it as unobtrusive as possible.~~ If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall ~~have~~ blend with the same color and design details of the building.

- 7. **Building Location.** The location of all new buildings and structures shall incorporate the following building design principles:

- a. **Sensitivity to Adjacent Buildings.** All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.
- b. All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.
- c. All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable.
- d. All buildings shall have an orientation to the street(s) to which it has frontage to encourage a pedestrian relationship, by providing at least one main building entrance that faces a public street. This shall be accomplished through the use of at least three (3) of the following near entrances:
 - i. A prominent architectural feature that is unique to the overall building design;
 - ii. Complementary yet differing building materials or colors;
 - iii. Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or
 - iv. ~~Increased landscaping near the entrance. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.~~

8. **Pedestrian Scale.** ~~Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye-level. Buildings that contain more than one story or that are above twenty feet (20') in height shall provide a clearly articulated and more detailed base that relates to pedestrians. The base must include one of the following design elements:~~
 - a. ~~Use of transparent material;~~
 - b. ~~Use of brick or masonry;~~
 - c. ~~Detailed architectural features; or~~
 - d. ~~Another element approved by the City Planner.~~
9. **Building Materials and Textures.** ~~All building and structures shall incorporate the following building design principles. Exterior building materials shall be similar to and compatible with those found in a rural setting.~~
 - a. ~~Restraint should be used in the number of different exterior building materials selected. At least sixty percent (60%) of each building's finished face shall be a primary material.~~
 - b. ~~Each building shall be completed on all sides with acceptable finishing materials. Primary materials are: Masonry, wood siding, board and batten, lap siding, exposed wood structural members, brick, stone, colored textured block, glass, wood, and other materials of comparable quality as approved by the City Planner. Secondary materials may include: aluminum composite material panel systems, stucco, and other materials of comparable quality as approved by the City Planner.~~
 - c. ~~Doors, glass, and roofing materials shall not be included in the calculations of primary materials.~~
 - d. ~~All projects shall submit color elevations that call out the specific building material type and color. The City Planner may require actual samples of exterior surface materials in order to verify quality of material and conformance with the standards found within this section.~~
10. **Building Material Color and Finishes.** ~~Color is an important and effective way to create harmony with the natural landscape and minimize the visual impact of structures. Color variation using compatible hues can reduce the apparent scale and building mass:~~
 - a. ~~All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior building colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main building.~~
 - b. **Building Finishes.** ~~High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Accent colors shall cover less than 5% of any given facade. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is prohibited, strongly discouraged.~~
11. **Subdivision and Site Design and Layout.** All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable.
 - a. Subdivision and site design and planning shall include the following principles:
 - i. All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.
 - ii. Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located, on adjacent properties.
 - iii. Pad buildings in commercial developments, including service stations, convenience stores, restaurants, auto maintenance facilities and similar uses shall be designed in a compatible architectural style and shall incorporate similar materials, colors and landscaping as the primary development.
12. **Site Access.** The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.
 - a. Drive-thru aisles shall follow the provisions in Section 15.34.190.
13. **Noise Impact.** Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.
14. **Views.** Due to the community quality and character created by the surrounding scenic beauty, it is essential that the city and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake. A view corridor analysis may be required by the City Planner.
15. **Landscaping Design Standards.** Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the

architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year round site beautification, blend with the natural landscape and highlight building design features. Landscape designers shall recognize the following landscape design principles with Landscape Plan(s):

- a. ~~Landscape Buffers: Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.~~
 - b. **Transitional Landscaped Areas.** Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.
 - c. **Landscape Materials.** All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
 - d. **Plant Size, Spacing, and Scale.** The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.
 - e. **Streetscape Landscape Treatments.** All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.
 - f. Landscape Accessories: All developments shall include at least one of the following accessories: art features, benches, pots, lamps, artwork, and sculptures, or other accessory as approved by the Planning Commission.
 - g. All site plans shall follow the Landscaping Design Standards and Requirements in Section 15.40.080.
16. **Walls, Fences, and Other Visual Barriers.** Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than thirty (30) feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.
 17. **Non-vegetative Ground Cover.** Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.
 18. **Landscape Maintenance.** All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.
 19. **Site Lighting Standards.** To protect views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting may provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.
 - a. Warm lighting colors are encouraged. Blue white colors of fluorescent and mercury vapor lamps are prohibited.
 - b. All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.
 - c. **Parking Lot Lighting.** Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.
 - d. **Indoor Lighting.** Indoor lighting shall not be provided or constructed to provide lighting for any outdoor areas.
 20. **Project, Site and Building Sign Standards.**
 - a. **General Considerations.** The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.
 - b. **Safety.** Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein.
 - c. **Sign Materials and Colors.** All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.

SECTION 53: AMENDMENT "15.38.030 Parking Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.38.030 Parking Requirements

1. Off-street parking spaces shall be provided according to the following provisions and standards.

- a. **General Provisions**

- i. **Floor Area.** The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas except as may be provided or modified herein.
 - b. **Change of Use or Occupancy of Buildings.** Off-street parking and loading spaces as required herein shall be provided at the time of any new uses of land or construction of a new building. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Section are provided.
 - c. **Parking for a Residential Use.** Off-street parking facilities for residential uses shall be utilized solely for the parking of licensed and operable passenger vehicles owned by the occupants of the residence or the parking of passenger automobiles by guests of said occupants.
 - d. **Accessible Parking**
 - i. Accessible parking for non-residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC) as amended.
 - ii. Accessible parking for multiple-family residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Federal Fair Housing Act (FFHA) and International Building Code (IBC) as amended.
 - e. **Parking Stall Dimensions.** The following shall be the minimum parking stall size:

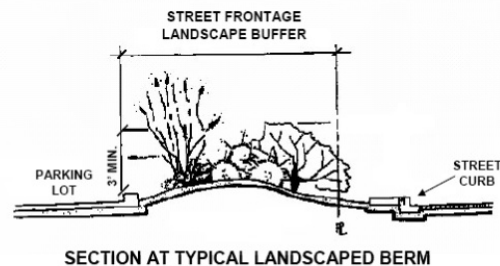
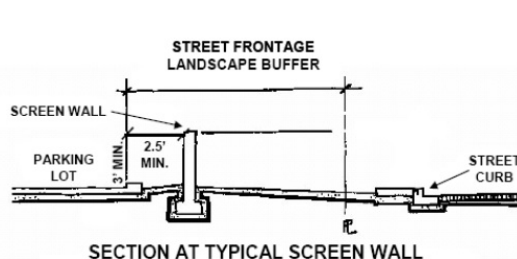
Type	Width	Length*
Standard	9 Feet	20 Feet
Parallel	8 Feet	24 Feet
45 degree	9 Feet	17 Feet

* The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).

- f. **Parking Aisle Dimensions.** The following shall be the minimum parking aisle width:

Parking Angle	One-Way Aisle	Two-Way Aisle
90 degree	24 Feet	24 Feet
60 degree	18 Feet	22 Feet
45 degree	18 Feet	20 Feet
30 degree	18 Feet	20 Feet

- g. **Parking Lots.** Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.
 - h. **Within Structures.** The off street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Section.
 - i. **Circulation Between Bays.** Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except one, two or three-family dwellings.
 - j. **Surfacing.** All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust-free surface. Such area shall not be considered as part of a required landscape area.
 - k. **Striping.** Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four inches (4") wide.
 - l. **Lighting.** Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of twenty (20) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.
 - m. **Protruding Vehicles.** All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.
 - n. **Screening.** All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall.



- o. **Parking Area Landscaping**

- i. Five percent (5%) of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the

drive aisle toward this requirement. The following are acceptable interior landscaping designs:

- (1) Five (5) feet by five (5) feet tree diamonds placed not more than six (6) parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with ninety (90) degree parking spaces.
 - (2) Minimum five (5) feet wide landscape medians with trees planted forty (40) feet apart;
 - (3) Minimum five (5) feet wide landscape islands and peninsulas with at least one (1) tree;
 - (4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.
- ii. Parking areas should be buffered from adjacent residential property and screened from streets, ~~so automobiles are not visible below the average headlight height~~. Screening methods may include landscaped berms, low walls, and hedges. All screening methods shall be at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened.
 - iii. Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.
 - iv. In projects greater than 1 acre, every parking space should be no greater than one hundred fifty (150) feet from a walkway leading to a building entrance.
 - v. Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should relate to adopted area plans, planned parking in the area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.
 - vi. The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.
 - vii. Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.
 - viii. All sites shall meet the requirements of the Americans with Disabilities Act ("ADA").
 - ix. Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.
 - x. Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple-family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.
 - xi. A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.

p. Maintenance

- i. It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.
- ii. Shrubs within a landscape island shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.

q. Use of Required Parking Areas for Parking Only. Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.

r. Signs. No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking area.

s. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses

- i. Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.
- ii. Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.
- iii. Height of such structures shall be limited to 10'.
- iv. All canopies shall include a fascia.
- v. Setbacks are measured from property line to nearest edge of canopy.
- vi. All required landscaping, parking or otherwise, shall be provided.

2. Off-street Parking Requirements. The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Planner through the site plan approval process.

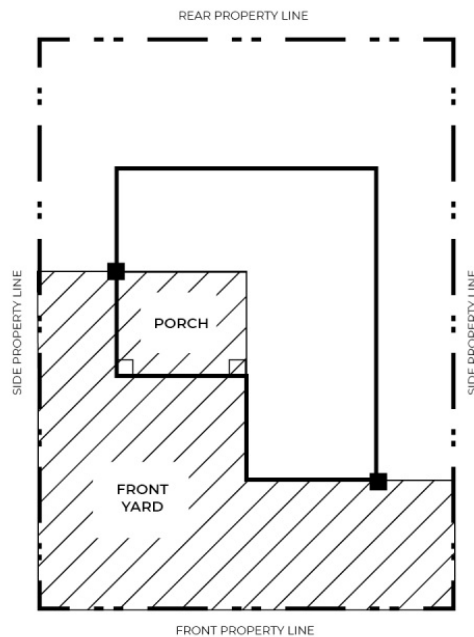
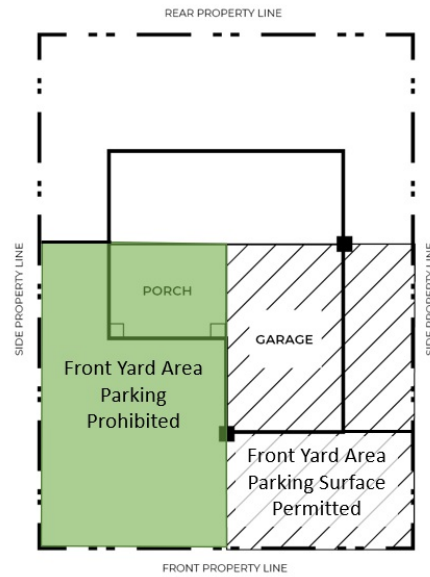
a. Residential Uses. Parking Spaces Required:

Dwelling Types	
Single-family	4.0 Spaces/Unit
Two-family	4.0 Spaces/Unit
Three-family	4.0 Spaces/Unit
Multi-family**	
Efficiency/Studio	1.0 Spaces/Unit
1 Bedroom	1.5 Spaces/Unit
2 Bedrooms	2.0 Spaces/Unit
3 Bedrooms	3.0 Spaces/Unit
**In addition to the required spaces, 0.5 guest stalls per unit shall be included.	

b. Additional Residential Parking Requirements

- i. All standard front-entry garage and carport entrances shall be setback a minimum of eighteen

(18) feet from the street right-of-way line, access easement or private roadway tract.



- ii.
- iii. It shall be unlawful to park or store any vehicle within the front or side yard of a single-family residence use unless such parking or storage is on an improved, dustproof- parking surface such as concrete or asphalt or crushed rock or aggregate that is a minimum of three inches

thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within the front yard of a single residence use shall be on or contiguous to a legal driveway.

- iv. Single-family residences may contain a parking surface in the front yard area, bounded by the garage facade (internal square footage dedicated to the garage), the front property line, and the side property line adjacent to the garage area. The front yard area between the front entry into the home, front property line, and side property line opposite of the side property line adjacent to the garage area shall not contain parking or surface material dedicated toward parking, except to allow driveway access to a detached residential garage. In no case shall parking areas or driveways cover more than sixty-five percent (65%) of the front yard area.
- v. Prior to construction, property owners are responsible for meeting with the City Engineer, or her/his designee to ensure parking areas and driveways do not conflict with public utilities, easements, or meters.
- vi. Any work conducted within the public-right-of-way, including parking strips and driveway approaches, must be approved through a right-of-way permit prior to construction.
- vii. Grade/Slope for residential driveways shall not exceed 8%, anything higher shall receive approval from the City Engineer.

c. **Nonresidential Uses.** The number of parking spaces for non-residential uses shall be provided as follows:

NON-RESIDENTIAL SPACES		
USE	DESCRIPTIONS	PARKING RATIO
ADMINISTRATIVE & FINANCIAL		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per two hundred fifty (250) sq. ft. of floor area.
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine, and similar uses	One (1) space per one hundred fifty (150) sq. ft. of floor area
	Financial institutions with drive-through facilities	In addition to the above, a sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces.
Unspecified Office Use		One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
AUTOMOBILE RELATED		
Auto Services	Facilities providing general vehicle service or repair, and similar services	Three (3) spaces per service bay, plus one (1) space per three hundred (300) sq. ft. of gross floor area excluding service bay(s).
	Facilities providing fast or express service bays or lanes	In addition to the above, a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Article)	One (1) space per one thousand (1000) sq. ft. of gross floor area, plus one (1) space per six thousand (6000) sq. ft. outdoor vehicle display area.
Automobile Towing & Impound Facilities	Facilities for towing, dismantling, recycling, impound, and storage of junk vehicles, to include sanitary landfills and similar uses	Four (4) spaces or one (1) space per one thousand (1000) sq. ft. of floor area whichever is greater.
Car Washes	Facilities for the cleaning of vehicles,	One (1) space per three hundred (300) sq. ft. of office floor area, plus a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
	Self-service facilities for the cleaning of vehicles	A minimum of four (4) spaces and the requirements above.
EATING & DRINKING ESTABLISHMENTS		
Restaurants	Eating establishments and similar services	One (1) space per one hundred (100) sq. ft. of floor area including outdoor seating
Taverns, Bars,	Establishments licensed to sell alcoholic beverages to	One (1) space per fifty (50) sq. ft. of serving

Pubs & Lounges	be consumed on the premises, often with limited food service	area, plus one (1) space per two hundred (200) sq. ft. for preparation area.
ENTERTAINMENT & RECREATION		
Adult Uses	Establishments for adult entertainment that emphasize adult-oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio, and similar facilities	One (1) space per fifty (50) sq. ft. of floor area
	Adult specialty shops for purchase of adult books, video, and similar products	One (1) space per three hundred (300) sq. ft. of floor area
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges, and adult uses	One (1) space per two hundred (200) sq. ft. of floor area, or one (1) space per four (4) fixed seats of design capacity whichever is greater
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center, and similar indoor facilities	One (1) space per two hundred (200) sq. ft. of floor area
	Bowling Alleys	Two (2) spaces per lane, plus two (2) spaces per billiard table, plus one (1) space per each five visitor gallery seats
Outdoor Amusement & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium, and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sports activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf, and similar places	One (1) space per one thousand (1000) sq. ft. of activity area
	Golf course and driving range	One (1) space per two hundred (200) sq. ft. of main building floor area, plus one (1) space per every two (2) practice tees in driving range, plus four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Light Industrial and Manufacturing	Facilities providing manufacturing and assembly services	One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	A minimum of four (4) spaces and one (1) space per five thousand (5000) sq. ft. of designated outdoor area or one (1) space per three hundred (300) sq. ft. office floor area whichever is greater.
Unspecified Industrial Use (Shell Building)		One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area

Warehousing	Facilities providing warehousing of material and goods and similar uses	One (1) space per one thousand (1000) sq. ft. of warehouse area, plus one (1) space per three hundred (300) sq. ft. office floor area.
	Mini-storage facilities and similar uses	One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	One (1) space per five hundred (500) sq. ft. of sales or display area, plus one (1) space per one thousand (1000) sq. ft. of indoor storage area, plus one (1) space per two hundred (200) sq. ft. of retail or office floor area.
GENERAL RETAIL		
Retail	Establishments providing general retail sales and services in a single store on a single lot, not part of a shopping center	One (1) space per three hundred (300) sq. ft. of floor area.
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned, or managed as a unit)	One (1) space per two-hundred-fifty (250) sq. ft. of floor area. Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) sq. ft. of public area within these uses.
	Establishments providing drive- through services including liquor stores, laundries and dry cleaners, pharmacies and similar services	In addition to the above, one hundred (100) linear feet of stacking space exclusive of drive aisles and parking spaces.
Unspecified Retail Use (Shell Building)		One (1) space per two hundred fifty (250) sq. ft. of floor area.
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, daycare or preschool center	One (1) space per four hundred (400) sq. ft. of floor area.
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	One (1) space per two hundred (200) sq. ft. of floor area.
Religious Assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	One (1) space per four (4) seats in main assembly area based on design capacity.
School	Public, charter or private educational institutions for Elementary and Junior High	One (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
	Senior High	Two (2) spaces per classroom, plus one (1) space per employee, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10)

		spaces for visitors parking.
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	Five (5) spaces per classroom, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	One (1) space per three (3) beds.
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	One (1) space per use.
LODGING		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	One (1) space per room, plus one (1) space per one hundred (100) sq. ft. of restaurant and bar serving area, plus one (1) space per one hundred (100) sq. ft. of outdoor seating serving area, plus ten (10) minimum spaces for visitors parking, plus one (1) space per two hundred (200) sq. ft. of meeting room floor area. A parking reduction of not greater than 10% may be approved by the Community Development Director upon receiving a parking study, completed by a qualified professional with demonstrated experience in conducting parking studies (a "parking expert") that, in the opinion of the Community Development Director, demonstrates a parking reduction is justified. A parking reduction of greater than 10% may be approved by the Planning Commission on the same basis.
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	One (1) space per room.
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	One (1) space per two hundred (200) sq. ft. of gross activity area, or one (1) space per RV or trailer whichever is greater.
MEDICAL		
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	A minimum thirty (30) spaces for emergency services or two (2) spaces per bed, plus one (1) space per employee whichever is greater.
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	One (1) space per one hundred fifty (150) sq. ft. of floor area.
PERSONAL SERVICES		
	Establishments providing general professional services such as cabinet and carpentry making, custom dressmaking and	

General Professional Services	alteration, watch and clock repair, dry cleaning & laundry, pet care, messenger delivery, photographic developing & printing, blueprint production, travel information & similar professional services	One (1) space per two hundred (200) sq. ft. of floor area.
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	One (1) space per one hundred fifty (150) sq. ft. of floor area.
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity plus one (1) space per funeral vehicle.

d. Mixed Uses

- i. In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.
- ii. A horizontal mixed use development may reduce that amount of required parking by ten (10) percent if the project is a mixed use development that includes, as part of an integrated development plan, both residential and non-residential uses or by twenty-five (25) if the property is within a quarter of a mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a licensed engineer to be approved through the development or site plan approval process.

- e. **Calculating Spaces.** In case of fractional results in calculating parking requirements, the required numbers of the sum for the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.

f. Joint Use Parking

- i. Up to fifty percent (50%) of the parking facilities required by this Section for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.
- ii. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a licensed engineer with demonstrated experience conducting parking studies, to be reviewed by the Planning Commission. Following a recommendation by the Planning Commission, the City Council will make a decision to either deny the request, approve the request, or approve the request with conditions .as
- iii. The City Council or Planning Commission may use the parking study a basis for reducing the amount of onsite parking required for specific uses defined under the following nonresidential categories listed in table 15.38.030(2)(c): Eating & Drinking Establishments, Entertainment and Recreational Uses and Medical Uses.
- iv. Conditions Required for Joint Use
 - (1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.
 - (2) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
 - (3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the County Recorder.

g. Offsite Parking

- i. Any off-site parking which is used to meet the requirements of this Section shall be regulated by this Ordinance and shall be subject to the conditions listed below:
 - (1) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Section.
 - (2) Reasonable access from off-site parking facilities to the use being served shall be provided.
 - (3) The site used for meeting the off-site parking requirements of this Section shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the City Clerk and County Recorder.
 - (4) Offsite parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process.
 - (5) Off-site parking for non-residential uses shall not be located more than three

- hundred (300) feet from the primary entrance of the principal use being used, unless approved through the site plan approval process.
- h. Bicycle Parking. Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters and others on the site.
- i. Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.
- ii. Bicycle Rack General Requirements.
- (1) Racks shall be of an “inverted-U” design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.
 - (2) Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.
 - (3) Racks shall be located in a convenient, highly visible, active, and well-lit area.
 - (4) Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.
 - (5) Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack’s high point should be at least thirty-two (32) inches.
 - (6) Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.
 - (7) Racks should have a minimum of three (3) feet between rack elements (side by side).
 - (8) A minimum of five (5) feet of aisle width shall be provided between rows of bikes.
 - (9) Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.

SECTION 54: **AMENDMENT** “15.40.030 Plans And Fee Required” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.40.030 Plans And Fee Required

1. For all development projects ~~included in Section 2002~~, preliminary and final landscape plans shall be prepared in accordance with the standards and requirements set forth in this chapter, and shall be submitted and approved in accordance with the procedures set forth in this chapter.
2. A review fee for a final landscape plan may be required as determined by the adopted fee schedule.

SECTION 55: **AMENDMENT** “15.40.050 Landscape Inspections” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.40.050 Landscape Inspections

All projects required by this chapter to be landscaped shall pass a landscape inspection ~~prior to a certificate of occupancy being issued by the city~~. Such inspections shall be requested by the applicant at least twenty-four (24) hours prior to being performed.

The city shall have the right to refuse to pass any project not meeting the provisions of this chapter. The city shall also have the right to reject landscape materials as being substandard as to size, condition or appearance including a pre-inspection of materials at the supplier if deemed necessary.

SECTION 56: **AMENDMENT** “15.40.080 Design Standards And Requirements” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.40.080 Design Standards And Requirements

1. Generally

- a. Landscape Improvements: All landscape improvements (landscape materials, irrigation system, screening walls, etc.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan.
 - b. Minimum Size of Plantings. Unless otherwise specified herein, all required deciduous trees shall be a minimum of two inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.
 - c. Plant Installation. Plants installed pursuant to this Chapter shall conform to installation standards within the approved [Vineyard Tree and Landscape Manual](#).
 - d. Plant Materials. Plant shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide the water requirements for all plant material. Plant materials shall be chosen from the approved [Vineyard Tree and Landscape Manual](#).
 - e. Limitation on the Use of Turf [see also VZC 15.40.090(5) for additional requirements]. Turf shall be limited to 35% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determined by the City Planner are subject to this limitation.
 - f. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, groundcover, planting, decorative rock (two (2) inches minimum depth and a minimum size of one-half inch), or wood mulch (four (4) inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.
 - g. Irrigation Standards
 - i. All landscaped areas shall be supported by an automatic irrigation system which may be a soaker, drip-type, or otherwise approved system. The irrigation system shall meet all State and City requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.
 - ii. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
 - h. Separate Connection. Any landscaping that will be owned and maintained by the city shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the City Engineer.
 - i. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.
 - j. Protection of Landscaped Areas. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.
 - k. Use of Landscaped Areas. No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.
 - l. Detention Basins
 - i. The detention areas shall not occupy more than fifty (50) percent of the on-site street frontage landscape area, unless approved by the City Planner where shallow depths for multi-use are proposed for the basin.
 - ii. All detention areas shall maintain slopes no steeper than a four to one (4:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.
 - iii. Provide a minimum five (5) foot wide level area at the top of the basin slope.
 - iv. No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.
 - v. All basins shall be at least five feet in width at the bottom of the basin.
 - vi. [Detention Basin open space credit shall be calculated with the Equivalent Acre Formula found in the Onsite Landscaped Areas section of this chapter.](#)
2. Onsite Landscaped Areas. All development projects covered by VZC 15.40.020 shall provide on-site landscaped areas located in accordance with the following standards and requirements:
- a. For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area, whichever is greater.
 - b. For all development within all other zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than twenty (20) percent of the net site area. For the purposes of this section, landscape areas shall also include plazas.

c. Equivalent Acres: as used in this section, open space requirements shall be calculated based on equivalent acres, where different types of open space qualify as having more or fewer acres. For each acre of required open space, the requirement may be met through a variety of open space types, according to the table below and as defined in this section:

Equivalent Acre Formula	
Category of Open Space Provided	Multiplier
Open Space with No Access	0.15
Sensitive Lands - Limited Access	0.33
Improved Existing City-Owned Open Space	0.67
Detention Basin - Limited Access	0.67
Detention Basin - No Access	0 - No Credit
Fully Improved with Limited Access	0.75
Fully Improved with Full Access	1
Unimproved	0 - No Credit

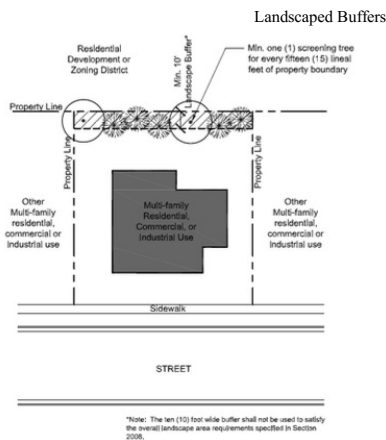
d. All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.

e. The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.

3. Landscaped Buffers

a. A minimum ten-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.

b. The landscape buffer areas shall be improved with a minimum of one (1) screening tree spaced at each fifteen-foot interval of the property boundary being screened.



4. **Parking Lot Landscaping.** Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.

5. **Building Foundations.** For each elevation visible from a public or private street, a minimum five (5) foot foundation planting area shall be provided.

6. Street Frontages

a. The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows:

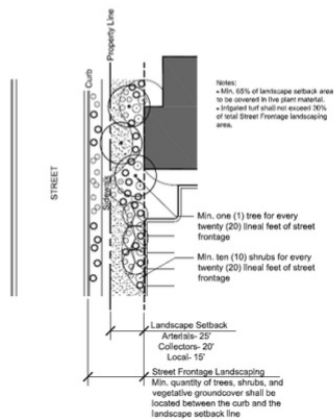
Arterial Streets: 25 feet
Collector Streets: 20 feet
Local Streets: 15 feet

b. The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows:

Arterial Streets: 20 feet
Collector Streets: 15 feet

- c. The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section designs.
- d. Where parkstrips have a minimum width of eight (8') feet, turf shall be limited to 30% of the total landscape street frontage area [see also VZC 15.40.090(5) for additional requirements]. This minimum quantity of trees, shrubs and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.
- e. The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than one tree and ten (10) shrubs for every twenty (20) feet of street frontage or one (1) tree and ten (10) shrubs for every forty (40) feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of sixty-five (65) percent of the total street frontage landscaped area.

Street Frontages



7. Cumulative Totals. Quantities of plants required by each of this Chapter which apply to that project submitted to the city for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.

SECTION 57: AMENDMENT "15.48.050 Regulations Based On Sign Type" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.48.050 Regulations Based On Sign Type

The Sign Standard Table governs the maximum height, sign area, location, and quantity restrictions unless otherwise noted below.

1. Freestanding Signs
 - a. All permanent freestanding signs shall be located a minimum of 50 feet from any other permanent freestanding sign on the same parcel.
 - b. All permanent freestanding signs shall be situated perpendicular to the street.
 - c. All permanent freestanding signs shall be of monument style only and shall complement the site architecture.
 - d. Landscaping shall be provided at the base of all permanent freestanding signage.
2. Drive-Thru Lane Signs
 - a. Where drive-thru uses are allowed, drive-thru lane signs are permitted
 - b. No more than two (2) drive-thru lane signs are allowed for a drive-thru business establishment.
 - c. The total maximum sign area shall not exceed fifty (50) square feet and six (6) feet in height.
 - d. A drive-thru lane freestanding sign shall be constructed with a solid base.
 - e. A computer display may be used.
3. Changeable Copy Sign
 - a. Changeable Copy signs shall have static displays that shall not change more than once every eight (8) seconds. Video, animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted, except through a Sign Standard Waiver

- b. Shall not increase the brightness level by more than 0.3-foot candles over ambient brightness levels.
 - c. Changeable Copy signs which incorporate electronic message displays are required to have an automatic dimmer control to allow for automatic dimming of the intensity of the sign illumination and accommodate varying light conditions.
- 4. Flags
 - a. Flags or Flagpoles shall not be located within any public right-of-way.
 - b. Flagpoles shall have a maximum height of thirty-five (35) feet for residential and fifty (50) feet for commercial. Flagpoles over thirty (30) feet in height shall require a building permit.
 - c. No more than two (2) flagpoles per lot in residential districts, no more than three (3) flagpoles per lot in all other districts.
 - d. For each principal structure on a parcel, up to two (2) flag brackets or stanchions may be attached or placed for the display of flags.
 - e. The maximum sign area of a flag displaying a commercial message shall not exceed twenty-four (24) square feet in residential districts, thirty-five (35) square feet in all other districts. For the purpose of determining the sign area of a flag, only one side of the flag shall be counted.
- 5. Wall Signs
 - a. Signs may be either internally or externally illuminated
 - b. Excluding vertically integrated mixed-use buildings which contain retail uses on the ground floor, buildings excess of two stories shall be allowed only one (1) wall mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.
- 6. Awning Sign
 - a. Logos, symbols and graphics that do not include text may be allowed on the shed (slope) portion of an awning and shall not exceed fifty percent (50%) of the shed.
 - b. Lettering shall be located within the middle seventy percent (70%) of the valance area
 - c. Awnings shall not be lit from under the awning (back-lit) so that the awning appears internally illuminated
 - d. Awnings shall be regularly cleaned and kept free of dust and visible defects
- 7. Projecting Sign
 - a. Shall not be less than eight feet (8') above the surface over which they project in pedestrian areas
 - b. Shall not project into alley more than three feet (3') and shall not be less than fourteen feet (14') above the alley surface where vehicles are allowed
 - c. Internally illuminated projecting signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated.
 - d. Shall not be closer than fifteen feet (15') to another projecting sign or a freestanding sign or five feet (5') from an interior property line or a line dividing Two (2) separate business frontages
 - e. May not project above the roof.
- 8. Development Promotional and Directional Sign
 - a. One sign per frontage, not to exceed **ninety-six (96) square feet** in area within residential, commercial, and industrial zones is permitted.
 - b. Each sign must be approved by the Community Development Director or authorized agent with a one (1) year limitation per approval. Renewals may be granted on a yearly basis but not to exceed two (2) years.
 - c. It is the intent of the City the Development Promotional Sign be displayed only during construction of the project.
 - d. Must be located only on property in which the sign is advertising with a two foot setback from all properties. Each must comply with all clear view requirements (Refer to Section 15.48.04.09)
- 9. Development Fencing Signage
 - a. Development fence signs are allowed during the duration of active construction and shall be removed upon issuance of a certificate of occupancy or final inspection of the project. Signage shall be printed on wrap material or designed within the fencing surface and shall not be attached to the wrap material or fence surface.
 - b. Development fence signs shall only contain information regarding the subject project, designers, contractors and site directional information.
 - c. Development fence signs shall not extend above the height or physical dimensions of the development fencing.
- 10. Wall Art and Building Murals
 - a. Wall art, and murals shall not exceed thirty percent (30%) of a building or structure facade.
 - b. For development located on private property, the Planning Commission may approve a higher area dedicated towards wall art or murals if the allowable square footage is reallocated from other facades of the same building.
 - c. Wall art or murals located within the public right-of-way or on a public facility shall be reviewed by the Arts, Recreation & Parks, Cultural, and Heritage Advisory Commission (ARCH) for a recommendation to the City Council for approval. The City Council may approve wall art or murals for areas greater than 30% of facade.
 - d. All lettering, logos, or symbols for advertising purposes shall meet the Wall Sign standards.
 - e. Wall art and murals shall not be permitted on single-family residential structures

SECTION 58: AMENDMENT “15.60.020 Definitions” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.60.020 Definitions

Words not defined herein shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition.

Abandon/Abandoned: Means a use that has been discontinued for a minimum period of one (1) year or a building, structure, sign, or other object that remains vacant or unused for a minimum period of one (1) year.

Abandonment: Any ~~act that results to abandon~~ nonconforming use, structure, or other nonconformity which is not thus occupied or so used for a continuous period of one year.

Access: The provision of vehicular and/or pedestrian ingress and egress to a lot, parcel, building, or structure.

Accessory Building: A building customarily incidental and clearly subordinate to the primary building and located on the same lot as the primary building.

Accessory Use: A use clearly incidental, subordinate and customarily found in connection to the primary use and located on the same lot as the primary use.

Active or Valid Building Permit: A Building Permit that has not expired.

Adjacent Property/Adjacent Landowners: A lot or parcel of property, or the owner of record of such, according to the records of the Utah County Recorder that has a common boundary line with a lot or parcel of property that is the subject of some action before the city.

Affected Entity: Means a county, municipality, independent special District under Title 17A, Chapter 2, Independent Special Districts, Local District under Title 17B, Chapter 2, Local Districts, School District, interlocal cooperation entity established under Title 11, Chapter 13, InterLocal Cooperation Act, specified public utility, or the Utah Department of Transportation, if:

1. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
2. The entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. The entity's boundaries or facilities are within one mile of land that is the subject of a general plan amendment or land use Ordinance change.

Agent: The person with written authorization to represent a property owner.

Agriculture: An area which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in Utah County, or lands devoted to a soil conservation management program, but excluding the keeping of prohibited animals, Commercial Plant Nursery, as defined herein, Concentrated Animal Feeding Operation, as defined by the U.C.A., 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.

Agricultural Building: A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of § 58-56-4, U.C.A., 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of § 58-56-4(1), U.C.A., 1953, as amended.

Alcoholic Beverages: Means and includes beer and liquor as defined in the State of Utah Alcoholic Beverage Control Act, as amended.

Alteration: Any change, addition, or modification in construction of a building or structure.

Animal Hobby Breeder: An individual who breeds animals, typically domestic pets such as dogs, cats, or other small animals, on a limited scale.

Animal Hospital: A facility for the diagnosis, treatment and hospitalization of animals, that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities, unless Outdoor Boarding Kennels are listed as an allowed use in the Zoning Use Matrix.

Apiary: Any place where one (1) or more colonies of bees are located.

Appeal Authority: The person, board, commission, agency, or other body designated by this Ordinance to decide an appeal of a decision of a Land Use Application or a Variance.

Applicant: Any person(s) presenting a Land Use Application for any Approval, Permit, or License required by a Land Use Ordinance.

Application/Land Use Application: Written requests for an Approval, Permit, or License and completed in a manner prescribed by this Ordinance for review and decision by a Land Use Authority.

Application, Complete: An Application that includes all information requested on the appropriate form, and payment of all applicable fees.

Application, Incomplete: An Application that lacks information requested on the appropriate form, or lacks the payment of all applicable fees.

Architectural Projection: Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, but shall not include signs.

Assembly, Place of: The use of land for a meeting place where persons gather together for purposes of attending civic, social, religious functions, recreational events or entertainment performances on a regular or recurring basis including, but not limited to, religious institutions, banquet facilities, funeral homes, theaters, conference centers, stadiums, and indoor or outdoor recreational facilities.

Awning: A roofed structure placed to extend outward from the building providing a protective shield for doors, windows, and other openings supported by the building or other supports.

Base District: A Zoning District that establishes regulations governing land use and site development in a specific geographic area.

Basement: Any story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground area of the building having its floor below ground by at least one-half (1/2) of its height on all sides.

Bay Window: A window or series of windows forming a recess or bay from a room and projecting outward from the wall.

Beekeeper: A person who keeps honeybees in order to collect honey and beeswax and pollinate crops.

Beekeeping Equipment: Anything used in the operation of an apiary, such as hive bodies, supers, frames, veils, gloves, top and bottom boards, extractors or other equipment to handle or manipulate bees, honey, wax, or hives.

Berm: A mound of earth used as a site feature, or to shield, screen, and buffer uses, undesirable views and to separate land uses.

Best Management Practices (BMPs): A practice, or combination of practices, determined to be the most effective (including technological, economic, and institutional considerations) means of preventing or reducing disturbance or disruption to the natural environment.

Billboard: A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.

Buildable Area: That area of a lot or parcel which is outside of any required setback areas and outside of any other areas regulated by this Ordinance.

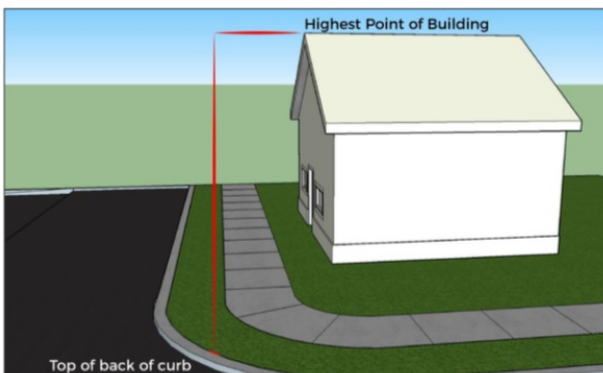
Building: Any structure, whether permanent or temporary, which is designed, intended, or used for occupancy by any person, business, animals, possessions, or for storage of property or materials of any kind.

Building Code: The International Building Code, as adopted by the city.

Building Facade: That portion of an exterior elevation of a building extending from the finished grade to the top of the parapet wall or eaves and the entire width of the building elevation.

Building Frontage: The horizontal, linear dimension of that side of a building abutting a street, a parking area, or other circulation area open to the public.

Building, Height: The vertical distance from the TOP OF THE BACK OF CURB to the highest point of the building or structure.



Building Line: The line circumscribing the buildable area of a lot.

Building Line, Front: A line parallel to the front lot line and at a distance there from equal to the required depth of the front yard setback and extending across the entire width of the lot or parcel.

Building Line, Rear: A line parallel to the rear lot line and at a distance there from equal to the required depth of the rear yard setback and extending across the entire width of the lot or parcel.

Building Line, Side: A line parallel to the side lot line and at a distance there from equal to the

required depth of the side yard setback and extending between the front and rear building lines.

Building Official: The person charged with the administration and enforcement of the Building Code of the City of Vineyard, or designee.

Building Permit: A Permit authorizing a construction activity.

Business: Means and includes all trades, occupations, professions, or activities carried on within the city for the purpose of gain or economic profit.

Carport: Roof structures open on at least two sides and subject to all requirements prescribed for a garage.

Cannabis Production Establishment: See USC Section 26-61a-102 Definitions.

Car Wash: A facility that offers the washing of motor vehicles and motorcycles by either machine or hand-operated mechanisms used principally for the cleaning, washing, polishing, or waxing of motor vehicles not exceeding 10,000 pounds Gross Vehicle Weight. A facility of this type may be able to accommodate more than one vehicle at the same time.

Certificate of Occupancy: A certificate issued by the Building Official authorizing occupancy of a building or structure requiring a Building Permit.

Check Cashing and Other Credit Services: Check cashing is defined as engaging in the business of a check casher as defined in the Utah Check Cashing Registration Act, Utah Code Section 7-23-101 et seq. (as amended). Check cashing is also defined as providing loans, cash advances, or other forms of credit upon presentation of a personal check or title to a vehicle to be held by the person or entity making the loan, cash advance, or providing the credit. Check cashing includes uses commonly known as payday advances/loans, deferred deposit loans, title loans, and other businesses of similar nature. However, the definition of check cashing does not include the providing of credit to finance the initial purchase of personal property, or the sale of such debt obligations to factor or financial institution that purchases debt instruments connected with such transactions in the normal course of its business. Banks, credit unions, and pawnshops are not included in the definition of check cashing.

Chemical Manufacturing, Storage, and Distribution (Existing): A use, existing and established in the city on January 1, 2008 and engaged in making of chemical products from raw or partially finished materials and the storage and distribution of such chemical materials and that by reason of materials, processes, products or waste may be hazardous or that by the emission of odor, dust, smoke, gases, noise, vibration, glare, heat or other impacts may impact adjoining properties, and which may include the parking and storage of distribution vehicles, and accessory activities.

Chief Executive Officer: Means the Mayor of the City of Vineyard. City Engineer: A registered Civil Engineer so appointed by the city.

Clear View Area: Areas at intersecting streets and driveways where unobstructed vision is maintained, as required by this Ordinance.

Clinical Support Housing: Residential housing whose occupancy is restricted to persons who are registered or employed as a patient, student, or staff member associated with the clinical or educational program of the facility or campus in which the housing unit or dormitory is located.

Cluster Development: A design that locates buildings in specific areas of a site to allow the remaining land to be used, but not limited to, recreation, open space, and preservation of sensitive land areas.

Code: The City of Vineyard Municipal Code, as adopted.

Colony: Bees in any hive including queens, workers, or drones.

Commercial Kennel: An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a non-profit basis.

Commercial Plant Nursery: A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail or wholesale customers.

Commercial Recreation, Indoor: A use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis or pickleball, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices.

Commercial Recreation, Outdoor: An area or facility that offers entertainment or recreation outside. This use is limited to a golf driving range, baseball batting cages, riding arena, tennis or pickleball facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other nuisances to adjoining and surrounding uses.

Commission: The Planning Commission of the City of Vineyard.

Common Area: Facilities and yards under common ownership.

Common Ownership: Ownership of the same property by different persons.

Community Location: As defined by UCS 10-8-41.6 which include the following uses;

public or private kindergarten, elementary, middle, junior high, or high school; a licensed child-care facility or preschool; a trade or technical school; a church; a public library; a public playground; a public park; a youth center or other space used primarily for youth oriented activities; a public recreational facility; a public arcade; or a homeless shelter.

Commuter and Light Rail Facilities and Station: A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.

Composting Facility: A facility where organic materials are converted into a humus-like material under a process of managed biological decomposition or mechanical processes. Normal backyard composting and composting incidental to agricultural operations are exempted from this use classification.

Conditional Use: A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Constitutional Taking: A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the:

1. Fifth or Fourteenth Amendment of the Constitution of the United States; or
2. Utah Constitution Article I, Section 22.

Construction: The materials, architecture, assembly, and installation of a building or structure.

Construction Activity: All grading, excavation, construction, grubbing, or other site preparation or development activity which disturbs or changes the natural vegetation, grade, or any existing building or structure, or the act of adding an addition to an existing building or structure, or the erection of a new primary or accessory building or structure on a lot or parcel.

Construction Sales and Service: An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores.

Contractor's Office/Storage Yard: A facility providing building construction and maintenance services including carpentry, plumbing, roofing, electrical, air conditioning and heating, with a base of operations and which may include the indoor and outdoor storage of building materials, equipment, or vehicles used by the construction business.

Corral: A space, yard, or other unenclosed area, other than a building, used for the confinement of animals.

Council: The City Council of the City of Vineyard.

County: The unincorporated area of Utah County, or the Board of County Commissioners of Utah, Utah.

Cul-de-sac: A street with only one (1) outlet and an area for the safe and convenient turning around of traffic.

Culinary Water Authority: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Cut: The process of lowering the natural grade of the ground, or the depth or the volume of such material removal.

Daycare Facility, Commercial: A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty-four (24) hours per day. Commercial Daycare Facilities excludes the following:

1. Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning;
2. Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available;
3. Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; or
4. Clearly identified as an Accessory Use.

Decibel (dB): A unit of measure used to express intensity of noise.

Declaration: The legal instrument by which property is subjected to the provisions of the State of Utah Condominium Ownership Act, or a declaration of covenants, conditions, and restrictions.

Dedication: The setting aside of land by an owner for any public use for the enjoyment of the public and owned by a public agency.

Demolish or Demolition: Any act or process that destroys in part or in whole a building or structure.

Density: The intensity or number of nonresidential and residential uses expressed in terms of unit equivalents per acre or lot or units per acre.

Density, Base: The number of dwelling units per acre allowed by a Zoning District.

Density, Incentive: The number of additional dwelling units per acre allowed in addition to the base density.

Developer: Any person or organization that develops, or intends to develop or sell property for the purpose of future development subject to the provisions of this Ordinance, or other Land Use Ordinances.

Development Activity: Any of the following: (a) Any man-made change to improved or unimproved lands, including but not limited to buildings or structures, mining, dredging, filling, grading, paving, excavation or drilling operations; (b) Any construction, reconstruction, or expansion of a building, structure, or use; (c) Any change in the use of a building or structure; (d) Any change in the use of land that creates additional demand and need for public facilities or services; (e) The act of subdividing; or (f) The act, process or result of developing.

Development Agreement: A contract between an Applicant or owner and the Council pursuant to the provisions in this Ordinance.

Development Site: The perimeters and total area of a tract, lot, or parcel of land intended to be used for a development activity.

Development Standards: Established regulations concerning lot areas, yard setbacks, building height, lot coverage, open space and any other special regulations deemed necessary to accomplish the purpose of this Ordinance or other Land Use Ordinances.

Disability: Disability means a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such impairment or being regarded as having such impairment. (§ 57-21-2(9)(a) U.C.A., 1953, as amended). Disability does not include current illegal use of, or addiction to any Federally controlled substance, as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802. (§ 57-21-2(9)(b) U.C.A., 1953, as amended). Disability does not include placement in lieu of confinement, rehabilitation, or treatment in a correctional facility.

Distribution Center: A facility where the storage and distribution of goods and materials occurs inside a fully enclosed building and which may include the parking and storage of distribution vehicles, and accessory activities.

Domestic Livestock and Fowl: Limited to domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl [for the purpose of laying eggs](#). Domestic Livestock and Fowl do not include inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

Driveway: A private access, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

Drive-Through Facility: A facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business or receive services or goods while remaining in their motor vehicles.

Dwelling, Accessory Unit: An attached dwelling unit to a single-family home, or located above a detached garage serving a single-family home which is located on the same lot as the single-family home designed to be clearly subordinate to the principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling.

Dwelling, Accessory Unit for Owner or Employee: An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use.

Dwelling, Condominium: An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements.

Dwelling, Multiple-Family: A building containing three (3) or more dwelling units.

Dwelling, Single-Family: A building containing one (1) dwelling unit.

Dwelling, Two-Family: A building containing two (2) attached dwelling units.

Dwelling Unit: A building, occupied by no more than one (1) family as defined herein, containing one (1) or more rooms and one (1) kitchen and including areas for living and sleeping, designed to be used for human occupancy, and complying with all provisions of the Building Code.

Dwelling Unit, Manufactured: A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more Sections, which, in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is four hundred (400) or more square feet, and which is built on a permanent chassis and is designed to be used as a dwelling unit with, or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

To meet the requirements of this Ordinance and State laws, when erected on the site the home must be at least 24 feet in width at the narrowest dimension, have exterior and roofing materials acceptable to the Building Code, as adopted by the City of Vineyard, have a

minimum roof pitch of 2:12, and be located on a permanent foundation, in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the Building Code. All appendages, including carports, garages, storage buildings, additions, or alterations must be built in compliance with the Building Code. The manufactured dwelling must be connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems. All manufactured dwelling units constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards. A Manufactured Dwelling Unit shall be identified as real property on the property assessment rolls of Utah County.

Earth Station: A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.

Easement: That portion of a lot, parcel, or tract reserved for present or future use by a person or agency other than the fee owner(s) of the property. The easement may be for use under, on, or above said lot, parcel, or tract.

Educational Facility: Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.

Elderly Person: A person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

Emergency Care Facility: A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.

Environmental Remediation: Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein.

EPA: The United States Environmental Protection Agency.

Escrow: A deposit of cash with the city, or approved alternate in lieu of cash, held to ensure the performance of a task or a maintenance guarantee.

Event Center: A facility that primarily functions for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor cooking facilities, that are available for use by various groups for such activities as meetings, parties, weddings, receptions, and dances.

Excavation: The removal of boulders, gravel, rocks, earth, or similar naturally occurring deposits from its natural position.

External Illumination: Lighting that illuminates a building or structure, parking area, or other outside area from a location outside of the building or structure.

Family: A person living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (a) Any number of people who are related by blood, marriage, adoption, or court sanctioned guardianship together with any incidental domestic or support staff who may or may not reside on the premises; or (b) four (4) unrelated people; or (c) two (2) unrelated people and any children related to either of them. "Family" does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses.

Farmer's Market: An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.

Fence: A barrier or obstruction of any material, with the purpose or intent, or having the effect, of preventing passage or view across the fence line.

Fence, Open: A fence which permits vision through more than fifty percent (50%) of each square foot more than eight (8) inches above the natural or finished grade.

Fence, Sight Obscuring: A fence which permits no vision (0%) through any part of the fence more than eight (8) inches above the natural or finished grade.

Fill: The process of raising the natural grade of the ground, or the depth or the volume of such material.

Financial Institution: A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money; but not including Pawnshops.

Firework Stand: A temporary structure or facility where fireworks are sold to the public.

Fiscal Impact Analysis: An analysis that describes the current or anticipated effect upon the public costs and revenues imposed by a development activity.

Flammable Liquids or Gases Manufacture, Storage and Distribution: A facility which may produce, store and/or distribute flammable liquids and gases and which may include the parking and storage of distribution vehicles, and accessory activities.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters; including streams, creeks and rivers and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): An official map of a community on which the United States Federal Emergency Management Agency has delineated areas of flood hazard.

Flood Insurance Study: The official report provided by the United States Federal Emergency Management Agency that include flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

Flood Plain, 100 Year: An area where a peak flow magnitude has about a 1 percent (1%) chance of being equaled, or exceeded in any year. The area is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed. The flood would have an average frequency of occurrence of about once in one hundred (100) years.

Floor Area, (Gross Floor Area): The sum of the footage contained within all buildings or structures on a site measured from the outside wall surfaces and including basements, garages, porches, utility rooms, stairways, recreation rooms and storage rooms, but excluding unroofed balconies and patios.

Floor Area, (Net Floor Area): The sum of the footage contained within all buildings or structures on a site measured from the inside wall surfaces including basements but excluding, garages, porches, utility rooms, stairways, storage rooms, and unroofed balconies and patios.

Floor Area, (Total): The sum of the gross floor area of all floors of a building and its accessory buildings located on the same lot. All dimensions shall be measured from the exterior faces of the exterior walls.

Floor Area Ratio: The total gross floor area of a building divided by the area of the lot on which it is located.

Foot Candle: A unit for measuring the amount of illumination on a surface.

Frontage: All the property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line.

Funeral Home: An establishment where the dead are prepared for burial or cremation and which may include areas for embalming, performing of autopsies and the storage of funeral supplies and vehicles and where funerals may be held.

Garage: An accessory building or an accessory portion of the main building used for the storage of motor vehicles, and in which no occupation or business is conducted.

General Plan: The City of Vineyard General Plan, as adopted.

Geologic Hazard: A hazard inherent in the crust of the earth, or artificially created, which is dangerous, or potentially dangerous to life, property or improvements, due to the movement, subsidence, or shifting of the earth. The term includes, but is not limited to, unstable slopes, faulting, landslides, and rock falls.

Golf Course: An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, and course maintenance facilities.

Grade, Finished: The finished elevation of the surface of the land after the completion of any development activity or other excavation.

Grade, Natural: The elevation of the surface of the land prior to any development activity or excavation.

Grading: An excavation, cut or fill, or the act of excavating, either cutting or filling.

Groundwater: Any water that may be drawn from the ground.

Groundwater Discharge Area: An area where the direction of groundwater movement is upward from the principal aquifer to the shallow unconfined aquifer.

Grubbing: The removal or destruction of vegetation, including disturbance to the root system or soil surface by mechanical, chemical, or other means.

Guarantee: Any form of security including cash, a letter of credit, or an escrow agreement in an amount and form satisfactory to the city.

Hard-Surfaced: Covered with concrete, brick, asphalt, or other impervious material.

Hazardous Waste: A material as defined by the United States Environmental Protection Agency.

Health and Fitness Facility: A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

Health Department: The Utah County Health Department.

Heliport: An area used for the landing and taking off of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of

such aircraft.

Hive: A frame hive, box hive, barrel, log, gum skep, or other artificial or natural receptacle that may be used to house bees.

Holiday Decorations: Displays of a primarily decorative nature commonly associated with any national, Local, or religious holiday.

Home Day Care: The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than three (3) children, but fewer than ten (10) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. When a caregiver cares for only three (3) children under age two (2), the group size, at any given time shall not exceed six (6). If there are eight or more children, there must be two or more providers present.

Home Occupation: An activity carried out for gain by a resident of the dwelling unit, identified, and conducted in compliance with the requirements of this Ordinance, as applicable.

Home Preschool: A preschool program complying with all State standards and licensing for non-family members in an occupied dwelling unit, by residents of that dwelling unit, in which lessons are provided for not more than ten (10) children for each session of instruction. If there are eight or more children, there must be two or more providers present. Sessions shall last for not more than four (4) hours and shall not overlap. Individual children may attend only one (1) preschool session in any 24-hour period.

Honeybee: The common honeybee, *Apis mellifera* species or any hybrid thereof, at any stage of development, but not including the African honeybee.

Hospital: A facility licensed by the State of Utah Department of Health providing health services primarily for human inpatient, medical and/or surgical care for the sick or injured, and including the related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.

Hotel: A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities.

Extended Stay Hotel: A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms which have provisions for cooking.

Household Pets, Noncommercial: Domesticated animals and birds ordinarily allowed in a dwelling unit and kept for company or pleasure of the owner, including, but not limited to dogs, cats, and caged birds. Household Pets do not include domestic livestock or fowl, as defined herein or inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

Hybrid Production Facility: A commercial operation or use, on one or more premises where finished consumer goods are manufactured or produced and those same goods are offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

Identical Plans: Means building plans submitted to the City of Vineyard that are substantially identical to building plans that were previously submitted to and reviewed and approved by the City of Vineyard Building Official and describe a building that is:

1. Located on land zoned the same as the land on which the building described in the previously approved plans is located; and
2. Subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

Illegal Building/Structure: A building or structure, or portion thereof, established without securing the necessary Approvals, Permits, or Licenses, as required by this Ordinance, the adopted Building Code, or their prior enactments.

Illegal Lot: A lot created that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

Illegal Use: A use established without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

Impact Analysis: A determination of the potential effect(s), including but not limited to environmental, fiscal, social, matters, etc. upon the city or a Section of the city.

Impervious Material or Surface: Material that is impenetrable by water.

Improvements: Curbs, gutters, streets, roads, sidewalks, utilities, grading, paving, landscaping, water and sewer systems, drainage systems, fences, fire hydrants, street lights, parks, public facilities, amenities and other such requirements of this Ordinance.

Intensity: The degree of a quantitative or qualitative measurement associated with a use of land or building.

Internal Illumination: Lighting by means of a light source that is located within a building structure, or other object including a sign, or portions or letters of a sign.

Kennel, Commercial: ~~A facility providing for indoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.~~

Kennel, ~~Outdoor~~ Commercial: A facility providing for the indoor and/or outdoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.

Land Use: The manner in which land is occupied or used.

Land Use Application: All Applications required by this Ordinance, and the city's other Land Use Ordinances, and required to initiate the review procedures for any required Approval, License, or Permit by a Land Use Authority.

Land Use Approval: Any authorization received from a Land Use Authority that permits the commencement of a development activity.

Land Use Authority: Means a person, board, commission, agency, or other body designated by the Council to act on a Land Use Application.

Land Use Ordinance: Means a planning, Zoning, development, or subdivision Ordinance of the City of Vineyard, including this Ordinance, but does not include the City of Vineyard General Plan.

Landscaping: Materials and treatments that include naturally growing elements such as grass, trees, shrubs, and flowers. Landscaping may also include the use of rocks, fountains, benches, and contouring of the earth when authorized by a Land Use Authority.

Laundry, Commercial: An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.

Laundry, Self Service or Dry Cleaning: An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry-cleaning services.

Legal Building/Structure: A building or structure, or portion thereof, established after receiving the necessary Approvals, Permits, or Licenses, as required by the Land Use Ordinances and complying with the requirements of the Land Use Ordinances and Building Code.

Liquor Store: An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.

Lot, Legal: A lot that has received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances, or their prior enactments.

Legal Lot of Record: Any lot, parcel or tract of land that existed, as recorded in the Office of the Utah County Recorder, with a separate property identification number as provided by the Office of the Utah County Recorder and Office of the Utah County Assessor, prior to the date of the adoption of the first Vineyard Subdivision Ordinance, and all lots, parcels, and tracts of land that were legally created pursuant to the subdivision requirements of the city's Land Use Ordinances and the laws of the State of Utah after the date of the adoption of the first City of Vineyard Subdivision Ordinance.

Legal Use: A use complying with the requirements of this Ordinance.

Legislative Body: The City Council of Vineyard, Utah.

Light Source: A point of lumination that emits a measurable radiant energy in or near the visible spectrum.

Limits of Disturbance: The area of a lot, parcel, or tract of land in which all development activity or construction must be contained including all impervious surfaces, buildings, structures, parking areas, driveways, etc.

Lot: A parcel of land occupied or proposed to be occupied by a building or structure, together with such yards, open spaces, lot width and lot area as are required by this Ordinance.

Lot Area: The total land area of a lot, parcel, or tract of land.

Lot Coverage: The total horizontal area of a lot, parcel, or tract of land covered by any impervious surface, including buildings, structures, parking areas, driveways, etc.

Lot Depth: The horizontal distance from a front lot line to a rear lot line.

Lot, Interior: A lot, parcel, or tract of land, other than a corner lot.

Lot, Irregular: A lot whose rear property line is not generally parallel to the front property line such as a pie-shaped lot on a cul-de-sac, or where the side property lines are not parallel to each other.

Lot Line: A line bounding a lot, parcel, or tract of land that divides one (1) lot, parcel, or tract from another, or from a street. See also Property Line.

Lot Line Adjustment: The relocation of the lot line or property boundary line in a subdivision between two adjoining lots with the consent and agreement of the owners of record.

Lot Line, Front: A lot line separating a lot from an existing street right-of-way or, where a new street is proposed, the proposed street right-of-way line.

Lot Line, Rear: The lot line generally opposite and most distant from the front lot line.

Lot Line, Side: Any lot line that is not a front lot line or rear lot line. A side lot line separating one (1) lot from another is an interior side lot line.

Lot, Corner: A lot abutting on two (2) intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees (135°).

Lot, Double Frontage: A lot abutting two (2) parallel or approximately parallel streets.

Lot, Illegal: A lot that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, or their prior enactments.

Lot, Noncomplying (Legal): A lot, parcel or tract of land that: (a) Legally existed before its current Zoning designation; and (b) Has been shown as a separate lot, parcel, or tract continuously on the records of the Utah County Recorder as an independent parcel since the time the Zoning requirements governing the lot, parcel or tract changed; and (c) Because of subsequent Zoning changes does not now conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

Lot, Noncomplying (Illegal): A lot, parcel or tract of land that: (a) Was created without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, and their prior enactments, and (b) Does not conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

Lot Width: For an interior lot or parcel, the shorter of horizontal distance between side lot lines, measured at the required front yard setback line or rear setback line. For a corner lot, the distance between one (1) of the front lot lines and the opposite side yard line at the required setback line.

LUDMA: Means the "Municipal Land Use, Development, and Management Act," as provided by Chapter 10-9a, U.C.A., 1953, as amended.

Lumen: A measurement of light output or the amount of light emitting from a luminaire.
Luminaire: A lighting unit consisting of a light source and all necessary mechanical, electrical, decorative, light shielding and hooded parts.

Luminaire, Cutoff-Type: A luminaire with shields, reflectors, refractors, or other such elements that direct and cut-off emitted light.

Luminaire, Shielded, Fully: Luminaires that are constructed so that no light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

Luminaire, Shielded, Partially: Luminaires that are constructed so that no more than ten percent (10%) of the light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

Manufacturing, Heavy: The assembly, fabrication or processing of large or bulky goods and materials which typically require extensive building areas or land areas using raw materials or previously prepared materials, using processes and that may have impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.

Manufacturing, Light: The assembly, fabrication or processing of goods and materials using processes that are not offensive or create any odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts to adjacent property, nor create any health and safety hazards by way of materials, process, product or waste, and where all assembly, storage, fabrication or processing is conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure.

Medical Clinic: An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.

Medical Laboratory: An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.

Medical Practitioners: A licensed professional who provides healthcare services to individuals. This includes physicians, surgeons, dentists, chiropractors, optometrists, psychiatrists, or other medical professionals who diagnose, treat, or prevent illness or injury.

Medical Spa: A facility that provides aesthetic, wellness, and medically supervised cosmetic treatments. Such services may include skin rejuvenation, laser treatments, injectable therapies (e.g., Botox and dermal fillers), IV therapy, body contouring, and other non-surgical medical procedures.

Mixed Use: The location and arrangement of a combination of compatible residential and nonresidential uses on the same lot or within the same building, and complying with the requirements of this Ordinance.

Mobile Food Court: A designated area or lot where multiple food vendors, such as food trucks, operate.

Model Home: A dwelling unit having all of the following characteristics:

1. The dwelling unit is constructed upon a lot in a subdivision for which a Final Plat has been recorded.
2. The dwelling unit is intended to be temporarily utilized as an example of the dwelling units that are proposed to be built in the same subdivision.

Moderate Income Housing: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in Utah County.

Moderate Income Housing Plan: A written document conforming to the requirements of

LUDMA.

Monument: A permanent survey marker established by the Utah County Surveyor and/or a survey marker set in accordance with the City Engineer's specifications and referenced to Utah County survey monuments.

Motel: A building or group of buildings containing guest rooms, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space located on the same lot and designed, used or intended wholly or in part for the overnight accommodations of guests and their vehicles.

Motor Home: A unit primarily designed as a temporary dwelling for recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including, but not limited to, a travel trailer, a camping trailer, a truck camper, a motor home, a fifth wheel trailer, and a caravan.

Motor Vehicle Fueling Station: A facility providing the retail sale and direct delivery to motor vehicles of fuel, including electric charging stations, lubricants and minor accessories, and retail sales for the convenience of the motoring public.

Municipality: The City of Vineyard, Utah, or other incorporated area.

Museum: An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.

Natural Features: Non-man-made land characteristics, including but not limited to slopes, wetlands, streams, rock outcroppings, lava fields, intermittent drainage channels, and vegetation.

Natural State: Land that has not been subjected to grading, removal of vegetation or any development activity.

Natural Vegetation: Vegetation existing on a lot or parcel prior to any grading, development activity or man-made plantings.

Natural Waterways: Those areas, varying in width, along the course of a permanent or intermittent river, stream, creek, or gully.

Nominal Fee: A fee that reasonably reimburses the city only for time spent and expenses incurred in:

1. Verifying that building plans are identical plans; and
2. Reviewing and approving those minor aspects of identical plans that differ from the previously reviewed and approved building plans.

Noncombustible Material: Any material that will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit (1,200°F) during an exposure of five (5) minutes, and will not continue to burn or glow at that temperature.

Noncomplying Structure: A structure that:

1. Legally existed before its current land use designation; and
2. Because of one or more subsequent land use Ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land.

Nonconforming Use: A use of land that:

1. Legally existed before its current land use designation;
2. Has been maintained continuously since the time the land use Ordinance governing the land changed; and
3. Because of one or more subsequent Land Use Ordinance changes, does not conform to the regulations that now govern the use of the land.

Nonresidential Uses: Means the uses identified in the Tables of Uses – Nonresidential Zoning Districts.

Nonresidential Zoning District/Nonresidential Zones: Means the Commercial Districts and Industrial Districts.

Nursing Care Facility: A healthcare facility, other than a hospital, constructed, licensed and operated to provide patient living accommodations, twenty-four (24) hour staff availability, and at least two (2) of the following patient services:

1. a selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological or other professional therapies to intermittent health related or paraprofessional personal care services;
2. a structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or
3. a supervised living environment that provides support, training or assistance with individual activities of daily living.

Nursing Home, Convalescent Care Center: A facility that provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility. A Nursing Home or Convalescent Care Center provides some level of skilled nursing or medical service to the residents.

Office: A type of business use where a building, room, or other space and where executive,

management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.

Official Map: A map adopted by the Council and recorded in the Utah County Recorder's Office that:

1. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;
2. Provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and
3. Has been adopted as an element of the City of Vineyard General Plan.

Official Zoning Map/Zoning Districts Map: The map adopted by the Council showing the geographic location of Zoning Districts.

Off-Street: Entirely outside of any city right-of-way, street, access easement, or any private access drives.

Open Space: Land areas that are not occupied by buildings, structures, parking areas, streets, or roads. Open space may be devoted to landscaping, preservation of natural features, and recreational areas and facilities.

Outdoor Display of Products or Merchandise: The storage of goods or product in an open, unenclosed area, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

Overlay District: A Zoning District, with its accompanying requirements, that is applied to an area that may place additional development standards on a Zoning District. Development in an overlay District must conform to the base District as well as the overlay Zoning requirements.

Owner: Any person who alone, jointly or severally with others, has a legal or equitable title to property.

Parcel of Land: ~~An area of land, with a separate property identification number, as provided by the Office of the Utah County Recorder~~ Means the smallest separately segregated unit of plot of land, with person(s) identified as owner(s); having boundaries and surface area, which is documented and given a property number by Utah County.

Park: A playground, or other area or open space providing opportunities for active or passive recreational or leisure activities.

Park and Ride Facility: A parking area and transit facility, the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.

Park Strip: The area located between the edge of asphalt or curb and the sidewalk, trail, or property line.

Parking Area/Parking Lot: An enclosed or unenclosed area, other than a street, and used or designed for the parking of four (4) or more vehicles.

Parking Space/Stall: An enclosed or unenclosed area used for parking or storage of one (1) automobile.

Pawnshop: Any person or establishment engaged in any of the following:

1. Lending money on deposit of personal property;
2. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledger or depositor;
3. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or
4. Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.

Permanent Cosmetics: the practice of applying pigment to the skin in a way that mimics the appearance of makeup, but with long lasting or permanent results.

Permitted Use: For the purposes of this Ordinance shall include P-1 and P-2 Uses.

Personal Care Service: An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, permanent cosmetics, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."

Person: An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity.

Pervious Material or Surface: Material that is penetrable by water.

Pharmacy: Any place where prescription drugs are dispensed, but does not include the dispensing of medical cannabis or associated products.

Pharmacy, Medical Cannabis: See USC Section 26-61a-102 Definitions.

Planning Commission: The Planning Commission of the City of Vineyard, Utah.

Plat: A map or other graphical representation of lands being laid out and prepared in accordance with LUDMA.

Plat, Final: A drawing prepared in accordance with the Land Use Ordinances showing the final design of a land division and complying with all standards and requirements of best surveying practice and in a form required by the Utah County Recorder's Office for recordation.

Plat, Preliminary: A drawing prepared in accordance with the Land Use Ordinances showing the design of a proposed land division.

Power Plant: An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.

Primary Building: The principal building located on a lot, parcel, or tract of land and designed or used to accommodate the primary use.

Primary Use: The principal purpose for which a lot, parcel, tract, or building is designed, arranged or intended, or for which it is occupied or maintained.

Private Club: Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain compliance with all applicable state laws.

Private Drive: A non-dedicated thoroughfare used exclusively for private access to a lot, parcel, or tract of land.

Property: Any lot, parcel, or tract of land, including improvements thereon, and recorded as real property in the Office of the Utah County Recorder.

Property Line: The boundary line of a lot, parcel, or tract.

Public: That which is under the ownership or control of the United States Government, Utah State or any subdivision thereof, Utah County, or the City of Vineyard (or any departments or agencies thereof).

Public Art: Original tangible works created by an artist for the purpose of enhancing public space. These works include, but not limited to paintings, murals, inscriptions, stained glass, fiber work, statues, reliefs or other sculpture, and monuments.

Public Hearing: A hearing at which citizens of the City and members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public Improvement: Any street dedications, installations of curb, gutter, sidewalk, road base and asphalt, water, sewer, and storm drainage facilities, or other utility or service required to provide services to a lot, parcel, building, or structure.

Public Meeting: A meeting that is required to be open to the public under Title 52, Chapter 4, Open and Public Meetings.

Public Use: A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the General Plan, as adopted. Public Uses and Utilities do not include "Major Facility of a Public Utility," as defined herein.

Qualified Professional: A professionally trained person with the requisite academic degree, experience, and professional certification or License in the field or fields relating to the matter being studied or analyzed.

Quasi-Public Use: A use operated by a private nonprofit educational, religious, recreational, charitable, or philanthropic institution, serving the public.

Reasonable Accommodation: A change in a rule, policy, practice, or service necessary to afford a person equal opportunity to use and enjoy a dwelling. As used in this definition "Reasonable" means a requested accommodation will not undermine the legitimate purposes of existing Zoning regulations notwithstanding the benefit that the accommodation would provide to a person with a disability, "Necessary" means the Applicant must show that, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice, "Equal Opportunity" means achieving equal results as between a person with a disability and a non-disabled person.

Record of Survey Map: A map of a survey of land prepared in accordance with the laws of the State of Utah.

Reception Hall, Reception Center: A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.

Recreational and Manufactured Home Standard: A standard adopted by the American National Standards Institute or the national fire protection association for recreational vehicles, and for mobile homes manufactured prior to June 15, 1976. For manufactured homes built after June 16, 1976, "standard" means the standard adopted pursuant to the National Manufactured Housing Construction and Safety Standards Act, 1974, as amended.

Recreational Vehicle: A vehicular unit primarily designed for recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including but not limited to a travel trailer, a camping trailer, a truck camper, a motor home, boat, a fifth-wheel trailer and a caravan.

Recycling Collection Center: A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) to be transferred to a recycling processing facility. Recycling Collection Centers involve no more than 3 collection containers up to 40 cubic yards in total size. The operator of the collection center shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.

Recycling Processing Facility: A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility does not include Salvage Yard.

Residence: A dwelling unit or other place where an individual or family is living at a given point in time and not a place of temporary sojourn or transient visit.

Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a School: A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

Residential Activity: Any building, structure, or portion thereof that is designed for or used for residential purposes and any activity involving the use of occupancy of a lot or structure for residential purposes.

Residential Facility for Elderly Persons: A single-family or multiple-family dwelling unit that meets the requirements of LUDMA.

Residential Facility for Persons with a Disability: A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

Residential Lease, Short Term: The use, occupancy, rent or lease, for direct or indirect compensation, of a structure or any portion thereof constructed for single family or multifamily occupancy or of any other residential property for an effective term of thirty (30) days or less.

Residential Uses: Means the uses identified in the Zoning District Use Matrix under the Residential category.

Restaurant: A building or facility for the preparation and retail sale of food and beverages.

Retail Sales and Services: Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.

Retail Sales and Services (Community Commercial): Establishments engaged in the retail sale of goods and services. Community Commercial Retail Sales and Service businesses must conduct all sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 3,000 square feet in total gross building and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 6,000 square feet of gross building area.

Community Commercial Retail Sales and Services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or product in open, unenclosed areas, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

Retail Sales and Services (Regional): A commercial retail business that occupies more than 80,000 square feet of floor space, is a car or motor vehicle dealer, is a retail shopping facility (shopping center) that has at least one (1) anchor tenants if the total floor area of all tenants is more than 150,000 square feet, or is a grocery store of more than 30,000 square feet.

Retail Tobacco Specialty Business: sales of tobacco products, electronic cigarette products, and nicotine products account for more than 35% of the total quarterly gross receipts for the establishment; 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products; 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products; the commercial establishment: (A) holds itself out as a retail tobacco specialty business; and (B) causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business; or (v) the retail space features a self-service display for tobacco products, electronic cigarette products, or nicotine products.

Revocation: A action by a Land Use Authority that has the effect to terminate any Approval, Permit, or License required by the city's Land Use Ordinances, including this Ordinance.

Right-of-Way: Any area provided for conveying vehicle and pedestrian traffic.

Roof Line: The highest point on any building or structure.

Salvage Yard: The use of any lot, portion of a lot, or land for the storage, keeping or

abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.

Sanitary Sewer Authority: The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater systems.

Seasonal Use: A Seasonal Use shall not exceed ~~ninetyone hundred and eighty (180)~~ ⁹⁰ consecutive days. Such uses include ~~fireworks stands;~~ fruit or vegetable stands, ~~shade canopy's, farmer's market, and~~ beverage or snow cone vendors, ~~and Christmas tree lots.~~

Self-Service Storage: An enclosed commercial storage facility providing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.

Self-Storage, Mixed Use: A single building containing more than the primary land use of self-storage, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. A mixed-use self-storage facility is intended to be used for a mix of uses between the primary use of a private noncommercial, non-industrial storage facility and general, professional office, medical or dental offices, retail or residential dwelling units' uses.

Sexual Oriented Business: A business which depicts, portrays, or describes "specified sexual activities" or "specified anatomical areas," or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio.

Sign: A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, business, article or merchandise, service, assemblage, solicitation, or a request for aid; also, the structure or framework of a natural object on which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.

Sign, Illegal: Any sign which does not conform to the requirements of this Ordinance and was constructed or installed without the necessary Approvals, Permits, or Licenses required by this Ordinance, or prior enactments.

Sign, Legal: A sign that conforms to the requirements of this Ordinance and has received all necessary Approvals, Permits, or Licenses, as required by this Ordinance, or prior enactments.

Sign, Noncomplying: A sign or sign structure of portion thereof lawfully existing at the time this Ordinance became effective, but which does not conform to all applicable requirements now provided by this Ordinance.

Sign, Non-maintained: A sign which, due to lack of repair, cleaning, painting, oiling, or changing of light bulbs has become deteriorated, hazardous, or non-functional.

Sign, Off-Premise: Any sign, including a billboard or general outdoor advertising device, that advertises or directs attention to a business, commodity, service, activity, or matter conducted, sold, or offered at a location other than on the lot, parcel, or tract upon which such sign is located.

Sign, On-Premise: A sign that directs attention to a business, commodity, product, use, service or other activity that is sold, offered or conducted on the lot, parcel, or tract upon which such sign is located.

Site Plan: A schematic, scaled drawing of a lot, parcel, or tract which indicates, as may be required by this Ordinance, including but not limited to the placement and location of buildings, setbacks, yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, trash containers, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed use, activity, building or structure.

Slope: The level of inclination of land from the horizontal plane determined by dividing the horizontal run or distance, of the land into the vertical rise, or distance, of the same land and converting the resulting figure in a percentage value.

Special District: An entity established under the authority of Title 17A, Special Districts, U.C.A., 1953, as amended.

Specified Public Utility: Means an electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Section 54-2-1, U.C.A., 1953, as amended.

Start of Construction: The issuance date of a Building Permit if construction, repair, reconstruction, placement, or other improvement begins within one hundred eighty (180) days of the Permit date. "Begins" means the date of the commencement of the first development activity on the site.

Story: The space within a building, included between the surface of any floor and the surface of the ceiling next above.

Street: A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, tunnel, bridge, public easement, or other way.

Structural Alterations: Any change in supporting members of a building, such as bearing walls, columns, beams, or girders.

Structure: Anything constructed or erected, the use of which requires location on the ground,

or attachment to something having location on the ground.

Subdivision: Means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, and as further defined by LUDMA.

Subdivision Application: The Applications required by the City of [Vineyard Subdivision Ordinance](#) and required to initiate the review procedures for any required subdivision approval.

Substantial Action: Action taken in good faith to diligently pursue any matter necessary to obtain approval of an Application filed pursuant to the provisions of this Ordinance or to exercise development rights authorized pursuant to such an approval.

Swimming Pool: An artificial body of water having a depth in excess of eighteen inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children, and located on a same lot or parcel as a dwelling, or dwellings.

Tattoo Establishment: A business where tattooing services are provided. Tattooing is defined as the practice of permanently marking or coloring the skin by inserting pigment into the skin through needles or other methods. Such establishments may also include body piercing or other forms of body art services and are subject to health, safety, and zoning regulations. This term excludes permanent cosmetics.

Temporary Use: A use or event established for a maximum period of sixty (60) days, such use or event being discontinued after the expiration of sixty (60) days.

Tennis Court/Sports Court: An improved area used for the playing of tennis or other sports activities, including, but not limited to, basketball and volleyball, and located on a same lot or parcel as a dwelling, or dwellings.

Trailer/RV Camping Facilities: Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.

Travel Trailer: A vehicular, portable unit, mounted on wheels, not requiring special highway movement permits when drawn by a motorized vehicle:

1. Designed for travel, recreational and vacation use; and
2. When factory equipped for the road, having a body width of not more than eight feet (8') and a body length of not more than forty feet (40').

Unincorporated: Means the area of Utah County, Utah and located outside of the incorporated area of the City of Vineyard, or another municipality.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

USGS: The United States Geological Survey.

Utilities: Include, but are not limited to, natural gas, electric power, cable television, telephone, telecommunication services, storm system, sewer system, irrigation facilities, culinary water, street lights and other services deemed to be of a public-utility nature by the city.

Utility Easement: The area designated for access to construct or maintain utilities on a lot, parcel, or tract of land.

Utility, Public Major Facility: Any overhead or underground electric transmission lines (greater than 115,000 volts), substations of electric utilities; gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity.

Utility, Public Minor Facility: Any water, sewer power, gas, telephone, cable television, or other utility, distribution line, or facility, which is located underground and buried beneath the surface of the ground.

Variance: A modification granted by the Land Use Hearing Officer to a development standard with a finding of hardship.

Vehicle: A Licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one (1) place to another.

Vehicle and Equipment Repair (Major): An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.

Vehicle and Equipment Repair (Minor): An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, frontend alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.

Vehicle and Equipment Sale and Rental: A facility providing for the sale, lease, or rental of new or used vehicles, including automobiles, trucks, motorcycles, recreational vehicles, or boats. The cleaning and routine maintenance of motor vehicles is allowed as an accessory use.

Violated or Violating: There exists reasonable cause to believe that an Ordinance, Code, Statute, or Law has been, or is being broken.

Warehouse Club: A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise characterized by high volume and a restricted line of popular merchandise in a no-frills environment. Examples include, but are not limited to Wholesale Club, Costco, and Sam's Club.

Weed: Any undesired or invasive plant species, including but not limited to grasses, brush, and vegetation that grows in uncontrolled manner. A plant shall be classified as a weed if: it poses a threat to the health or safety of the community; it contributes to fire hazards, pest infestations, or obstructs visibility for pedestrians and drivers; or it exceeds one (1) foot in height.

Wholesale Distribution: A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of such materials, supplies and goods from its inventory to retail companies within the industry and which may include the parking and storage of distribution vehicles, and accessory activities.

Wireless Telecommunication Facility: A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as "cellular" or "PCS" (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.

Yard: An open space on a lot, parcel or tract of land, unoccupied and unobstructed from the ground upward by buildings, except as otherwise provided herein.

Yard, Front: An open space on the same lot with a building between the front line of the building and the front lot line and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building.

Yard, Rear: An open, unoccupied space on the same lot as a building, between the rear line of the building and the rear lot line and extending the full width of the lot except, on corner lots, the rear yard shall not include the side yard bordering the street.

Yard, Side: An open, unoccupied space on the same lot as a building, between the rear line of the building and the front line of the building and extending from the side line of the building to the side lot line; except, on corner lots, the side yard bordering the street shall extend to the rear from the front line of the building to the rear lot line, the same distance as is required for side yard setbacks on corner lots in each zone.

Zoning District: An area of the city that has been given a designation which regulates the construction, reconstruction, alteration, repair, or use of buildings or structures, or the use of land as set forth in this Ordinance.

Zoning Districts Map: The map, adopted as part of a Land Use Ordinance, including this Ordinance that depicts and identifies the geographic location of the Zoning Districts provided by this Ordinance.

Zoning Ordinance: This Ordinance, and any amendments thereto as may be amended from time to time. This Ordinance is determined and identified to be a Land Use Ordinance of the City of Vineyard, Utah.

SECTION 59: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 60: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 61: EFFECTIVE DATE This Ordinance shall be in full force and effect from May 14, 2025 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Sara Cameron	_____	_____	_____	_____
Jacob Holdaway	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Presiding Officer				

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder, Vineyard

2024 Zoning Code Changes Summary

15.02: Title, Authority, Purpose, Declaration of Intent and Effective Date

- Formatting and grammatical changes

15.04: Interpretation of Requirements

- Grammatical changes

15.06: Land Use Authorities and Other Officers

- Changes to the staggering of appointments
 - With 8 members, it is impossible to not have more than 1 expire at the end of every year.
- Changes to vote requirements for planning commission items
 - NEW: requires a minimum of 3 members of the commission for a vote (a quorum)
 - OLD: “all actions of the Commission shall require the vote of a majority of the total members of the Commission” (could be interpreted as 3 or 4, depending on how you include alternatives)
- Includes language on appointment of a chair pro tempore when the chair and vice-chair are absent.
- DRC: Allows each member of the DRC to have a “qualified designee” sit in their place on the commission.
 - OLD: every department but the planning commission could have a designee sit in their place.

15.12 Establishment of Districts and Zoning Tables

- Added missing information from the GRMU Zone
 - Copy and pasted from the GRMU special purpose zoning district
- Fixed formatting on the zoning map uncertainty section
- Updated the format of the District Use Table
 - Added the following uses:
 - Check Cashing and Other Credit Services
 - more restrictive use than “Financial Institution”
 - Car Washes
 - only permitted in the M District, removed use from RMU
 - Hotel Extended Stay
 - Conditional in GRMU and Regional Commercial
 - More restrictive use than Hotel
 - Mobile Food Court
 - Created to address empty lots with 3+ food trucks
 - Includes development standards in later section
 - Retail Tobacco Specialty Business
 - Tattoo Establishment
 - Permitted in RMU, GRMU, Forge, Regional Commercial and Neighborhood Commercial
 - Tennis/Sports Court
 - Changed from Conditional to Permitted in most districts.
 - Added subscript 12 for fences and walls requirements
- Residential Detached Garages
 - Changed formatting to clean up the table

15.26 Development Agreements

- Formatting and grammatical changes
- Review of DA's
 - Added language for staff or city council to review DA's every 12 months
 - OLD: Required city council to review DA's every 12 months

15.18 Noticing Requirements

- Formatting

15.26 Temporary Use

- Added language that a temporary use business license may be issued instead of a temporary use permit.
- Removed outdated flowchart
- Expiration after 60 consecutive days
 - Seasonal use is permitted up to 180 days between April 1 to October 31
- Created Development Standards
 - Parking requirements
 - Access requirements
 - Restroom and Trash requirements
- Seasonal Uses and Firework Stands
 - Requires a site plan approved by staff
- Carnivals/Festivals
 - Approved through special event permit instead of Temporary use permit
- Exemptions
 - Added garage/yard sales

15.28 Permitted Uses

- Clarified approval process of permitted uses applications
- Removed redundant language

15.30 Conditional Uses

- Removed title report and survey requirements

15.32 General Property Development Standards

- Removed flag lot language
- Removed driveways requirement to attach to garage or carport
- Updated clearview standards and diagram

15.32 Supplementary Development Standards

- Formatting and grammatical changes
- Accessory Dwelling Units
 - Prefabricated housing types allowed
 - Language taken directly from General Plan
 - Only 1 home occupation with impact permitted
 - Added requirements that code violations could result in termination or denial of ADU license.
- Domestic Livestock and Fowl
 - Updated Table and formatting
- Home Occupations
 - Added definitions
 - Added/clarified permitted uses
 - Added not permitted uses
 - Added aggregate impact requirements
 - Added non-profit organization requirements
 - Added Group Instruction as permitted with requirements
 - Added Noncompliance section
 - Clarified conditions for home occupations
 - Outdoor storage
 - Parking
 - Changed requirements for multi-family
 - Nuisances
 - Floor area calculations
 - Utilities
 - Written in a way that we can enforce street parking if occupation is parking multiple vehicles on city street.
- Drive Thrus
 - Added that Queuing lanes cannot be located adjacent to primary entrance
 - Requires a traffic impact study
 - Requires mobile food trucks with drive thrus to follow requirements
 - Removes conditional use allowance
- Check Cashing and Other Credit Services
 - Standards created
 - Distance and total number permitted restricted

- **Short Term Rentals**

- <https://j-a.maps.arcgis.com/apps/instant/nearby/index.html?appid=5bbac8cc777447988cbce98c8b776892>
- **Purpose**
 - Regulates STRs to protect neighborhood character, safety, and long-term housing.
- **License Requirement**
 - STRs prohibited without obtaining an STR business license (STRL).
 - License renewal required every two years after property inspection.
 - Exempt: leases 30+ days, bed and breakfasts, hotels, motels.
- **License Holder**
 - Must be the property owner (not transferrable).
 - Applications may be submitted by a property manager (for Type III licenses).
- **Transient Room Tax**
 - STRs must collect and remit the municipal transient room tax.
- **Types of STR Licenses**
 - **Type I:** Single-family homes, must be owner's primary residence; approved through Community Development Department
 - **Type II:** Townhomes, duplexes, condos, multi-family; requires on-site property management and conditional-use permit, approved by PC
 - **Type III:** STR-specific communities; requires on-site property management and conditional-use permit, approved by PC
- **General Standards and Requirements**
 - Complete application including property and parking plans.
 - HOA approval letter required if applicable.
 - Parking standards vary: 5 onsite spaces for single-family STRs; parking passes for multi-family/STR communities.
 - Application fee required.
 - Occupancy: Max two renters per bedroom, owner must reside onsite for Type I.
 - Minimum rental duration: 1 night; maximum: 29 consecutive nights.
- **Recordkeeping**
 - Owners must keep detailed rental records for 3 years and make them available upon request.
- **Accessory Dwelling Units (ADUs)**

- Properties with an ADU cannot use the apartment as an STR unless also licensed for STR.
- **Urgent Response Requirement**
 - 24/7 phone availability; physical response within 2 hours of complaints.
 - STR Types II and III must have a designated local property manager.
- **Property Maintenance**
 - Follow city maintenance codes, including:
 - Sidewalk snow removal within 24 hours.
 - Adherence to noise ordinances; renters violating noise rules twice in 72 hours must be evicted.
- **Posting and Notice Requirements**
 - Exterior sign with 24/7 owner/manager contact information.
 - Information packet posted inside with STRL, contact info, rules, and emergency contacts.
- **Limits on Number of STRs**
 - Permits capped by district, based on number of homes:
 - Single-Family: 2 base permits + 1 per 50 homes.
 - Multi-Family: Max 15% of units.
 - STR Communities: Max 40% of units.
 - Waitlist system for applications if caps are reached.
 - <https://j-a.maps.arcgis.com/apps/instant/nearby/index.html?appid=5bbac8cc777447988cbce98c8b776892>
 - Map Shall be updated annually
- **Duration of Approval and Transferability**
 - Permit and license expire upon home sale or business license expiration.
 - Not transferable to new owners.
- **Violations and Penalties**
 - Operating without permit or violating regulations is illegal.
 - Penalties escalate:
 - 1st violation: \$500 fine.
 - 2nd violation: \$750 fine.
 - 3rd violation: \$1,000 fine + license revocation + 2-year ban.
 - Subsequent violations: \$1,000 fine + permanent ban.

- Mobile Food Courts
 - Created standards and approval language
- Retail Tobacco Specialty Business
 - Created standards and approval language

15.36 Site Planning and Building Design Requirements

- Updated purpose and design criteria
- Updated language throughout to remove words such as “encouraged, desirable, as much as possible, etc” and replaced with specific standards and requirements
- Requires 2 subdivision features
- Coherent building design
 - All sides of a building require:
 - horizontal façade variations (every 30’ or 60% of building)
 - Varying rooflines (every 50’ and extending materials along false fronts etc.)
 - Projections or recesses every 100’
 - 2 architectural details such as stonework, exposed beams, pop outs etc.
- Additions less than 15% of existing buildings or 7,500 square feet shall be approved as a minor site plan
- Accessory buildings and structures less than 15% of existing of existing buildings or 7,500 square feet shall be approved as a minor site plan. The cut-off is 10% for multi-family and mixed-use sites.
- Main entrances required on sides that face a public street
- Buildings greater than 1 story or 20’ require more detailed base to relate to pedestrians.
- Expanded list of allowed buildings materials and listed requirements for primary and secondary materials.
- Prohibit bright colors and limit accent colors to 5%.
- Pad buildings shall be similar to the primary development.
- Allows planner to require a view corridor analysis

15.38 Parking

- Added 45 degree parking dimensions
- Updated screening requirements

15.40 Landscaping

- Added equivalent acres credit for open space calculations

15.60 Definitions

- Added or modified the following definitions
 - Abandonment
 - Animal hobby breeder
 - Basement
 - Check Cashing and other Credit Services
 - Community Location
 - Commercial recreation indoor and outdoor
 - Domestic Livestock and Fowl
 - Firework Stand
 - Frontage
 - Garage
 - Extended Stay Hotel
 - Kennel, Commercial
 - Medical Practitioners
 - Medical Spa
 - Mobile Food Court
 - Parcel
 - Permanent Cosmetics
 - Personal Care Services

- Retail Tobacco Specialty Shop
- Seasonal Use
- Tattoo Establishment
- Weed