

**VINEYARD CITY
ORDINANCE 2023-30 MEDICAL AND COMMERCIAL USES**

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE SECTION 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES AND SPECIAL PURPOSE ZONING DISTRICT 3 DOWNTOWN VINEYARD (TOWN CENTER) SECTION 3.08 USES TO ADD MEDICAL AND COMMERCIAL USES TO THE FOI, RC, AND VINEYARD DOWNTOWN (TOWN CENTER SPECIAL PURPOSE DISTRICTS; PROVIDING A REPEALER CLAUSE, PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Planning Commission held a public hearing on December 6, 2023 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 December 6, 2023; 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 "See Exhibit A: 15.12 Establishment of Districts and Zoning Tables"

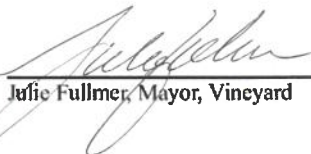
SECTION 2: AMENDMENT "See Exhibit B: Special Purpose Zoning District 3 Downtown Vineyard (Town Center) Section 3.08 Uses"

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

12/06/2023

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

Presiding Officer


Julie Fullmer, Mayor, Vineyard

Attest


Pamela Spencer, City Recorder,
Vineyard



EXHIBIT A

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	NC	FOI	M	PF	
Storage of Recreational Vehicles		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Trailer/RV Camping Facilities		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Vehicle and Equipment Rental		N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	
Vehicle and Equipment Repair (Major)		N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	C	C	
Vehicle and Equipment Repair (Minor)		N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	C	C	
Vehicle and Equipment Sale and Rental New or Used (Heavy)		N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	
Vehicle and Equipment Sale or Rental New or Used (Light)		N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	C	N	
Warehouse		N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	P	N	
Warehouse Club		N	N	N	N	N	N	N	N	N	N	C	N	N	CP	N	N	N	N	
Wholesale Distribution		N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	P	P	N	
Assembly, Place of		N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	NP	C	N	N	N	
Commuter and Light Rail Facilities and Station		N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C	C	
Earth Station (Satellite Dish Farm)		N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N	
Educational Facility		N	C	C	C	C	C	C	C	C	C	P	P	P	C	P	NC	N	N	
Emergency Care Facility		N	N	N	N	N	N	N	N	N	N	P	P	C	NP	N	NP	N	N	
Environmental Remediation Activities		N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	
Farmers' Market		N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	N	N	C	
Heliport/Vertiport		N	N	N	N	N	N	N	N	N	N	C ^{1c}	N	N	C ^{1c}	N	NC ^{1c}	C ^{1c}	N	
Hospital		N	N	N	N	N	N	N	N	N	N	C	C	N	NC	N	NC	N	N	
Liquor Store (State Owned)		N	N	N	N	N	N	N	N	N	N	C	C	N	C	C	C	N	N	
Major Facility of a Public Utility		C	C	C	C	C	C	C	C	C	C	C	N	N	C	N	C	C	C	
Minor Facility of a Public Utility		P	P	P	P	P	P	P	P	P	P	C	C	P	C	C	P	P	P	
Museum		N	N	N	N	N	N	N	N	N	N	P	P	C	C	P	N	N	N	
Open Space and Trails		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Parks and Associated Facilities		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Ride Facility		N	N	N	N	N	N	N	N	N	N	P	N	C	N	N	P	P	N	
Power Plant		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Public Use		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Recycling Collection Center		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	
Recycling Processing Facility		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
Transit Passenger Hub (Intermodal)		N	N	N	N	N	N	N	N	N	N	P	P	N	C	N	C	C	C	
Wireless Telecommunications Site/Facility		N	C ²	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	N	N	C ²	C ²	C ²	
Accessory Building		p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	NP	p ²	NP	N	N	
Accessory Dwelling Unit		N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N	N	
Accessory Dwelling Unit for Owner or Employee		N	P	P	N	N	N	N	N	N	N	N	N	N	N	P	C	C	N	
Accessory Use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Billboard		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Domestic Livestock and Fowl		N	p ²	p ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Home Day Care (one to seven children)		N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	

PUBLIC AND INSTITUTIONAL

ACCESSORY USES	ZONING DISTRICT USES																		
	OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	NC	FOI	M	PF	
	Home Day Care (eight to ten children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
	Home Occupation	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	P ²	N	N	N
	Home Preschool (one to seven children)	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N
	Home Preschool (eight to ten children)	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	N
	Household Pets, Noncommercial	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	P ²	N	N	N
	Open/Outdoor Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	C	P	N
	Seasonal Use	T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N
	Sign - Temporary	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
	Swimming Pool	P	C ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	P ²	N	N	N
Temporary Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵⁵	T ⁵	T	
Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	N	N	N	N	P	N	N	C	

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.

2. See VZC 15.34 for additional use development standards.

3. Use is allowed as an accessory use to a principle use.

4. Use shall not exceed 25% of the net square footage of a single building or development.

5. See VZC 15.26 for additional use standards.

6. See VZC 15.48 for signage requirements.

7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.

8. Clinic Support Housing use shall not exceed 80% of the net square footage of a single building or development.

9. Use shall meet all licensing requirements as required by Utah State Code and conform to Section 15.34.210 Cannabis Production Establishments and Medical Cannabis Pharmacies development standards of this title.

10 A conditional use is required for Heliports and Vertiports except for medical uses which are a permitted use.

EXHIBIT B

Downtown Vineyard (Town Center)

3.08.010 General Requirements (3) Use Table

Use Table. *Table: 3.08.010(1) Uses by District* . Uses by District outlines the permitted uses in each land use district. Each use is given one of the following designations for each zoning district in which that use is permitted.

Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.

Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use, as well as meet the requirements of the Conditional Use.

Listed uses that are not permitted in the district are indicated by "NP".

Table: 3.08.010(1) Uses by District

Uses	Districts				
	Downtown Station	Downtown Mixed Use	Village General	Lake Front Residential	Lake Front Commercial
Mixed Use	P	P	P	NP	P
Single-household Detached	p*	p*	p*	P	p*
Single-household Attached	p*	p*	P	P	p*
Multi-household	P	P	P	P	P
Student Housing	C	C	NP	NP	NP
Lodging	P	P	P	NP	P
Civic Building	P	P	P	NP	NP
Civic Space	P	P	P	P	P
Commercial	P	P	P	NP	P
Food and Beverage (F&B)	P	P	P	NP	P
Entertainment	P	P	P	NP	P
Office	P	P	P	NP	P
<u>Hospital</u>	<u>NP</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Medical Uses, Offices, Research</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>P</u>
Home occupations	P	P	P	P	P
Parking Structures	P	P	P	P	P

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

4. Prohibited Uses following uses are prohibited in Downtown Viney

Automobile sales and leasing, except where no vehicles are stored outside.

Bail bonds

Billboards

Blood plasma center

Car title loan business

Check cashing/deferred deposit loan

Commercial outdoor recreation, except in the Lake Front Commercial District and events in Geneva Park

Detention facility/jail as a principal use
outdoor gun range

Outside storage of construction material and equipment, refuse outside of an approved container, junk such as inoperable vehicles and appliances, and other items not coincident with sales, seating, or retail display of adjacent businesses. Boat Storage in the Lake Front Commercial District does not

Moving truck rental

Non-stealth wireless communication facilities

Non-stealth radio towers

Indoor/Outdoor kennel as a principal use

Call services and service-oriented escort bureaus

Pawnshop

Sale and/or lease of mobile homes, travel trailers, campers, motorcycles and other recreational vehicles

Secondhand precious metal dealer/processor and/or precious gem dealer

Self-storage facility, excluding boat storage in the Lake Front Commercial District

Sexually-oriented business

Fraternity/sorority houses