

**VINEYARD
ORDINANCE 2022-09**

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH TO ADD A NEW ZONING DISTRICT, GENEVA ROAD MIXED USE DISTRICT TO THE SPECIAL PURPOSE ZONING DISTRICTS CHAPTER OF THE VINEYARD ZONING CODE, APPLYING TO A PORTION OF THE PROPERTY KNOWN AS LOTS 2-11 OF THE GENEVA RETAIL FRONTAGE SUBDIVISION PLAT, CREATING ALLOWABLE USES, ESTABLISHING DESIGN STANDARDS FOR MIXED USE DEVELOPMENT AND FOR AUTO-ORIENTED USES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, 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 June 22, 2022, and after fully considering public comment and staff analysis recommended approval to the City Council; and

WHEREAS, the City Council having reviewed the proposed text amendments, held a public hearing on June 29, 2022; and

WHEREAS, the 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 City Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **ADOPTION** "7.02 Purpose" of the Vineyard Special Purpose Zoning Districts is hereby *added* as follows:

ADOPTION

7.02 Purpose(*Added*)

The Geneva Road Mixed Use (“GRMU”) District is intended to encourage a mixture of commercial, office and residential uses along the Geneva Road corridor. Development in the GRMU District is intended to provide more intense commercial uses, safe and attractive streetscape, and a compatible setting for residential and commercial development. The cross access between the lots in the GRMU is vital to the design and function of the District. The standards are intended to established objectives for the design of a mix of uses.

SECTION 2: **ADOPTION** “7.04 Uses” of the Vineyard Special Purpose Zoning Districts is hereby *added* as follows:

ADOPTION

7.04 Uses(*Added*)

1. Permitted Uses. Permitted uses shall be those identified under the RMU district in VZC 15.12.050 District Use Table of Allowed Uses in Non Residential Zoning Districts.
2. Conditional Uses. Conditional uses shall be those identified under the RMU district in VZC 15.12.050 District Use Table of Allowed Uses in Non Residential Zoning Districts.
3. Accessory Uses. Uses which are customary and incidental to the principal use of the property as approved by the City Planner.
4. Prohibited Uses. Any use not listed in VZC 15.12.050 District Use Table of Allowed Uses in Non Residential Zoning Districts shall be prohibited.

SECTION 3: **ADOPTION** “7.06 Site Plans And Building Design” of the Vineyard Special Purpose Zoning Districts is hereby *added* as follows:

ADOPTION

7.06 Site Plans And Building Design(*Added*)

It is intended that development in the GRMU District (Figure: The Geneva Road Mixed Use District Boundary Map) will be subject to the following standards and regulations and Design Guidelines (VSP 7.10 – Design Guidelines). This will be accomplished by the following procedures:

1. Individual Site Plans. A site plan for each parcel shall be submitted for review and approval by Vineyard in accordance with VZC 15.36 Site Planning and Building Design Requirements. All other standards of the Vineyard Zoning Code shall apply. .

Individual site plans shall include a demonstration of how the proposed project will be consistent with The Geneva Road MU District and Design Guidelines, including the following:

- a. The proposed architectural and site design concepts including style, colors, type of materials and placement of structures.
- b. A description of the landscaping treatment, plant materials, fences, walls and other open space improvements.

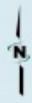
SECTION 4: **ADOPTION** “7.06.010 Boundary Map” of the Vineyard Special Purpose Zoning Districts is hereby *added* as follows:

A D O P T I O N

7.06.010 Boundary Map(*Added*)

VINEYARD ZONING MAP

APRIL 26, 2022



Utah Lake

LONDON

200 SOUTH

800 SOUTH 1800 NORTH

FOI

RC

PF

PF

R-1-10

R-1-8

R-2-15

RE-20

OS

A-1

PF

RC

R&A-5

RC

PF

RC

PF

RC

PF

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ZONES

- PD Overlay
- OS: Open Space
- A-1: Agriculture
- R&A-5: Residential Agricultural
- RE-20: Residential Estates
- R-1-15: Single-Family Residential
- R-1-10: Single-Family Residential
- R-1-8: Single-Family Residential
- HDR-1: High Density Residential
- HDR-2: High Density Residential
- BP: Business Park
- POI: River Office & Industry
- M: Manufacturing
- I-1: Industrial
- PF: Public Facility
- RC: Regional Commercial
- RMU: Regional Mixed Use
- TC: Town Center
- The Forge: Island Use
- Waters Edge: Special Purpose

GRMU: Geneva Road Mixed Use

Notes: For additional requirements and subdivision information regarding the Waters Edge, Town Center, The Forge and Regional Mixed Use districts refer to Chapter 7 of the zoning ordinance.



0 500 1,000 2,000 Feet

SECTION 5: **ADOPTION** “7.08 Development Standards” of the Vineyard Special Purpose Zoning Districts is hereby *added* as follows:

ADOPTION

7.08 Development Standards(*Added*)

1. Project Characteristics. Development on the lots located in the GRMU District shall have the following characteristics:
 - a. Buildings which may accommodate one or more uses;
 - b. Predetermined right in/right out access points to Geneva Road will be utilized for access to Geneva Road.
 - c. Access will be provided to the lots via a eastern cross access drive and/or western cross access drive, an access point on 400 North and the approved access points on Geneva road;
2. **Minimum Acreage.** The minimum acreage for application of the GRMU District is five (5) acres.
3. **Residential Intensity.**
 - a. Mixed use residential projects may only be permitted through a Development Agreement, as provided for in Section 15.16 of this title, on lot 8 of the Geneva Retail Frontage Subdivision and lots 12, 14 and 15 of the Geneva Retail Frontage Subdivision Plat B. See Section 07.12 District Use Table and Table Note 8 for additional standards.
4. **Non-Residential Intensity.** There is no limit on the intensity of non-residential development as long as each development complies with the development standards of The GRMU District, any other applicable Vineyard Ordinances and the requirements herein.
5. **Building Height.**
 - a. No primary building within any district shall be erected to a height less than one (1) story entirely above grade.
 - b. No primary building shall be built to a height greater than sixty feet (60'). Building height is measured from the top of the back of curb to the highest point of the building or structure. See also the definition of "Building Height."
6. **Setbacks.**
 - a. Building Setback: The building setbacks in the GRMU district shall be measured from established property lines. The property contains easements that may further impact buildable areas.
 - i. Front Setback: Five feet (5') from the property line adjacent to Geneva Road.
 - ii. Side Setback: There shall be no minimum internal side setback requirement from property lines. Street side setbacks on a corner lot shall be twenty feet (20').
 - iii. Rear Setback: Twenty feet (20')

- iv. Landscaping, parking and drive areas are permitted in the rear setback area.

7. **Compatibility Requirements.** Development within The GRMU District shall be compatible with and preserve the character and integrity of adjacent land uses. Each 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 on existing 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, the alteration of building mass, and the addition of landscaping, walls, or both.
 - a. The main structure on Lot 11 of the Geneva Retail Frontage Subdivision, which is the corner lot on Geneva Road and 400 North, shall have a design that is comparable and compatible with the structures on the north side of 400 North.
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 Planning Commission at the time of Site Plan approval.
9. **Mixed Use Requirements**
 - a. Mixed-use development is a development in which land uses are mixed vertically and/or horizontally (such as with existing or planned adjacent land uses). The GRMU District shall comply with the following standards:
 - b. Each development or project area shall connect to and be compatible with any adjacent development or project area.
10. **Open Space.** The GRMU District shall provide open space within the development as follows:
 - a. If mixed use residential is approved through a development agreement, a minimum of fifteen (15) percent of the site area of the residential development shall be set aside as recreation amenities. Such areas shall be used for tot lots, play fields, armadas, gardens, and other similar areas as approved by the Planning Commission during site plan approval. The City Council may require open space details to be submitted with the development agreement for their consideration.
 - b. 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 City upon approval of the City Council.
 - c. Detention and retention basins shall not be counted towards the Open Space requirements. The city engineer may approve underground stormwater facilities to count toward minimum open space requirements if the quality of the open space recreational amenities is maintained.
11. **Parking.** Parking shall meet the requirements of Chapter 15.38 Parking and Loading Requirements. . Shared parking agreements for property in the GRMU and adjacent to the GRMU are permitted.
12. **Landscaping.** A common landscape theme shall be established for each Site Plan. All

landscaping, including materials and quantities, shall be installed in accordance with the provisions of the Zoning Ordinance.

SECTION 6: **ADOPTION** “7.10 Design Guidelines” of the Vineyard Special Purpose Zoning Districts is hereby *added* as follows:

ADOPTION

7.10 Design Guidelines(*Added*)

The following Design Guidelines have been adopted for The GRMU District.

1. **Introduction.** The GRMU District is approximately 9 acres located on the southwest corner of Vineyard Connector and Geneva Road. The proposed project may include retail, services, offices and restaurants. It may also contain a range of residential uses in order to provide vitality day and night, and opportunities to live close to work and to accommodate the multiple housing needs of the region. The GRMU District is intended to provide an auto-oriented mixed use area that is compatible with Geneva Road and the surrounding uses. The GRMU District will be implemented over time by a variety of individual builders. The urban design framework for the GRMU District will guide future development to ensure consistency and a high level of urban design quality. To be successful as a high energy, high density center, it will be important that fundamental principles of good urban design be followed in each project.
2. **Design Intent.** The general, overall character of the GRMU District should reflect the vibrancy of Vineyard. This character will bring about a familiar, traditional setting for users while allowing a diversity of building styles that is both timeless and contemporary.
3. **Block Structure**
 - a. **Block Size:** the GRMU District is made up of a single block along Geneva road. This block length is approximately 1,400’ in length.
 - b. **Mid-Block Access points:** Per the Geneva Retail Frontage Subdivision, there are three (3) access points along Geneva Road. These access points will be necessary to ensure adequate vehicular circulation.
4. **Building Orientation and Climate Protection**
 - a. **Building Orientation:** Buildings within the GRMU District should be oriented with a front facade facing Geneva Road.
 - b. **Energy and Climate Orientation:** Buildings are highly encouraged to include passive solar and passive wind strategies.
 - c. **Protective Porticos and Awnings:** Architectural elements that provide shade are encouraged to provide pedestrians a pathway that is enjoyable to use year-round and foster walking and social interaction. The climate in Utah Valley is such that in the summer months shade is preferred, and in the winter months

protection from snow is preferred. Awnings that extend over the public right of way require a revocable permit and shall have at least eight feet (8') clearance above the adjacent sidewalk at all points, and shall not extend more than six feet (6') into the public right-of-way.

5. Ground Floor Activation

- a. **Transparency:** The first floor elevation facing a public street shall not have less than thirty percent (30%) glass or window surfaces.
- b. **Entrances:** Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are required to have one entrance facing both streets.
- c. **Wall planes:** The maximum length of any continuous ground floor wall surface, uninterrupted by a change in material, setback or protrusion, will be thirty feet (30').
- d. **Screening:** All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that would be visible from the public right of way, shall be screened from public view, or enclosed as to appear to be an integral part of the architectural design of the building

6. Architectural Character and Materials

- a. **Building Character Organization:** All buildings shall generally have a “base, middle, and top” character to avoid monotonous uniformity of single-material building walls. Differentiating buildings into these three components gives human scale and variety through change, contrast, and intricacy in facade form, color and/or material. Other scaling elements such as insets and projections are encouraged to break up flat or monotonous facades.
- b. **Exterior Three-Dimensional Details:** Three-dimensional details shall be incorporated into all building elevations, these elements include :
 - i. Cornices, fascia, visible substantial window sills and headers, projecting bay windows, inset doors and windows and balconies.
 - ii. Recessed windows (all windows are encouraged to be recessed a minimum of three inches).
- c. **Similar Architectural:** Similar architectural design and material shall be incorporated into all elevations of proposed buildings.
- d. **Building Materials:** All materials shall be durable in nature and build on the multi layered history of the site. The following is a non-exhaustive list of materials that would meet this objective:
 - i. Sandstone-based brick material - this is desired as a base material for the entire development and is of regional significance to the area;
 - ii. Brick with accent banding and symbols of various colors and patterns;
 - iii. Visible steel support such as I-beam columns and spandrels, steel cable or rod suspension, decorative steel railings;
 - iv. Corrugated steel siding;
 - v. Concrete foundations, columns, lintels, sills, loading docks;
 - vi. Large expanses of multi-paned glass windows, glass block, large display windows, skylights, greenhouses;

- vii. Heavy wood timber columns and spandrel beams; and
- viii. Wood, stone, corrugated metal, etc.
- ix. Local materials are encouraged, whether as reclaimed materials from nearby projects or manufactured locally and support sustainable building practices.
- x. Other materials can be considered to minimize costs while achieving a similar aesthetic (e.g., concrete with an applied texture versus a brick wall) while out-of-character materials will be considered in special circumstances - such as iconic architecture - to bring additional variety and contemporary influences.

e. **Iconic Architectural Elements:** Selected use of iconic architectural elements is encouraged at key locations that serve as focal points for the district. Examples might include:

- i. Tower buildings fronting open spaces, plazas, or other gathering spaces.
- ii. Architectural signage and marquees.

7. **Signage.** Signs shall be regulated by VZC 15.48 Signs

8. **Lighting.**

- a. **Street Lights:** Street light fixtures used throughout the GRMU District for both automobile and pedestrian safety will meet the City's Street Light Design standards.
- b. **Outdoor lighting:** Outdoor lighting will be designed and installed to be fully contained with the project site and minimize light trespass off the property. A photometric plan demonstrating proposed lighting intensity shall be submitted with the site plan.
- c. **Architectural Lighting:** Building illumination will meet the City's Lighting Standards and be limited to:
 - i. Highlighting of specific building features
 - ii. Building and ground floor business names
 - iii. Lighting of public walkways
 - iv. Lighting of architectural features above the ground floor

9. **Site Design and Access**

- a. **Rear Alley:** A twenty foot (20') deep parking area along the rear of the property that is accessed from the rear alley for shared parking may be permitted.
- b. **Northern Lots:** The northern lots, lot 8 of the Geneva Retail Frontage Subdivision and lots 12, 14 and 15 of the Geneva Retail Frontage Subdivision Plat B shall be accessed by a rear alley. Access will not be provided to the general public for lot 13 of Geneva Retail Frontage Subdivision Plat B. Buildings shall be placed as close to Geneva Road as feasible and parking areas shall not be permitted in the front yard along Geneva Road or between building elevations facing 400 North and the property line along 400 North.
- c. **Sidewalks:** Sidewalks serve multiple purposes within an urban environment and should incorporate different activities including seating, outdoor dining,

lighting, trash and recycling receptacles, bus stops and shelters, newsstands, utility boxes and shade trees between pedestrian walkways and traffic. A minimum eight feet (8') ADA accessible, unobstructed pedestrian walkway is required. This walkway shall be located in Parcel A and completed with the reconstruction of Geneva Road.

- d. **Service and Storage:** Consideration should be given to loading, delivery and transfer of merchandise, garbage collection, recycling, fire and utilities. Loading areas should be provided when appropriate. However, these functional needs should not compromise the visual character of the overall development or adjacent properties and will be subject to design evaluation and approval of the final legislative authority. Outdoor storage should be temporary and/or fully screened from the public right-of-way.

- e. **Drive-thru Lanes:** Drive-thru facilities in the GRMU will be subject to careful design evaluation and approval. In addition to the standards found in VZC 15.34.190, any drive-thru lanes in the GRMU are required to be designed with the following conditions:
 - i. Be limited to four (4) bays or less;
 - ii. Feed into a single exit lane;
 - iii. Provide a ten foot (10') landscape buffer along a property line adjacent to residential uses. The buffer shall be landscaped in accordance with VZC 15.40.080.3.b;

 - iv. Provide a screening barrier to prevent headlights from the drive thru lane projecting onto residential property.

- f. **Car Wash Uses:** Car wash uses in the GRMU will be subject to careful design evaluation and approval. Any car washes in the GRMU will have to meet the following standards:
 - i. Car wash uses are only permitted on the southern five (5) lots of the Geneva Retail Frontage Subdivision.
 - ii. The car wash exit shall face Geneva Rd.
 - iii. Any building containing a car wash shall be setback at least fifty feet (50') from the property line where the adjacent use is residential;
 - iv. Outdoor vacuums shall be enclosed and placed at least fifty feet (50') from a property line where the adjacent use is residential;
 - v. Provide a ten-foot (10') landscape buffer along a property line adjacent to residential uses. The buffer shall be landscaped in accordance with VZC 15.40.080.3.b;
 - vi. Provide a screening barrier to prevent headlights from the drive thru lane projecting onto residential property;
 - vii. The hours of operation for a car wash in the GRMU District shall be 7 AM to 9 PM, including vacuums;
 - viii. A noise study shall be submitted with the site plan application conducted by a qualified professional demonstrating compliance with noise ordinances of Vineyard Municipal Code.

- g. **Light Vehicle Repair Uses:** Light Vehicle Repair uses in the GRMU will be

subject to careful design evaluation and approval. Any car washes in the GRMU will have to meet the following standards:

- i. Light Vehicle Repair uses are only permitted on the southern five (5) lots of the Geneva Retail Frontage Subdivision;
- ii. Light Vehicle Repair exit doors shall not face adjacent residential uses;
- iii. Any building containing Light Vehicle Repair shall be limited to four (4) bays;
- iv. Vehicle repair bay doors shall be closed when repairs are happening in that bay;
- v. No in operable vehicles shall be parked/stored on site;
- vi. Provide a ten-foot (10') landscape buffer along a property line adjacent to residential uses. The buffer shall be landscaped in accordance with VZC 15.40.080.3.b;
- vii. Provide a screening barrier to prevent headlights from the drive thru lane projecting onto residential property;
- viii. The hours of operation for a Light Vehicle Repair Use in the GRMU District shall be 7 AM to 9 PM;
- h. **Screening:** Screening techniques should be utilized throughout the GRMU District for any activity or storage that should be kept from public view. This may include any combination of building design, landscaping and berming, and/or location and will be subject to design evaluation and approval of the site plan. Typical areas that should require screening may include:
 - i. Outdoor Storage
 - ii. Refuse Containers
 - iii. Surface Parking
 - iv. Loading Areas (adjacent to roadways)
- i. **Enclosures:** Enclosures should be located to provide easy access for users, adequate space for servicing by refuse trucks, and visibility for safe vehicle circulation.
 - i. Enclosure materials and colors should be consistent with, and complementary to, building materials and finishes.
 - ii. Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

SECTION 7: **ADOPTION** “7.12 District Use Table*” of the Vineyard Special Purpose Zoning Districts is hereby *added* as follows:

ADOPTION

7.12 District Use Table* (*Added*)

<u>ZONING DISTRICT USES</u>		<u>GRMU</u>
Residential ⁸	<u>Clinical Support Housing</u>	<u>N</u>
	<u>Mixes-Use Residential</u>	<u>N⁸</u>
	<u>Dwelling Single-Family</u>	<u>N</u>
	<u>Dwelling Two-Family</u>	<u>N</u>
	<u>Model Home or Unit</u>	<u>N</u>
	<u>Residence for Persons with a Disability</u>	<u>N</u>
	<u>Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school</u>	<u>N</u>
	<u>Residential Facility for Elderly Persons</u>	<u>N</u>
	<u>Residential Lease, Short-term</u>	<u>N</u>

<u>ZONING DISTRICT USES</u>		<u>GRMU</u>
	<u>Agriculture; Commercial</u>	<u>N</u>
	<u>Animal Hospital</u>	<u>N</u>
	<u>Billboard</u>	<u>C</u>
	<u>Cannabis Production Establishment</u>	<u>N</u>
	<u>Car Wash</u>	<u>P</u>
	<u>Chemical Manufacture, Storage, and Distribution (Existing)</u>	<u>N</u>
	<u>Commercial Day Car/Preschool</u>	<u>C</u>
	<u>Commercial Plant Nursery</u>	<u>N</u>
	<u>Commercial Recreation, Indoor</u>	<u>C</u>
	<u>Composting Facility</u>	<u>N</u>
	<u>Construction Sales and Service</u>	<u>N</u>
	<u>Contractor's Office/Storage Yard</u>	<u>N</u>
	<u>Distribution Center</u>	<u>N</u>
	<u>Drive-thru Facility</u>	<u>p⁷</u>
	<u>Dry Cleaning</u>	<u>P</u>
	<u>Financial Institution</u>	<u>P</u>

COMMERCIAL

<u>Flammable Liquids or Gases Manufacture, Storage and Distribution</u>	<u>N</u>
<u>Funeral Home/Mortuary</u>	<u>N</u>
<u>Golf Course</u>	<u>N</u>
<u>Health and Fitness Facility</u>	<u>P</u>
<u>Hotel</u>	<u>C</u>
<u>Hybrid Production Facility</u>	<u>C</u>
<u>Kennel, Commercial</u>	<u>N</u>
<u>Kennel, Outdoor Commercial</u>	<u>N</u>
<u>Laundry, Commercial</u>	<u>P</u>
<u>Laundry, Self Serve</u>	<u>P</u>
<u>Manufacturing, Heavy</u>	<u>N</u>
<u>Manufacturing, Light</u>	<u>N</u>
<u>Medical and Dental Clinic</u>	<u>P</u>
<u>Medical or Dental Laboratory</u>	<u>P</u>
<u>Motel</u>	<u>C</u>
<u>Motor Vehicle Fueling Station</u>	<u>P</u>
<u>Nightclub</u>	<u>C</u>
<u>Nursing Care Facility</u>	<u>C</u>
<u>Nursing Home, Convalescent Care</u>	<u>N</u>
<u>Office</u>	<u>P</u>
<u>Pawnshop</u>	<u>N</u>
<u>Personal Care Services</u>	<u>P</u>
<u>Personal Instruction Service</u>	<u>P</u>
<u>Pharmacy</u>	<u>P</u>
<u>Pharmacy, Medical Cannabis</u>	<u>N</u>
<u>Private Club</u>	<u>C</u>
<u>Restaurant</u>	<u>P</u>
<u>Retail Sales and Services</u>	<u>P</u>
<u>Retail Sales and Services (Community Commercial)</u>	<u>P</u>

	<u>Retail Sales and Services (Regional)</u>	<u>P</u>
	<u>Salvage Yard</u>	<u>N</u>
	<u>Sexually Oriented Business</u>	<u>N</u>
	<u>Storage - Self Service Mixed-Use Facility</u>	<u>N</u>
	<u>Storage - Self Service</u>	<u>N</u>
	<u>Storage of Recreational Vehicles</u>	<u>N</u>
	<u>Trailer/RV Camping Facilities</u>	<u>N</u>
	<u>Vehicle and Equipment Repair (Major)</u>	<u>N</u>
	<u>Vehicle and Equipment Repair (Minor)</u>	<u>P</u>
	<u>Vehicle and Equipment Sale and Rental New or Used (Heavy)</u>	<u>C</u>
	<u>Vehicle and Equipment Sale and Rental New or Used (Light)</u>	<u>C</u>
	<u>Warehouse</u>	<u>N</u>
	<u>Warehouse Club</u>	<u>N</u>

ZONING DISTRICT USES		GRMU
PUBLIC AND INSTITUTIONAL	Assembly, Place of	C
	Commuter and Light Rail Facilities and Station	P
	Earth Station (Satellite Dish Farm	N
	Educational Facility	P
	Emergency Care Facility	P
	Environmental Remediation Activities	P
	Farmer's Market	C
	Heliport	N
	Hospital	C
	Liquor Store (State Owned)	C
	Major Facility of a Public Utility	C
	Museum	P

Open Space and Trails	P
Parks and Associated Facilities	P
Park and Ride Facility	N
Power Plant	N
Public Use	C
Recycling Collection Center	N
Recycling Processing Facility	n
Transit Passenger Hub (Intermodal)	P
Wireless Telecommunications Site/Facility	C ²

ZONING DISTRICT USES		GRMU
	Accessory Building	N
	Accessory Dwelling Unit	N
	Accessory Dwelling Unit for Owner or Employee	N
	Accessory Use	P
	Billboard	N
	Domestic Livestock and Fowl	N
	Home Day Care (one to seven children)	N
	Home Day Care (eight to ten children)	N
	Home Occupation	N
	Home Preschool (one to seven children)	N
	Home Preschool (eight to ten children)	N
	Household Pets, Noncommercial	N

	Open/Outdoor Display of Products or Merchandise	N
	Seasonal Use	T ⁵
	Sign - Temporary	T ⁶
	Swimming Pool	P ²
	Temporary Use	T ⁵
	Tennis Court/Sports Court	N

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.
2. See VZC 15.34 for additional use development standards.
3. Use is allowed as an accessory use to a principle use.
4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.
8. Mixed-Use Residential may only be permitted by the City Council through approval of a development agreement. The City Council may only approve Mixed-Use Residential that is incorporated into a mixed-use building containing commercial uses located on the ground floor facing the street in which it fronts. Mixed-Use residential will be limited to lot 8 of the Geneva Retail Frontage Subdivision Plat and lots 12, 14 and 15 of the Geneva Retail Frontage Subdivision Plat B.

SECTION 8: REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

SECTION 9: 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 10: EFFECTIVE DATE This Ordinance shall be in full force and effect from July 13, 2022 and after the required approval and publication according to law.

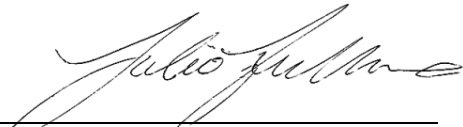
SECTION 11: CUSTOM CLAUSE NAMEPublication. This Ordinance, or a summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

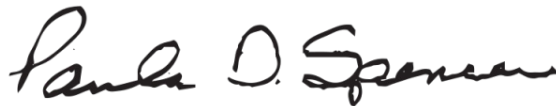
PASSED AND ADOPTED BY THE VINEYARD COUNCIL JULY 13, 2022.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Tyce Flake	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Amber Rasmussen	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Mardi Sifuentes	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Cristy Welsh	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest


Julie Fullmer, Mayor, Vineyard


Pamela Spencer, City Recorder
Vineyard



PASSAGE BY MUNICIPAL COUNCIL
ROLL CALL VOTE

ORDINANCE NO. 2022-09

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH TO ADD A NEW ZONING DISTRICT, GENEVA RAOD MIXED USE DEISTRCT TO THE SPECIAL PURPOSE ZONING DISTRICTS CHAPTER OF THE VINEYARD ZONING CODE

ROLL CALL VOTE:

MAYOR JULIE FULLMER

BOARDMEMBER TYCE FLAKE

BOARDMEMBER AMBER RASMUSSEN

BOARDMEMBER MARDI SIFUENTES

BOARDMEMBER CRISTY WELSH

TOTALS

MOTION	SECOND	AYES	NAYS	ABSENT
		X		
	X	X		
		X		
X		X		
		X		
		5		

This Resolution was passed by the Vineyard City Council on the 13th day of July 2022, on a roll call vote as described above.

II

CITY RECORDER'S CERTIFICATE AND ATTEST

This Resolution was recorded in the office of the Vineyard City Recorder on the 14th day of July, 2022

I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance No. 2022-09.

ATTEST:



Vineyard Deputy Recorder

