

**VINEYARD
ORDINANCE 2021-14**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD SPECIAL PURPOSE DISTRICT CODE SECTION 15.14.2.08(3)
'DEVELOPMENT STANDARDS'; PROVIDING A REPEALER CLAUSE;
PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING FOR A
PUBLICATION AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, the Planning Commission held a public hearing on October 06, 2021, and after fully considering public comment and staff recommendations recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on October 13, 2021; and

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

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

SECTION 1: **AMENDMENT** “2.08 Development Standards” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

2.08 Development Standards

Except as identified below all development standards shall be established within the approval process including residential density, lot sizes, building setbacks, required yards, etc.

- 1. Project Characteristics.** All projects within the RMU district shall have the following characteristics:
 - a. Multiple buildings which may accommodate one or more uses;

- b. Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways; and,
 - c. At least one major private or public space, such as a plaza, park, town square, or other gathering space.
- 2. **Minimum Acreage.** The minimum acreage required for a Development Plan shall be ten (10) acres; provided, however, that a parcel of less than ten (10) acres may be approved, subject to compliance with all provisions of this ordinance and approval by the Town Council.
- 3. **Residential**
 - a. The maximum residential density for any project is twenty-six (26) units per acre. The maximum number of residential units shall not exceed 2,009.
 - b. A maximum of thirty (30) percent of the RMU district may be used for standalone residential uses. Residential uses above the first floor are excluded from this requirement.
 - c. The maximum residential density may be increased up to 85 units per acre and the number of residential units increased up to 2,350 through a Development Agreement as provided for in Section 15.16 of this title.
- 4. **Non-Residential.** There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein.
- 5. **Building Height -** Building height standards are provided for in Section 15.12.060-Dimensional Standards Table
- 6. **Setbacks**
 - a. All setbacks shall be determined as part of the development plan except as follows:
 - i. Arterial – 25 feet
 - ii. Collector – 20 feet
 - iii. Local – 15 feet
 - b. These areas shall be landscaped in accordance with VSP 2.12.
- 7. **Compatibility Requirements**
 - a. Development shall be compatible with, and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.
- 8. **Separation Between Industrial Uses.** There shall be an appropriate separation between existing or planned industrial uses and planned residential uses to provide adequate safety and to avoid concerns with noise, odors, views, and other reasonable concerns as determined by the Town Council at the time of Development Plan approval.
- 9. **Mixed Use Requirements**
 - a. Mixed use development is a development in which land uses are mixed on-site

or are mixed in combination with existing or planned adjacent land uses; the combination of land uses shall promote easy access by pedestrians.

Development within the RMU District shall comply with the following standards:

- i. Each development shall be designed in such a way that it is well integrated within adjacent land uses. Integrated means that uses are within a comfortable walking distance (1/4 mile) and are connected to each other with direct, convenient, and attractive pedestrian pathways; or the proposal contains a superior way to achieve the above criteria as approved by the Town Council.
- ii. Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link them shall facilitate the integration of adjacent land uses on the site.
- iii. Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations, etc. In order to provide efficient pedestrian connections to adjacent destinations, the Town may require additional sidewalks, walkways, or bike paths not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Specifically, on-site pedestrian connections shall be provided to and between the following points:
 - (1) The primary entrance or entrances to each building;
 - (2) Existing or planned transit stops, stations, and park-n-ride locations, etc;
 - (3) Trail systems, where determined appropriate either by the Town based on the Master Trails Plan;
 - (4) On-site amenities; and
 - (5) Adjacent development.

10. Open Space. All projects shall provide open space within the development as follows:

- a. At least one major private or public space, such as a plaza, park, town square, or other gathering space. These spaces should be also be designed and located for substantial use. The gathering space should include a significant public amenity, such as water features and/or public art.
- b. A private outdoor living space shall be provided adjoin each dwelling unit equal to a minimum of five (5) percent of the floor area of the dwelling unit. An alternative to this requirement may be approved by the Town Council upon finding that the need is met through an alternative means.
- c. A minimum of fifteen (15) percent of the site area of the residential development shall be set aside as recreation amenities. The minimum size of a recreational amenity area shall be 5,000 square feet with one area being at least 10,000 square feet in size. Such areas shall be used for tot lots, play fields, armadas, gardens, and other similar areas as approved by the Town

Council at time of Development Plan approval.

- d. A minimum of ten (10) percent of the site area of the non-residential development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas, or other similar areas as approved by the Town Planner. The minimum size of an open space areas shall be 2,000 square feet.
- e. All open space areas shall be owned and maintained by a property owners association or landowner. Areas greater than 5 acres in size may be dedicated to the Town upon approval of the Town Council.

SECTION 2: SUNSET CLAUSE The text amendment made by this Ordinance allows for the maximum residential density to be increased through a Development Agreement. If the City does not receive a complete application for such Development Agreement within twelve (12) months of the passage of this Ordinance, then the text amendments accomplished by this Ordinance shall be void and the text of the amended code shall revert to the language that existed prior to this Ordinance being adopted.

SECTION 3: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 4: SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

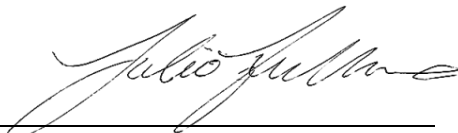
SECTION 5: EFFECTIVE DATE This Ordinance shall be in full force and effect from October 13, 2021 and after the required approval and publication according to law.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL OCTOBER 13, 2021.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
John Earnest	<u> </u>	<u> </u>	<u>X</u>	<u> </u>
Tyce Flake	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Chris Judd	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Cristy Welsh	<u> </u>	<u> </u>	<u>X</u>	<u> </u>

Presiding Officer

Attest



Julie Fullmer, Mayor, Vineyard



Pamela Spencer, City Recorder
Vineyard

