

***NOTICE OF A WORK SESSION WITH STAFF,  
A PUBLIC HEARING AND A REGULAR MEETING  
OF THE VINEYARD TOWN COUNCIL  
April 27, 2016 at 5:00 PM***

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Public Notice is hereby given that the Vineyard Town Council will hold an Work Session with Staff at 5:00 PM, a Public Hearing and Regular Session starting at 7:30 PM, on Wednesday, April 27, 2016, in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

**AGENDA**

**5:00 PM      WORK SESSION WITH STAFF**

**1. CLOSED SESSION**

The Mayor and Town Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property
- (e) strategy sessions to discuss the sale of real property

**2. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL: Planning Commission Chair Wayne Holdaway**

**3. COUNCILMEMBERS' REPORTS**

**Nate Riley – Mayor Pro-tem – January - March**

- Economic Advisory Committee
- Utah Lake Technical Committee

**Julie Fullmer – Mayor Pro-tem – April - June**

- Youth Council
- Branding Committee
- Town Special Events
- Orem Community Hospital Board

**Dale Goodman – Mayor Pro-tem – July - September**

- Public works – Park/Trails/Roads/Buildings
- Timpanogos Special Service District - Board Member

**Tyce Flake – Mayor Pro-tem – October - December**

- Planning and Zoning
- ULCT Legislative Policy Committee

#### **4. MAYOR'S REPORT**

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission

#### **5. AGENDA REVIEW**

Time Permitting the Mayor and Town Council will review the items on the agenda.

#### **6. ITEMS REQUESTED FOR FUTURE AGENDAS**

*(Projects and events must be presented with a fiscal impact analysis/report).*

### **7:30 PM      REGULAR SESSION**

#### **1. CALL TO ORDER/PRAAYER**

#### **2. CONSENT ITEMS:**

- a) Approval of the March 9, 2016 Minutes

#### **3. STAFF REPORTS**

- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff's Department – Deputy Collin Gordon
- Planner – Aric Jensen
- Finance Director – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer
- Building Official – George Reid

#### **4. OPEN SESSION: Citizens' Comments (Please see note below)**

*(15 minutes)*

#### **5. BUSINESS ITEMS:**

##### **5.1 DISCUSSION AND ACTION – The Homesteads Pod 1 Phases 1-6 (The Orchards)**

*(15 minutes)*

Mr. Michael Olsen requests preliminary subdivision plat and preliminary site plan approval for The Homesteads Pod 1 Phases 1-6 – Also known as The Orchards. The Project is located at approximately 500 East Gammon RD. The Mayor and Town Council will take appropriate action.

##### **5.2 DISCUSSION AND ACTION - Preliminary and Final Site Plan, and Preliminary Plat; The Villas at Waters Edge**

*(15 minutes)*

Mr. Dave Erickson on behalf of Leisure Villas, Inc., applicant, requests preliminary and final site plan, and preliminary subdivision plat approval for The Villas at Waters Edge, which is approximately 200 West Vineyard Road (400 North). The Mayor and Town Council will take appropriate action.

**5.3 DISCUSSION AND ACTION – Waters Edge Phase 6A (Windsor)** (15 minutes)  
Flagship Homes, applicant, requests preliminary subdivision plat approval for Waters Edge Phase 6A – Also known as Windsor. The project is located at approximately 400 N. Vineyard RD. The Mayor and Town Council will take appropriate action.

**5.4 DISCUSSION AND ACTION – Waters Edge Phase 6B (Bridgeport)** (15 minutes)  
Flagship Homes, applicant, requests preliminary subdivision plat approval for Waters Edge Phase 6B – Also known as Bridgeport. The project is located at approximately 300 N. Vineyard RD. The Mayor and Town Council will take appropriate action.

**5.5 PUBLIC HEARING - Amendments to the Town Zoning Ordinance, Town Zoning Map, Town Land Use Map**  
The Town Council will review and adopt amendments by ordinance after receiving recommendations from the Town Planning Commission. This public hearing shall remain open until August 2016. They Mayor and Town Council will take appropriate action.

## **6. ADJOURNMENT**

This meeting may be held electronically to allow a councilmember to participate by teleconference.

Next regularly scheduled meeting is May 11, 2016

NOTE: “**Open Session**” is defined as time set aside for citizens to express their views. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

The Public is invited to participate in all Town Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

**AGENDA NOTICING COMPLETED ON:** April 26, 2016 at 4:00 PM

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer  
**P. SPENCER, TOWN CLERK/RECORDER**



## COMMUNITY DEVELOPMENT

**DATE:** April 27, 2016  
**FROM:** Aric Jensen; Town Planner  
Don Overson; Town Engineer  
**TO:** City Council  
**ITEM:** Preliminary Plat and Site Plan; Homesteads Pod 1, Phases 1-6 (The Orchards)  
**ADDRESS:** Approximately 500 East Gammon Rd  
**APPLICANT:** Mike Olson

### BACKGROUND AND ANALYSIS:

Mike Olson, applicant, requests preliminary subdivision plat and preliminary site plan approval for The Homesteads Pod 1 Phases 1-6 (also referred to as "The Orchards"), located at approximately 500 East Gammon Rd. The project contains a mix of attached town-house style units ranging from 1 to 3 bedrooms in size. The property is currently zoned HDR-2 PD Overlay, which requires the following development standards:

1. A maximum of 288 units; 288 units proposed.
2. A minimum setback of 20' from all public streets; all units meet this requirement.
3. A minimum 2 car garage for all 2+ bedroom units; all units meet this requirement.
4. A minimum 1 car garage for all 1 bedroom units; all units meet this requirement.
5. A minimum of 0.25 stalls for guest parking per unit; 132 stalls are provided (0.45 stalls per unit).
6. A minimum of 3.9 acres landscaping; 9.68 acres are proposed.

There is a mix of private and public roads within the development. Public roads are required to meet Vineyard standard cross-sections, but the private roads are effectively driveways and need only meet minimum fire code and parking aisle widths. In this instance the applicant is proposing that the private driveways be at least 26' wide, which exceeds the minimum 24' fire code. In addition to minimum required widths, the approved development agreement includes a landscaping and sidewalk standard for local roads and boulevards (Exhibit H-1 through H-5). All public streets shall be improved in general conformance with those standards.

Sidewalks are located both internally (between buildings) and externally (along street frontages) within the project, depending on the location and orientation of the units. As previously mentioned, public streets will need to be improved according to current City standards and the exhibits contained within the development agreement.

Per the approved development agreement, vinyl fences and concrete walls are prohibited. The permitted list of fencing materials includes black wrought iron, black coated chain-link, brick/masonry, and wood. The minimum requirement of the development code is that all open spaces shall be enclosed by either black wrought iron or black coated chain-link fencing. The applicant needs to provide a complete fencing plan as part of final site plan approval.

The applicant has provided a preliminary landscaping plan for the entire project, and a final landscape plan detail for individual units. The proposal needs a master landscaping plan (which includes total number of plantings, percentage landscaping, etc.), an irrigation plan, and project sign plan before it can receive final approval.

The proposed building elevations and colors are attached, and include a mix of metal and asphalt roofing, and hardie-board and masonry siding. The majority of the roof will be in asphalt shingles with the metal being placed over the shed roof protrusions. Colors are mild earth-tones consisting of shades of blue, gray, and tan.

**RECOMMENDATION:**

The Planning Commission recommends **PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN APPROVAL** for the proposed The Homesteads Pod 1, Phases 1-6 with conditions.

**PROPOSED MOTION:**

I move that the Council **GRANT PRELIMINARY SUBDIVISION AND PRELIMINARY SITE PLAN APPROVAL** of the Homesteads Pod Phases 1-6 (The Orchards) with the following findings and conditions:

Findings

1. With the conditions below, the proposal meets the minimum requirements of the Town Ordinances.

Conditions

1. The Applicant submits a master landscape plan, irrigation plan, fencing plan, and sign plan as part of final site plan approval.
2. The Applicant makes any redline corrections and pays all fees.
3. Staff provide Council a status update on the open space dedication required in the Development Agreement and related amendments.
4. The final subdivision plat show the clubhouse on an individual lot and the park open space as being dedicated to the City.

**ATTACHMENTS:**

Aerial Photo  
Preliminary Subdivision Plats (Phases 1-6)  
"The Orchards" Development Proposal  
The Homesteads Development Agreement

# Aerial Photo and Map







## COMMUNITY DEVELOPMENT

**DATE:** April 27, 2016  
**FROM:** Aric Jensen; Town Planner  
Don Overson; Town Engineer  
**TO:** Town Council  
**ITEM:** Preliminary and Final Site Plan, and Preliminary Plat; The Villas at Waters Edge  
**ADDRESS:** approximately 200 West Vineyard Road  
**APPLICANT:** Flagship Homes

### BACKGROUND AND ANALYSIS:

Mr. Dave Erickson on behalf of Leisure Villas, Inc., applicant, requests preliminary and final site plan, and preliminary subdivision plat approval for the Villas at Waters Edge, which is located at approximately 200 West Vineyard Road. The property is currently designated SFD-4500 and SFD-5400 with a senior housing overlay within the adopted Water's Edge Specific Development Zone.

Per the approved overlay ordinance, the applicant is proposing an attached senior housing development in which units are grouped in twos and fours, with a shared driveway for every set of two units leading to a two-car garage. The exteriors of the buildings will be primarily brick, stone, and stucco, with a hardie-board accent, as shown on the attached colorboard. A more detailed review of the submittal reveals the following:

1. A maximum of 154 lots/units are allowed (per the unit adjustments approved previously as part of the adjoining Waters Edge Plat 4A and 4B); 154 are proposed
2. A maximum of 4 residential units are allowed per building; no building contains more than 4 residential units.
3. A minimum of 2.5 off-street parking stalls is required per unit; each unit includes a 2 car garage and 2 outside spaces in a driveway, and there are an additional 19 stalls at the clubhouse.
4. A minimum of 20% landscaping is required; approximately 38% of the project is in landscaping as shown on the attached landscape plan.
5. The project is proposed with a standard public street cross section, including sidewalk and park-strips on both sides of the street.
6. Per the revised Master Trail Plan, no trail is required to run through this development; however, two sections of the "backbone" trail will run east/west along the north and south boundary of the project and be constructed by the Master Developer (Flagship Homes).
7. A 6' concrete fence is proposed around the entire boundary of the project, with the Waters Edge standard fence adjacent to Waters Edge Rd and Vineyard Rd, and a "Rhino Rock" composite wall adjacent to Waters Edge Plats 4A and 4B and to the Anderson Development property on the west. A 4' high, vinyl, semi-privacy fence will enclose small, individual patios adjacent to the dwellings (see attached sheet LP03).

8. A monument sign is proposed at each entrance to the development, as shown on the landscaping plan. The exact dimensions of the signs will be determined at the time of building permit submittal in accordance with Town Ordinances.

The Applicant is proposing two different material and color schemes, both of which are variations of projects built in other communities, and both of which appear to meet minimum City standards. One of the options utilizes brick and stucco, and the second incorporates stone, stucco, and hardie-board accents. The Planning Commission reviewed both options and recommended that the Council give the applicant approval to build whichever option he decides is most appropriate to the community and the most desirable for homebuyers.

There are a few redline corrections that need to be made – the only one of note is to revise the clubhouse landscape plan shown on sheet LP02 to match the configuration shown on the site plan and sheet LP01.

#### **RECOMMENDATION:**

The Planning Commission recommended **PRELIMINARY AND FINAL SITE PLAN APPROVAL, AND PRELIMINARY PLAT APPROVAL**, of the proposed Villas at Waters Edge development with conditions.

#### **PROPOSED MOTION:**

I move that the Council **GRANT PRELIMINARY AND FINAL SITE PLAN APPROVAL, AND PRELIMINARY PLAT APPROVAL**, for the Villas at Waters Edge development with the following findings and conditions:

#### Findings

1. With the conditions below, the proposal meets the minimum requirements of the Town Ordinances.

#### Conditions

1. The Applicant and the Master Developer (Flagship Homes) install the trail, landscaping, fencing, and other improvements shown on this plan and within the adopted Waters Edge Special Zoning District.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The applicant creates and records the appropriate covenants to assure that the development is owned and occupied in accordance with the Senior Housing Overlay Ordinance and Federal Law regarding age restricted developments (senior housing).
4. The applicant be allowed to employ either of the two exterior material/color schemes, based on market demand and neighborhood compatibility.

**ATTACHMENTS:**

Aerial Photo

Site Plan/Preliminary Subdivision Plat

Landscaping Plan

Master Trails Plan

# Aerial Photo and Map





## COMMUNITY DEVELOPMENT

**DATE:** April 27, 2016  
**FROM:** Aric Jensen; Town Planner  
Don Overson; Town Engineer  
**TO:** City Council  
**ITEM:** Preliminary Plat; Water's Edge 6A – "Windsor"  
**ADDRESS:** Approximately 400 North Vineyard Rd  
**APPLICANT:** Flagship Homes

### BACKGROUND AND ANALYSIS:

Flagship Homes, applicant, requests preliminary subdivision plat approval for Water's Edge Phase 6B, which is located at approximately 400 North Vineyard Rd. The property is currently designated SFD-4500 within the adopted Water's Edge Specific Development Zone, which requires the following development standards:

#### Phase 6A, Windsor - Preliminary Plat

This planning area (B3) is zoned for Single Family Detached Cluster size lots. Below is a summary of this phase.

##### Phase 6A (SFD-Cluster)

1. A maximum of 90 lots; 90 lots proposed
2. A minimum 2,400 SF lot size; all lots meet this requirement
3. A minimum lot width of 42' for interior lots; all lots meet this requirement
4. A minimum lot width of 52' for corner lots; all lots meet this requirement
5. A minimum of 2 parking stalls in a garage and 0.5 stalls for guest parking per unit; each home will have a 2 car garage and 46 guest parking stalls have been provided.

All roads within this phase are private and meet the minimum town standard private street typical cross-section (26' asphalt) with sidewalk on at least one side. However, there are several private driveways that look like private streets that according to the applicant were originally designed to terminate midblock, but were later connected after discussion with the City Engineer in order to improve circulation and EMS access. The Planning Commission, City Staff, and Applicant discussed this issue at length. The unanimous recommendation of the Commission was to keep the middle drive with sidewalks on both sides as a private road, but to change all of the secondary accesses to driveways with a curb approach on either end to physically designate them as driveways and not roads.

In addition to the criteria above, as part of the Water's edge masterplan, Phase 6B is required to include a dedication of land for any and all adjacent trails shown on the project master trail plan. There are three trail corridors bordering the north, south, and east sides of this phase. The rail trail (commonly referred to as part of the "backbone" trail system and which used to be the old Vineyard Road) is already in place but may require additional landscaping and

maintenance. The north and south trail corridors are designed with an 8' asphalt trail that will connect users back and forth between the rail trail to the east and the new Vineyard Road trail to the west. The backbone and connector trails are shown on the preliminary plat and landscaping plan as required. However, the landscape plan lacks sufficient detail to confirm that the minimum landscaping requirements are being met. A condition of approval should be to revise the landscape plan to show that the minimum landscape requirements along the trails and detention areas are being met.

Per the adopted Waters Edge Master Plan and Zoning District, only the architectural design of attached residences is approved by the Planning Commission and Town Council – single family home design is reviewed and approved administratively by the Town Planner.

**RECOMMENDATION:**

The Planning Commission recommends **APPROVAL** of the proposed preliminary Water's Edge Plat 6A with conditions.

**PROPOSED MOTION:**

I move that the Council **GRANT PRELIMINARY APPROVAL** for Water's Edge Plat 6A with the following findings and conditions:

Findings

1. With the conditions below, the proposed plat meets the minimum requirements of the Town Ordinances.

Conditions

1. The proposed landscape plan is revised with additional details meeting the minimum requirements of the Zoning Ordinance.
2. The Applicant submits single family home plans meeting the minimum requirements of the Zoning Ordinance to the Town Planner for review.
3. The Applicant makes the changes recommended by the Planning Commission and submits them to staff.
4. The Applicant makes any redline corrections and pays all fees.

**ATTACHMENTS:**

Aerial Photo  
Preliminary Subdivision Plat  
Preliminary Landscaping Plan

# Aerial Photo and Map







## COMMUNITY DEVELOPMENT

**DATE:** April 27, 2016  
**FROM:** Aric Jensen; Town Planner  
Don Overson; Town Engineer  
**TO:** City Council  
**ITEM:** Preliminary Plat; Water's Edge 6B – "Bridgeport"  
**ADDRESS:** Approximately 300 North Vineyard Rd  
**APPLICANT:** Flagship Homes

### BACKGROUND AND ANALYSIS:

Flagship Homes, applicant, requests preliminary subdivision plat approval for Water's Edge Phase 6B, which is located at approximately 300 North Vineyard Rd. The property is currently designated SFD-4500 within the adopted Water's Edge Specific Development Zone, which requires the following development standards:

#### Phase 6A, Windsor - Preliminary Plat

This planning area (B3) is zoned for Single Family Detached Cluster size lots. Below is a summary of this phase.

#### Phase 6A (SFD-Cluster)

1. A maximum of 90 lots; 90 lots proposed
2. A minimum 2,400 SF lot size; all lots meet this requirement
3. A minimum lot width of 42' for interior lots; all lots meet this requirement
4. A minimum lot width of 52' for corner lots; all lots meet this requirement
5. A minimum of 2 parking stalls in a garage and 0.5 stalls for guest parking per unit; each home will have a 2 car garage and 46 guest parking stalls have been provided.

All roads within this phase are private and meet the minimum town standard private street typical cross-section (26' asphalt) with sidewalk on at least one side. However, there are several private driveways that look like private streets that according to the applicant were originally designed to terminate midblock, but were later connected after discussion with the City Engineer in order to improve circulation and EMS access. The Planning Commission, City Staff, and Applicant discussed this issue at length. The unanimous recommendation of the Commission was to keep the middle drive with sidewalks on both sides as a private road, but to change all of the secondary accesses to driveways with a curb approach on either end to physically designate them as driveways and not roads.

In addition to the criteria above, as part of the Water's edge masterplan, Phase 6B is required to include a dedication of land for any and all adjacent trails shown on the project master trail plan. There are three trail corridors bordering the north, south, and east sides of this phase. The rail trail (commonly referred to as part of the "backbone" trail system and which used to be the old Vineyard Road) is already in place but may require additional landscaping and

maintenance. The north and south trail corridors are designed with an 8' asphalt trail that will connect users back and forth between the rail trail to the east and the new Vineyard Road trail to the west. The backbone and connector trails are shown on the preliminary plat and landscaping plan as required. However, the landscape plan lacks sufficient detail to confirm that the minimum landscaping requirements are being met. A condition of approval should be to revise the landscape plan to show that the minimum landscape requirements along the trails and detention areas are being met.

Per the adopted Waters Edge Master Plan and Zoning District, only the architectural design of attached residences is approved by the Planning Commission and Town Council – single family home design is reviewed and approved administratively by the Town Planner.

**RECOMMENDATION:**

The Planning Commission recommends **APPROVAL** of the proposed preliminary Water's Edge Plat 6A with conditions.

**PROPOSED MOTION:**

I move that the Council **GRANT PRELIMINARY APPROVAL** for Water's Edge Plat 6A with the following findings and conditions:

Findings

1. With the conditions below, the proposed plat meets the minimum requirements of the Town Ordinances.

Conditions

1. The proposed landscape plan is revised with additional details meeting the minimum requirements of the Zoning Ordinance.
2. The Applicant submits single family home plans meeting the minimum requirements of the Zoning Ordinance to the Town Planner for review.
3. The Applicant makes the changes recommended by the Planning Commission and submits them to staff.
4. The Applicant makes any redline corrections and pays all fees.

**ATTACHMENTS:**

Aerial Photo  
Preliminary Subdivision Plat  
Preliminary Landscaping Plan

# Aerial Photo and Map







## **CHAPTER 19**

### **Parking and Loading Requirements**

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#### **Section 1901 - Purpose**

It is the purpose of this Section is to protect the public health, safety, and welfare by providing for the orderly parking of motor vehicles and the implementation of related site elements. regulate and ensure the provision of adequate motor vehicle parking and loading spaces for each land use. The purpose of the regulations and development standards set forth in this ordinance aims to alleviate traffic congestion and vehicular/pedestrian conflicts.

#### **Section 1902 – Plans Required**

Applications for a building permit for new construction, additions, alterations, or change in use shall include a site plan at an appropriate scale that clearly shows proposed site improvements relating to parking as required by this Section. All plans shall show the location, arrangement and dimensions of off-street parking area(s), parking spaces, parking lanes, aisles/driveways, points of ingress and egress, walls, landscaping and barriers. Sidewalks, pedestrian ways, bicycle facilities and their access shall also be shown. The access or driveway locations, width and spacing as well as sight lines and distances, the arrangement of spaces, stall dimensions, surfacing, striping and lighting shall be in compliance with adopted Town standards.

#### **Section 1903 – Parking Requirements**

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

1. General Provisions

a. 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 ~~hereinafter~~ be provided or modified herein.

2. 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.

3. 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.

4. Accessible Parking

- a. 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.
- b. 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.

5. Parking Stall Dimensions

The following shall be the minimum parking stall size:

<i>Type</i>	<i>Width</i>	<i>Length*</i>
Standard	9 Feet	<del>18-20</del> Feet
Parallel	8 Feet	24 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).

6. Parking Aisle Dimensions

The following shall be the minimum parking aisle width:

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

7. 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.

8. 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.

#### 9. 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.

#### 10. 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.

#### 11. 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.

#### 12. 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-five (25) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.

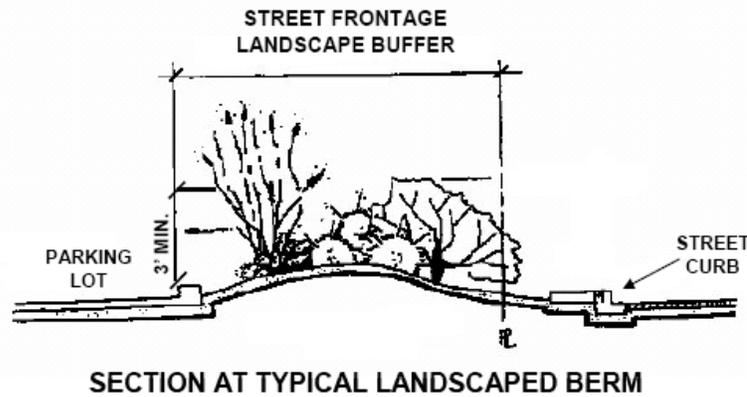
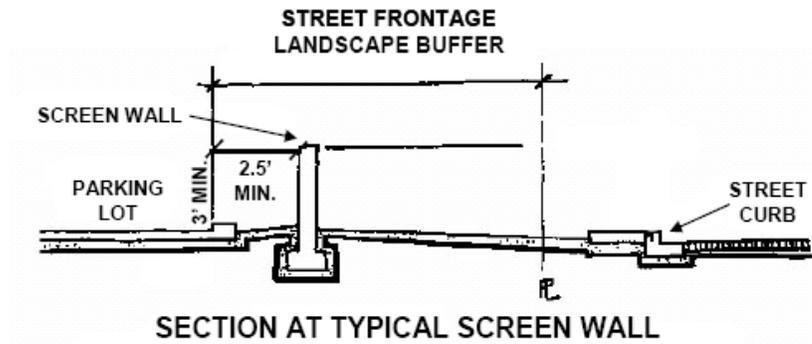
#### 13. Protruding Vehicles

All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.

#### 14. Screening

##### a. 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.



## 15. Parking Area Landscaping

a. 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.

b. 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.

c. 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.

d. 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.

e. 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.

f. The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.

g. Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.

h. All sites shall meet the requirements of the Americans with Disabilities Act ("ADA").

i. 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.

j. 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.

k. A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.

#### a. Surface Parking

~~For all developments exceeding fifteen thousand (15,000) square feet of gross floor area, ten percent (10%) of all parking lot areas, exclusive of service drive aisles, shall be landscaped. The requirement for development within industrial or manufacturing zoning districts or for developments containing fifteen thousand (15,000) square feet or less shall be five percent (5%) of the parking lot area. The parking landscape area shall be located entirely within the exterior curbs of the surface parking area.~~

~~All surface parking areas shall incorporate the following elements:~~

- ~~1. One (1) parking island with raised concrete or decorative curbing shall be provided for every twelve (12) parking spaces. In addition, parking islands shall be~~

~~provided at the end of each parking row. Each landscape island shall be a minimum width of seven (7) feet, measured from back of curb to back of curb and equal the length of the parking stall(s). Each parking island (one stall in length) shall contain one (1) tree and two (2) shrubs.~~

~~2.—All parking areas with 100 or more spaces shall provided at least one landscaped median. Each median shall be a minimum width of twelve (12) feet and shall include a maximum five (5) foot sidewalk which connects to a main entrance. Curb breaks may be provided to accommodate drainage flows. A deviation or alternative to this requirement may be considered by the Town Planner or designee provided the intent of the landscape median is satisfied. Landscaped parking medians shall contain one (1) shrub for every five (5) linear feet of landscaping. A minimum of one (1) tree shall be provided for every forty (40) feet. Adequate planter area shall be provided to accommodate full tree maturity.~~

~~b.—Multi-level Parking Structures~~

~~For projects that utilize multiple level parking structures, a minimum ten (10) foot landscape area shall be located around the perimeter of the structure. For projects that utilize both surface and multi-level parking structures, the required parking area landscape shall be the combined requirements of the above. The landscape area provided at the perimeter of multiple level parking structures shall contain one (1) tree and three (3) shrubs for every forty (40) feet of structure perimeter.~~

16. Maintenance

- a. 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.
- b. 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.

17. 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.

18. Signs

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

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

- a. 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.
- b. Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.
- c. Height of such structures shall be limited to 10’.
- d. All canopies shall include a fascia.
- e. Setbacks are measured from property line to nearest edge of canopy.
- f. All required landscaping, parking or otherwise, shall be provided.

B. 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 Town Planner through the site plan approval process.

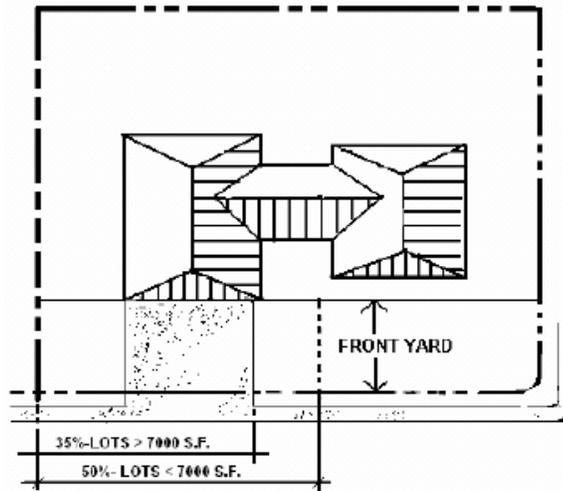
1. Residential Uses

Parking Spaces Required:

Dwelling Types	<del>With On-Street Parking</del>	<del>Without On-Street Parking</del>
Single-family	<del>2.0</del> <u>4.0</u> Spaces/Unit	<del>3.0 Spaces/Unit</del>
Two-family	<del>2.0</del> <u>4.0</u> Spaces/Unit	<del>2.0 Spaces/Unit*</del>
Three-family	<del>1.0</del> <u>4.0</u> Spaces/Unit	<del>1.0 Spaces/Unit*</del>
Multi-family**		
Efficiency/Studio	1.0 Spaces/Unit	<del>1.0 Spaces/Unit</del>
1 Bedroom	1.5 Spaces/Unit	<del>1.5 Spaces/Unit</del>
<u>2+ Bedrooms</u>	2.0 Spaces/Unit	<del>2.0 Spaces/Unit</del>
<u>3+ Bedrooms</u>	<u>2.5 Spaces/Unit</u>	
<del>*In addition to the required spaces, .25 guest spaces per unit shall be included.</del> -**In addition to the required spaces, <u>0.25 guest stalls per unit one (1) guest space for each ten (10) units</u> shall be included.		

2. Additional Residential Parking Requirements

- a. 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.
- b. 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. Such parking shall not exceed a maximum of thirty-five percent (35%) of the front yard area, except on lots less than seven thousand (7,000) square feet in which case the excess vehicle and visitor parking may be located on up to fifty percent (50%) of the front yard.
- c. For lots greater than seven thousands (7,000) square feet, the Town Planner may



approve additional paved areas, not to exceed fifty percent (50%), on irregularly shaped lots resulting from curvilinear streets, topography or other unique conditions so long as the intent and purposes of this Ordinance are preserved.

- d. Tandem parking spaces shall count as one space.

(amended by Ordinance 2013-03; 9-25-2013)

### 3. 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 (200) 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 (200) sq. ft. of floor area.
<b>AUTOMOBILE RELATED</b>		
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.
<b>EATING &amp; DRINKING ESTABLISHMENTS</b>		
Restaurants	Eating establishments and similar services	One (1) space per one hundred (100) sq. ft. of floor are including outdoor seating
	with drive-through services	In addition to the above, eighty (80) linear feet of stacking space from the entrance of the drive-through lane to the menu board exclusive of drive aisle and parking spaces, plus eighty (80) linear feet of stacking space from the menu board to the pickup window.
Taverns, Bars, Pubs & Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	One (1) space per fifty (50) sq. ft. of serving area, plus one (1) space per two hundred (200) sq. ft. for preparation area.
<b>ENTERTAINMENT &amp; RECREATION</b>		
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 & Receptions	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 sport 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
<b>GENERAL INDUSTRIAL &amp; MANUFACTURING</b>		
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.
<b>GENERAL RETAIL</b>		
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.
<b>INSTITUTIONAL</b>		
Child care	Facilities providing daily care of children in a nursery, day care or pre-school 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.
<b>LODGING</b>		
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.
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.
<b>MEDICAL</b>		
Medial 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 one hundred fifty (150) 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.
<b>PERSONAL SERVICES</b>		

General Professional Services	Establishments providing general professional services such as cabinet and carpentry making, custom dressmaking and 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.
<b>OTHER</b>		
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.

#### 4. Mixed Uses

1. 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.
2. 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 Registered Professional Engineer, to be approved through the development or site plan approval process.

#### 5. 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.

#### 6. Joint Use Parking

- a. 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.
- b. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a Registered Professional Engineer, to be approved through the site plan approval process.
- c. 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 Town Attorney shall be filed with the Town Clerk and recorded with the County Recorder.

## 7. Offsite Parking

- a. 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 Town 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.

## **Section 1904 - Off-street Loading Requirements**

### **A. General Provisions**

1. Unless otherwise specified in this Ordinance, loading spaces or berths shall be at least forty-five (45) feet in length and all loading berths shall be at least twelve (12) feet in width and fourteen (14) feet in height, exclusive of aisle and maneuvering space and required parking space.
2. Loading berths of thirty (30) feet by ten (10) feet for office use, motels and hotels, restaurants, day care centers, long term care facilities, and other similar facilities may be provided for all or part of the required loading berths if approved through the site plan approval process.
3. Such space may occupy all or any part of any required yard space, except front and corner side yards, and shall not be located closer than fifty (50) feet to any residential zoning district unless screened by a masonry wall not less than ten (10) feet in height. Loading spaces located in side yards shall not be visible from a public street.
4. Sufficient room for turning and maneuvering vehicles shall be provided on the site so that vehicles shall cross a property line only by driving forward.
5. Each loading berth shall be accessible from a street, alley or from an aisle or drive connecting with a street or alley, without traversing a residential district.
6. The loading area, aisles, and access drives shall be paved so as to provide a durable dust-proof surface and shall be so graded and drained so as to dispose of surface water without damage to private or public properties, streets, or alleys.
7. Bumper rails shall be provided at locations where needed for safety or to protect property.
8. If the loading area is illuminated, lighting shall be deflected down and/or away from abutting residential sites so as to not cause any annoying glare.
9. No regular repair work or servicing of vehicles shall be conducted in a loading area.
10. Off-street loading facilities shall be located on the same site with the use for which the berths are required.
11. If more than one use is located on a site, the number of loading berths provided shall be equal to the sum of the requirements prescribed in this Section for each use. If more than one use is located on a site and the gross floor area of each use is less than the minimum for which loading berths are required but the aggregate gross floor area is greater than the minimum for which loading berths are required, off-street loading

berths shall be provided as if the aggregate gross floor area were used for the use requiring the greatest number of loading berths.

12. Off-street loading facilities for a single use shall not be considered as providing required off-street facilities for any other use.
13. At the time of initial occupancy, major alterations or enlargement of a site, or of completion of construction of a structure or of a major alteration or enlargement of a structure, there shall be provided off-street loading berth requirements. The number of loading berths provided for a major alteration or enlargement of a site or structure shall be in addition to the number existing prior to the alteration or enlargement.
14. Space allocated to any off-street loading berth shall not be used to satisfy the space requirements for any off-street parking facility.

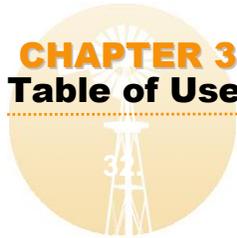
**B. Number of Spaces Required**

1. Unless otherwise provided in this Ordinance every office, hotel, restaurant, department store, freight terminal or railroad yard, hospital, industrial plant, manufacturing establishment, retail establishment, storage warehouse or wholesale establishments, and all other structures devoted to similar mercantile or industrial pursuits, which has an aggregate gross floor area of five thousand (5,000) square feet or more shall provide off-street truck loading or unloading berths in accordance with the following table:

Square Feet of Aggregate Gross Floor Area Devoted to Such Use	Required No. of Berths
5,000 sq.ft. up to and including 40,000 sq.ft.	1
40,001 sq.ft. up to and including 100,000 sq.ft.	2
100,001 sq.ft. up to and including 160,000 sq.ft.	3
160,001 sq.ft. up to and including 240,000 sq.ft.	4
For each additional 100,000 sq.ft.	1 additional

(Ord No. 2009-04, 6-24-09)

**CHAPTER 32**  
**Table of Uses and Development Standards**



**Table 32-1**  
**Table of Allowed Uses**  
**Residential Zoning District**

Uses identified by the symbol “A” are determined as Accessory uses. Uses identified by the symbol “T” are determined to be Temporary Uses, subject to the requirements of Chapter 13, herein.

Uses identified by the symbols “PERMITTED (P-1) USE” and “PERMITTED (P-2) USE” are determined to be Permitted Uses, subject to the requirements of Chapter 14, herein.

Uses identified by the symbol “C” are determined to be Conditional Uses, subject to the requirements of Chapter 15, herein.

Any Use identified by the symbol “X” is determined to be a prohibited use in the Zoning District.

Any Use not identified in the Table of Uses is hereby determined to be a prohibited use within Vineyard Town.

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<b>Accessory Building.</b> A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building.	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
<b>Accessory Dwelling Unit for Owner or Employee.</b> 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.	C	C	X	X	X	X	X	X	X	X	X

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<b>Accessory Use.</b> A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot as the primary use.	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
<b>Agriculture.</b> 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 Utah Code Annotated, 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.	P-1	P-1	X	X	X	X	X	X	X	X	X
<b>Agricultural Building.</b> A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of §58-56-4(1), Utah Code Annotated, 1953, as amended.	P-1	P-1	X	X	X	X	X	X	X	X	X

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<b>Barn, Corral, Stable, Coop, Pen or Animal Run.</b> A structure or fenced area, and its associated buildings and structures, for the feeding, housing, or confinement of domestic animals, as defined herein.	P-1	P-1	P-1	X	X	X	X	X	X	X	X
<b>Billboard.</b> 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.	X	X	X	X	X	X	X	X	X	X	X
<b>Church.</b> A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family may be Permitted as an accessory use.	C	C	C	C	C	C	C	C	C	C	C
<b>Commercial Kennel.</b> 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 nonprofit basis.	C	C	X	X	X	X	X	X	X	X	X
<b>Commercial Plant Nursery.</b> 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.	C	C	X	X	X	X	X	X	X	X	X

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<b>Commercial Recreation (Outdoor).</b> 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 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.	C	C	X	X	X	X	X	X	X	X	X
<b>Domestic Livestock and Fowl.</b> Limited to domesticated horse ( <i>Equus caballus</i> ), domesticated cattle ( <i>Bos taurus</i> and <i>Bos indica</i> ), domesticated sheep ( <i>Ovis aries</i> ), domesticated goat ( <i>Capra hircus</i> ) and domestic fowl. Domestic Livestock and Fowl do not include inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.	P-1 (A minimum area of one [1] acre exclusively used for the keeping of Domestic Livestock and Fowl shall be required.)		C	X	X	X	X	X	X	X	X
<b>Dwelling, Single-Family.</b> A building containing one (1) dwelling unit.	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	X
<b>Dwelling, Two-Family.</b> A building containing two (2) attached dwelling units.	X	X	X	X	X	X	X	X	C	P-1	X

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<b>Dwelling, Condominium.</b> 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.	X	X	X	X	X	X	X	X	X	P-1	C
<b>Dwelling, Multiple-Family.</b> A building containing three (3) or more dwelling units.	X	X	X	X	X	X	X	X	X	X	C
<b>Educational Facility (Public or Private).</b> 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.	C	C	C	C	C	C	C	C	C	C	C
<b>Golf Course.</b> An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, and course maintenance facilities.	C	C	C	C	C	C	X	X	X	X	X

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<p><b>Home Day Care.</b> 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 nine (9) 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).</p>	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2
<p><b>Home Occupation.</b> 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.</p>	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<p><b>Home Preschool.</b> 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 six (6) children for each session of instruction. 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. Home Preschool shall be considered, and shall comply with all requirements of Ordinance #2003-18, as applicable.</p>	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2
<p><b>Household Pets (Noncommercial).</b> 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.</p>	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<p><b>Major Facility of a Public Utility.</b> 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.</p>	C	C	C	C	C	C	C	C	C	C	C
<p><b>Minor Facility of a Public Utility.</b> 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.</p>	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
<p><b>Model Home.</b> A dwelling unit having all of the following characteristics:</p> <ol style="list-style-type: none"> <li>1. The dwelling unit is constructed upon a lot in a subdivision for which a Final Plat has been recorded.</li> <li>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.</li> </ol>	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<p><b>Nursing Home, Convalescent Care Center.</b> 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.</p>	C	C	C	C	C	C	C	C	C	C	C
<p><b>Public Uses; External Agency.</b> A use operated exclusively by a public body or quasi-public body <u>other than the Town of Vineyard</u>, 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.</p>	C	C	C	C	C	C	C	C	C	C	C

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<b>Public Uses; Municipal.</b> <u>A use operated exclusively by the Town of Vineyard, 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.</u>	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
<b>Reception Hall, Reception Center.</b> A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.	C	C	C	X	X	X	X	X	X	C	C
<b>Residential Facility for Elderly Persons.</b> A single-family or multiple-family dwelling unit that does not operate as a business and is owned by one of the residents, or an immediate family member of one of the residents, or the title is placed in trust for a resident, and that meets the requirements of the Utah Code Annotated, as amended, meeting all applicable Building Codes, as adopted, Land Use Ordinance requirements, and is occupied on a 24-hour-per-day basis by eight (8) or fewer elderly persons in a family-type arrangement. Adequate off-street parking shall be provided and the	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2	P-2

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
facility must be capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character. No person being treated for alcoholism or drug abuse shall be placed in a residential facility for elderly persons; and placement in a residential facility for elderly persons is on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. Elderly Person means 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.											
<b>Residence for Persons with a Disability.</b> 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.	C	C	C	C	C	C	C	C	C	C	C

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<p><b>Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a School.</b> 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.</p>	C	C	C	C	C	C	C	C	C	C	C
<p><b>Sign – Temporary.</b> A sign intended to be displayed for a limited period, not to exceed sixty (60) days.</p>	T	T	T	T	T	T	T	T	T	T	T
<p><b>Swimming Pool.</b> 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. <i>(amended by ORD 2015-05 on 4/22/2015)</i></p>	C	A	A	A	A	A	A	A	A	A	A

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<p><b>Wireless Telecommunications Site/Facility.</b> 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 deign and locational requirements, as established for such uses, as provided by this Ordinance.</p> <p>Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in “Amateur Radio Preemption, 101 FCC 2<sup>nd</sup> 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.</p>	C	C	X	X	X	X	X	X	X	X	X
<p><b>Temporary Use.</b> 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.</p>	T	T	T	T	T	T	T	T	T	T	T

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<b>Tennis Court/Sports Court.</b> 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.	C	C	C	C	C	C	C	C	C	C	C

**Table 32-2  
Summary Table of Development Standards  
For Primary Buildings in Residential Zones**

(This Table is a Summary Table only. All required development standards are contained within the various Chapters of this Ordinance.)

DEVELOPMENT STANDARD	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Site Plan Approval	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Lot Standards	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Buildable Area	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Minimum Lot Size	40 Acres	5Acres	40,000 Square Feet	30,000 Square Feet	20,000 Square Feet	15,000 Square Feet	10,000 Square Feet	8,000 Square Feet	Single Family Dwelling 15,000 Square Feet. Two-Family Dwelling 12,500 Square Feet per Unit. All other uses 15,000 Square Feet	10,000 square feet and: 1 unit - 6,000 per unit 2-4 units - 5,000 square feet 5-8 units - 4,000 square feet	Condominium & Multi-Family Units 4,500 square feet per unit. All other Uses 8,000 Square Feet

DEVELOPMENT STANDARD	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Maximum Base Density Allowed by a PD Overlay District in Units Per Acre	0.025 Units	0.200 Units	1.089 Units	1.307 Units	1.743 Units	2.323 Units	3.485 Units	4.356 Units	2.332 Single Family Units. 2.787 Two-Family Units.	4-12 units per acre with an average of 8 units per acre. Development above 4 units per acres is at the discretion of the Town Council.	9.680 Condominium & Multi-Family Units
Minimum Lot Width	Lot Width to Lot Length Ratio not less than 1:3				100 Feet	90 Feet	80 Feet	80 Feet	Single Family Dwelling 100 Feet. Two-Family Dwelling 120 Feet. Churches 200 Feet. School 200 Feet	60 Feet unless otherwise approved by the Town Council.	Condominium & Multi-Family Units 120 feet. All other Uses 120 Feet

DEVELOPMENT STANDARD	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Minimum Distance Between Condominium & Multi-Family Units Primary Buildings located on the same Lot or Parcel	Not Applicable								30 Feet		
Building Requirements	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Site Lighting	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Off-street Parking	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Adequate Public Facilities	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Culinary Water and Sanitary Sewage Systems	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Required Streets, Curb, Gutter, Sidewalks, and Trails	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Clear View Areas	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Minimum Building Height	No primary building shall be erected to a height less than one story entirely above grade.										
Maximum Building Height	THIRTY-FIVE (35) FEET measured from the top of the back of curb to the highest point of the building or structure. (Amended September 24, 2014)										

DEVELOPMENT STANDARD	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Maximum Building Height for Condominium & Multi-Family Units	Not Applicable									35 Feet	35 Feet
Mechanical Equipment Screening	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Utility Requirements	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Minimum Front Yard	30 Feet from the Right-of-Way line of an existing or proposed street							20 Feet from the Right-of-Way line of an existing or proposed street			
Minimum Side Yard – Interior Lots	<del>30</del> <u>15</u> Feet	<del>30</del> <u>15</u> Feet	<del>30</del> <u>10</u> Feet	<del>30</del> <u>10</u> Feet	<del>30</del> <u>10</u> Feet	<del>30</del> <u>8</u> Feet	<del>30</del> <u>8</u> Feet	<del>20</del> <u>8</u> Feet	<del>Not less than 8 feet with combined total of two sides not less than 20</del> <u>8</u> Feet	20 Feet unless otherwise approved by the Town Council.	20 Feet
Minimum Side Yard for Corner Lots – Side Yard abutting street Right-of-Way	30 Feet from the Right-of-Way line of an existing or proposed street							20 Feet from the Right-of-Way line of an existing or proposed street			
Minimum Rear Yard	<del>30</del> <u>20</u> Feet							20 Feet			
Minimum Dwelling Dimension	The minimum width or length dimension shall not be less than 24 feet. No non-living spaces including but not limited to garages, porches, or sheds shall be included in determining compliance with this requirement										

HDR-1 Amended Ordinance 2009-03 - May 13, 2009

**Table 32-3  
Table of Allowed Uses  
In Non-Residential Zoning Districts**

Uses identified by the symbol “T” are determined to be Temporary Uses, subject to the requirements of Chapter 13, herein.

Uses identified by the symbols “PERMITTED (P-1) USE” and “PERMITTED (P-2) USE” are determined to be Permitted Uses, subject to the requirements of Chapter 14, herein.

Uses identified by the symbol “C” are determined to be Conditional Uses, subject to the requirements of Chapter 15, herein.

Any Use identified by the symbol “X” is determined to be a prohibited use in the Zoning District.

Any Use not identified in the Table of Uses is hereby determined to be a prohibited use within Vineyard Town.

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Accessory Building.</b> A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building.	P-1	P-2	P-2	P-1	P-1
<b>Accessory Dwelling Unit for Owner or Employee.</b> 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.	X	X	X	X	C
<b>Accessory Use.</b> A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot as the primary use.	P-1	P-1	P-1	P-1	P-1

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Agriculture.</b> 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 Utah Code Annotated, 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.	P-1	P-1	P-1	P-1	<del>P-1</del> <u>C</u>
<b>Agricultural Building.</b> A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of §58-56-4(1), Utah Code Annotated, 1953, as amended.	P-1	P-1	P-1	P-1	<del>P-1</del> <u>C</u>
<b>Animal Hospital (Veterinary Clinic), With Outdoor Holding or Boarding Facilities.</b> A facility for the diagnosis, treatment, hospitalization, and boarding of animals and that may include both indoor and outdoor holding and boarding facilities.	X	X	X	X	C
<b>Animal Hospital (Veterinary Clinic), Without Outdoor Holding or Boarding Facilities.</b> A facility for the diagnosis, treatment, and hospitalization of animals and that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities.	P-1	C	C	X	P-1
<b>Bank, Credit Union or other Financial Institution.</b> A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money. <u>Does not include title loan companies, payday loan companies, and other non-depository lending institutions.</u>	P-1	<del>CP-1</del>	<del>CP-1</del>	<del>CP-1</del>	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Billboard.</b> 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.	X	X	X	X	X
<b>Car Wash.</b> 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	C	C	C	X	X
<b>Chemical Manufacture, Storage, and Distribution <del>(Existing)</del>.</b> A use, existing and established in the Town 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.	X	X	X	X	X
<b>Church.</b> A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family may be Permitted as an accessory use.	C	C	C	P-2	P-2
<b>Class A Retail Beer License - Off Premises Consumption.</b> A Class A retail license shall entitle the licensee to sell beer on the licensed premises in the original containers for consumption off the premises and in accordance with the Utah Alcoholic Beverage Control Act and Vineyard Town Ordinance 2004-01 “Beer Handlers Ordinance,” as amended.	C	C	C	C	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<p><b>Class B Retail Beer License - On Premises Consumption - Restaurants.</b> 1. A Class B retail license shall entitle the licensee to sell beer in the original containers or on draft for consumption on the premises. 2. Only bona fide restaurants whose food sales constitute at least seventy percent (70%) of the gross dollar value of licensee's business shall be entitled to Class B licenses. (Utah Code Annotated section 32A-4-106(30)). This license does not permit any person to hold, store, possess, or consume alcoholic beverages on the premises other than as provided by the Utah Alcoholic Beverage Control Act and in compliance with all requirements for the issuance of such license.</p>	C	C	C	C	X
<p><b>Class D Beer License - Temporary.</b> A Class D retail license shall entitle the licensee to sell beer in the original containers only upon such premises during such times as the Council, upon application of the licensee. Such sales may be made for consumption on or off the designated premises. The Council shall designate only those premises upon which public fairs, stock and other animal shows, celebrations, fiestas, occasional athletic contests, and similar events occur.</p>	T	T	T	X	X
<p><b>Class E Beer License - On Premises Consumption, Private Club.</b> A Class E retail license shall entitle the licensee to all of the privileges of a Class C license upon any premises licensed as a club pursuant to the Utah Nonprofit Corporations Act and the Utah Alcoholic Beverage Control Act, and all authority to be exercised shall be pursuant to the same and the ordinances of the Town.</p>	C	X	C	X	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Class A Liquor License - Private Club.</b> A Class A liquor license shall entitle the licensee to serve, sell, and store liquor, in accordance with the Utah Alcoholic Beverage Control Act. All sales under a private club license shall be to bona fide members of the licensed club, guest members, or their visitors accompanied by members or guest members, and not to the public.	C	X	C	X	X
<b>Class B Liquor License - Restaurants.</b> A Class B liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act. Liquor is to be provided only in conjunction with a meal.	P-1	C	C	C	X
<b>Class C Liquor License – Temporary.</b> A Class C liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act.	T	T	T	<del>T</del>	<del>T</del>

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<p><b>Commercial Day Care/Preschool Center.</b> 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 Day Care/Preschool Center excludes the following: (a) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; (b) 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; or (c) Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; (d) or clearly identified as an Accessory Use.</p>	C	C	C	C	X
<p><b>Commercial Plant Nursery.</b> 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.</p>	C	C	P-1	X	X
<p><b>Commercial Recreation (Indoor).</b> 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, 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.</p>	C	C	C	C	C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Commercial Recreation (Outdoor).</b> An area or facility that offers entertainment or recreation outside. This use includes amusement parks, golf driving range, baseball batting cages, riding arena, tennis 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 or dust to adjoining and surrounding uses.	C	C	C	X	<del>XC</del>
<b>Commuter and Light Rail Facilities and Station.</b> 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.	P-1	C	C	C	C
<b>Composting Facility.</b> 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.	X	X	X	X	X
<b>Retail Construction Sales and Service.</b> 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.	<del>P-1</del> C	X	C	X	C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Contractor's Office/Storage Yard.</b> A use that provides construction businesses with a base of operations. 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.	X	X	X	X	P-1
<b>Convenience Store.</b> A retail establishment selling consumer products including prepackaged food and household items, having a gross building area of not more than 5,000 square feet. A convenience store may also provide associated retail sale of gasoline and other petroleum products. The maximum square footage of any canopies associated with gasoline pumps shall be no more than 3,000 square feet, or the gross square footage of the primary structure, whichever is less.	C	C	P-1	X	<del>XC</del>
<b>Distribution Center.</b> 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.	C	X	X	C	P-1
<b>Drive-through/Drive-up Facility.</b> A facility which accommodates patrons' automobiles and from which the occupants of the automobiles may make purchases or transact business.	C	C	C	X	X
<b>Dwelling, Single-Family.</b> A building containing one (1) dwelling unit.	P-1	X	X	X	X
<b>Dwelling, Two-Family.</b> A building containing two (2) attached dwelling units.	P-1	X	X	X	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Dwelling, Condominium.</b> 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.	P-1	X	X	X	X
<b>Dwelling, Multiple-Family.</b> A building containing three (3) or more dwelling units.	P-1	X	X	X	X
<b>Earth Station (Satellite Dish Farm).</b> A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.	X	X	X	C	C
<b>Educational Facility (Public or Private).</b> 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, and including charter schools. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.	P-1	C	C	P-1	X
<b>Environmental Remediation Activities.</b> 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.	C	X	X	C	C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Emergency Care Facility.</b> A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.	P-1	C	C	C	C
<b>Farmers' Market.</b> 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.	C	<del>XC</del>	C	C	C
<b>Flammable Liquids or Gases Manufacture, Storage and Distribution.</b> 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.	C	X	X	X	<del>XC</del>
<b>Funeral Home/Mortuary.</b> 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.	C	X	C	C	<del>P-2X</del>
<b>Gymnasium/Health and Fitness Club.</b> 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), reducing salons, tanning salons, and weight control establishments.	<del>P-12</del>	<del>P-12</del>	<del>P-12</del>	C	C
<b>Helipport.</b> 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.	X	X	X	C	C
<b>Hospital.</b> A facility licensed by the State of Utah Department of Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.	C	X	<del>CP-2</del>	C	C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Hotel.</b> 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.	P-1	X	C	C	C
<b>Kennel (Commercial).</b> 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 nonprofit basis.	<del>EX</del>	X	X	X	C
<b>Laundry (Commercial).</b> 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.	C	X	X	X	C
<b>Laundry; <del>Local, Self Serve, or</del> and Dry Cleaning.</b> An establishment providing home-type washing, drying, and/or ironing machines, household laundry <u>service</u> , and dry cleaning services.	P-1	P-2	P-2	P-2	<del>P-2</del> X
<b>Liquor Store (State Owned).</b> An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.	C	X	C	X	C
<b>Manufacturing (Heavy).</b> 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.	X	X	X	X	<del>X</del> C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Manufacturing (Light).</b> 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, fabrication or processing I conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure and any outside storage areas are screened from view from all adjoining properties and streets.	C	X	X	P-1	P-1
<b>Medical and Dental Clinic.</b> 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.	P-1	<del>CP-1</del>	<del>P-21</del>	P-1	<del>P-1C</del>
<b>Medical or Dental Laboratory.</b> 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.	P-1	X	<del>CP-1</del>	P-1	P-1
<b>Motel.</b> 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.	C	X	C	X	X
<b>Museum.</b> 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.	P-1	X	C	C	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Nightclub.</b> A place of entertainment open at night usually serving food and liquor, having a floor show, and providing music and space for dancing. A Nightclub that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license.	C	X	C	X	X
<b><u>Non-Depository Lending Institution.</u></b> Title loan, payday loan, check cashing, and similar short-term lending institutions that do not require a deposit	X	X	C	X	X
<b>Nursing Care Facility.</b> 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: a) 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; b) 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 c) a supervised living environment that provides support, training or assistance with individual activities of daily living.	C	C	C	C	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Office.</b> 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.	P-1	<del>CP-1</del>	<del>P-21</del>	P-1	P-1
<b>Open/Outdoor Display of Products or Merchandise,</b> 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.	C	X	C	X	C
<b>Park and Ride Facility.</b> 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.	P-1	X	C	C	C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Pawnshop.</b> Any person or establishment engaged in any of the following: (a) Lending money on deposit of personal property; (b) Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor; (c) Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or (d) Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.	C	X	C	X	X
<b>Personal Care Service.</b> 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, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."	P-1	<del>CP-1</del>	<del>P-12</del>	X	X
<b>Personal Instruction Service.</b> An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.	P-1	C	<del>P-12</del>	C	X
<b>Power Plant.</b> An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.	X	X	X	X	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Private Club.</b> 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 a valid Class E License.	C	X	C	C	C
<b>Public Uses; External Agencies.</b> A use operated exclusively by a public body or quasi-public body <u>other than the Town of Vineyard</u> , 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.	C	C	C	C	C
<b>Public Uses; Municipal.</b> A use operated exclusively by the <u>Town of Vineyard, 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.</u>	<u>P-1</u>	<u>P-1</u>	<u>P-1</u>	<u>P-1</u>	<u>P-1</u>

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<p><b>Public Utility (Major Facility).</b> A use operated exclusively by <u>any</u> public body or quasi-public body, <u>including Town of Vineyard</u>, such use having the purpose of serving the public health, safety or general welfare, and including 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, recreational facilities administrative and service facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.</p>	C	X	C	C	C
<p><b>Public Utility (Minor Facility).</b> A use operated exclusively by a public body or quasi-public body, <u>including Town of Vineyard</u>, such use having the purpose of serving the public health, safety or general welfare, and including streets, parks, and public utilities, including water, sewer, power, gas, telephone, and cable television and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.</p>	C	C	C	P-1	P-1
<p><b>Reception Hall, Reception Center.</b> A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.</p>	C	X	C	C	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Recycling Collection Center.</b> 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.	X	<del>EX</del>	P-2	C	C
<b>Recycling Processing Facility.</b> 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 dose not include Salvage Yard.	X	X	X	X	X
<b>Restaurant.</b> A building or facility for the preparation and retail sale of food and beverages.	<del>P-2</del>	C	P-2	P-2	X
<b>Retail Sales and Services.</b> Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.	P-1	P-2	P-1	X	<del>XC</del>

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<p><b>Retail Sales and Services (Community Commercial).</b> 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.</p>	P-1	P-1	P-1	X	X
<p><b>Retail Sales and Services (Regional).</b> 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.</p>	P-1	C	P-1	X	X
<p><b>Salvage Yard.</b> 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.</p>	X	X	X	X	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Seasonal Use.</b> A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots.	T	T	T	T	T
<b>Sexually Oriented Business.</b> 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.	X	X	X	X	<del>XC</del>
<b>Sign – Temporary.</b> A sign intended to be displayed for a limited period, not to exceed sixty (60) days.	T	T	T	T	T
<b>Storage – <u>Outside Self Service (Mini-Storage).</u></b> An <del>enclosed</del> commercial storage facility providing independent, fully enclosed bays, which are <u>accessed from the exterior and</u> leased to persons exclusively for storage of their household goods or personal property.	<del>EX</del>	X	X	X	C
<b><u>Storage – Indoor Self Service (Mini-Storage).</u></b> A fully enclosed commercial storage facility providing segregated units completely <u>within a structure or series of structures, which are leased to persons exclusively for storage of their household goods or personal property.</u>	<del>C</del>	<del>X</del>	<del>X</del>	<del>C</del>	<del>C</del>
<b>Storage of Recreational Vehicles.</b> The storage and parking of recreational vehicles, including motor homes, boats, caravans, trailers, or similar, in an unenclosed area for a period exceeding seventy two (72) hours.	C	X	X	X	C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Temporary Use.</b> A use or event established for a maximum period of sixty calendar (60) days, such use or event being discontinued after the expiration of sixty calendar (60) days.	T	T	T	T	T
<b>Theater (Indoor Picture).</b> A building or part of a building devoted to the showing of moving pictures on a paid admission basis.	P-1	X	P-2	X	X
<b>Trailer/RV Camping Facilities.</b> Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.	X	X	X	X	<del>XC</del>
<b>Transit Passenger Hub (Intermodal).</b> A publicly owned and operated central transit passenger transfer facility servicing rail, bus, shuttle, limousine, taxis, private automobiles, bicyclists and pedestrians.	<del>P-1C</del>	X	C	C	C
<b>Vehicle and Equipment Sale and Rental – New or Used, (Heavy).</b> An establishment licensed to engage in the retail or wholesale sale or rental, from the premises, of heavy equipment or motorized vehicles, including heavy construction vehicles and equipment, but excluding motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used heavy truck sales and rental, boat sales, recreational vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental.	C	X	C	X	C

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<b>Vehicle and Equipment Sale or Rental or Sale – New or Used, (Light).</b> An establishment licensed and engaged in the retail sale or rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer’s Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.	C	X	C	X	C
<b>Vehicle and Equipment Rental -</b> An establishment licensed and engaged in the rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer’s Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.	C	X	X	X	P-1
<b>Vehicle and Equipment Repair (Major).</b> 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.	<del>C</del>	X	X	X	P-1

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<p><b>Vehicle and Equipment Repair (Minor).</b> 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, front-end 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.</p>	P-1C	X	C	X	P-1
<p><b>Warehouse.</b> An establishment that is primarily engaged in the storage of goods, and including activities involving movement and storage of products or equipment and which may include the parking and storage of distribution vehicles, and accessory activities. Uses include moving and storage firms, and warehousing and storage facilities.</p>	P-1C	X	<del>XC</del>	C	P-1
<p><b>Warehouse Club.</b> 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.</p>	P-1C	X	<del>CP-2</del>	X	X

USE					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
<p><b>Wholesale Distribution.</b> 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.</p>	<del>C</del> X	X	<del>X</del> C	C	P-1
<p><b>Wireless Telecommunications Site/Facility.</b> 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 deign 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 2<sup>nd</sup> 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.</p>	C	X	<del>X</del> C	C	C

**Table 32-4  
Summary Table of Development Standards  
For Primary Buildings in Non-Residential Zoning Districts**

(This Table is a Summary Table only. All required development standards are contained within the various Chapters of this Ordinance.)

DEVELOPMENT STANDARD					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
Site Plan Approval	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Lot Standards	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Buildable Area	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Minimum Lot Size	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.		40,000 Square Feet.	20,000 Square Feet.	20,000 Square Feet.
Minimum Lot Width	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.		140 Feet.	100 Feet.	100 Feet.
Building Requirements	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Site Lighting	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Off-street Parking	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Adequate Public Facilities	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				

DEVELOPMENT STANDARD					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
Culinary Water and Sanitary Sewage Systems	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Required Streets, Curb, Gutter, Sidewalks, and Trails	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Clear View Areas	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Minimum Building Height	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Maximum Building Height	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements. Six (6) stories or 90 feet (90'), whichever is Higher. Four (4) stories or 60 feet (60'), whichever is Higher. Four (4) Stories or 60 feet (60'), whichever is Higher.				
Mechanical Equipment Screening	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Utility Requirements	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Minimum Front Yard	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.		Thirty (30) Feet.	Twenty-Five (25)Feet.	Twenty-Five (25) Feet.

DEVELOPMENT STANDARD					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
Minimum Side Yard – Interior Lots	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.	Twenty-Five (25) Feet.		Twenty (20) Feet or as required with Site Plan Approval by the Land Use Authority.	Twenty-Five (20) Feet or as required with Site Plan Approval by the Land Use Authority.
Minimum Side Yard for Corner Lots – Side Yard abutting street Right-of-Way	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.	Thirty (30) Feet.		Twenty-Five (25) Feet or as required with Site Plan Approval by the Land Use Authority.	Twenty-Five (25) Feet or as required with Site Plan Approval by the Land Use Authority.

DEVELOPMENT STANDARD					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
Minimum Rear Yard	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.	Thirty (30) Feet.		Twenty-Five (25) Feet or as required with Site Plan Approval by the Land Use Authority.	Twenty-Five (25) Feet or as required with Site Plan Approval by the Land Use Authority.
Required Minimum Landscaped Buffer Areas	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Required Minimum Open Space Areas	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.	The required minimum open space for any use shall not be less than twenty percent (20%) of the lot area.			The required minimum open space for any use shall not be less than fifteen percent (15%) of the lot area.
Required Enclosed Operations	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Outdoor Storage	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				

DEVELOPMENT STANDARD					
	REGIONAL MIXED USE (RMU)	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	MANUFACTURING (M)
Nuisance Impacts	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Accessory Buildings	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				

*Table Amended by Ordinance No. 2009-03 - Effective May 13, 2009*

*Text Amendments – Ordinance No. 2008-01 – Effective March 12, 2008*