

**VINEYARD
ORDINANCE 2025-14**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD SPECIAL PURPOSE ZONING ORDINANCE SECTIONS 3.08 USES AND
3.10 BUILDING STANDARDS**

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 October 1, 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 October 8, 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:

A M E N D M E N T

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				
	Downto wn Station	Downtow n Mixed Use	Village Gener al	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
Commercial Outdoor Recreation	C	P	P	N	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
Flexible Commercial Modules	C	C	C	C	C
<u>District Energy Infrastructure</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</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. 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

5. District Energy Infrastructure

1. Includes but is not limited to temporary and permanent District Energy Infrastructure and Plants.

2. District Energy Plant: a facility that produces, stores, and distributes thermal energy such as steam, hot water, or chilled water, from a central plant to multiple buildings or uses within a defined service area. The energy may be used for heating, cooling, or domestic hot water. A District Energy Plant may include boilers, chillers, cooling towers, heat exchangers, pumps, thermal storage tanks, control systems, and related accessory structures and equipment.

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

A M E N D M E N T

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.

d. District Energy Plants are exempt from the architectural building standards set forth but must meet site plan, landscaping, and parking requirements.

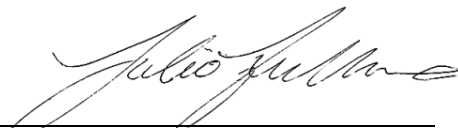
2. Buildings are subject to the requirements of Table 3.10.020(1) and as further specified in this chapter.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL OCTOBER 22, 2025.

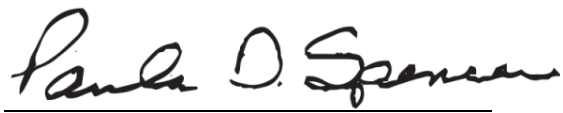
	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Sara Cameron	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Jacob Holdaway	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Mardi Sifuentes	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Brett Clawson	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest



Julie Fullmer, Mayor, Vineyard



Pamela Spencer, City Recorder,
Vineyard



CERTIFICATE OF POSTING

I, THE DULY APPOINTED CITY RECORDER FOR VINEYARD, UTAH, HEREBY CERTIFY THAT COPIES OF THE FOREGOING **ORDINANCE SUMMARY** FOR ORDINANCE 2025-14 WERE POSTED AT THE FOLLOWING PUBLIC PLACES WITHIN THE MUNICIPALITY ON THE 3rd DAY OF NOVEMBER 2025. WHICH PUBLIC PLACES ARE:

POSTED:

1. VINEYARD CITY OFFICES; 125 SOUTH MAIN
2. VINEYARD CITY WEBSITE; www.vineyard.utah.gov
3. UTAH PUBLIC NOTICE WEBSITE

AND THAT SAID NOTICE REMAINED SO POSTED AND AVAILABLE UNTIL THE 3RD DAY OF DECEMBER 2025.



Paula D. Spencer

Name/Signature

City Recorder

Title