

**ORDINANCE NO. 2008-01**

**AN ORDINANCE OF THE VINEYARD TOWN COUNCIL  
AMENDING THE VINEYARD TOWN ZONING ORDINANCE**

**WHEREAS**, the Vineyard Town Council hereby finds that amendments to the Vineyard Town Zoning Ordinance are necessary and appropriate to clarify certain Vineyard Town General Plan policies and statements and to achieve the purposes of the Vineyard Town General Plan; and

**WHEREAS**, Vineyard Town is expected to experience significant growth in all areas of the Town and such growth and related increase in development has created the need for preparatory planning and development controls to ensure appropriate land use and development decision-making and the provision of necessary infrastructure, facilities and services; and

**WHEREAS**, the Vineyard Town Council and Planning Commission have now completed the process to amend the Vineyard Town Zoning Ordinance and including provisions and requirements related directly to non-residential uses and the requirements of new non-residential development for clarity in the non-residential use regulations; and

**WHEREAS**, the Vineyard Town Council hereby finds that amendments to the Vineyard Town Zoning Ordinance will promote efficient land use decision-making for Vineyard Town and clarity and security for all owners of property located within Vineyard Town; and

**WHEREAS**, the Town Council has found that it represents sound policy for Vineyard Town to create new Zoning District categories such as the Light Manufacturing (LM), Heavy Manufacturing (HM), Business Park (BP), Community Commercial (CC), and Regional Commercial (RC) Zoning Districts including Use regulations and Development Standards within the Vineyard Town Zoning Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF VINEYARD TOWN, STATE OF UTAH, AS FOLLOWS:**

**Section 1 – Enactment.**

This Ordinance is hereby enacted and adopted, making certain text amendments and clarification to the Vineyard Town Zoning Ordinance, as specifically identified by Attachment A, attached hereto.

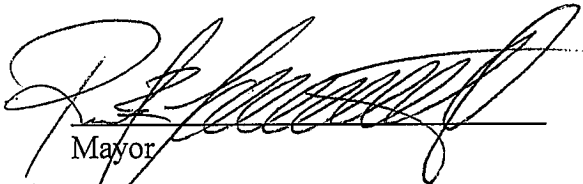
**Section 2 – Effective Date and Reference.**

This Ordinance, including Attachment A, shall take effect on March 1, 2008 and following its passage and publication as required by law.

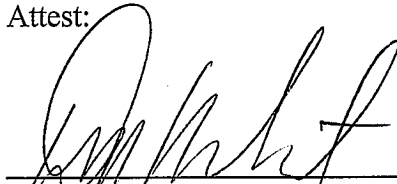
**Section 4 – Severability.**

If any section, part, or provision of this Ordinance is held invalid or unenforceable, by a court of competent jurisdiction such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**PASSED AND ADOPTED BY THE VINEYARD TOWN COUNCIL, STATE OF UTAH, ON THIS 12<sup>TH</sup> DAY OF MARCH, 2008.**

  
\_\_\_\_\_  
Mayor

Attest:

  
\_\_\_\_\_  
Town Clerk



**I**  
PASSAGE BY MUNICIPAL COUNCIL  
ROLL CALL VOTE

**ORDINANCE NO. 2008-01**

**SHORT TITLE: *An Ordinance of the Vineyard Town Council Amending the Vineyard Town Zoning Ordinance***

*ROLL CALL VOTE:*

MAYOR RANDY FARNWORTH  
 COUNCILMEMBER SEAN FERNANDEZ  
 COUNCILMEMBER GRANT HOLDAWAY  
 COUNCILMEMBER NORM HOLDAWAY  
 COUNCILMEMBER NATHAN RILEY

**TOTALS**

MOTION	SECOND	AYES	NAYS	ABSENT
		✓		
				✓
		✓		
	✓	✓		
✓		✓		
		4		

This Ordinance was passed by the Municipal Council of Vineyard Utah on the 12 day of March, 2008, on a roll call vote as described above.

**II**

MAYOR'S ACTION

Mayor's Action:  Approved  Disapproved

**III**

TOWN RECORDER'S CERTIFICATE AND ATTEST

This Ordinance was recorded in the office of the Vineyard Town Recorder on the 26 day of March, 2008.

I hereby certify and attest that the foregoing constitute a true and accurate record of proceedings with respect to Ordinance No. 2008-01.

ATTEST:

  
 Vineyard Town Recorder



## **CHAPTER 6**

### **Establishment of Zoning Districts**

#### **Section 601-Zoning by Districts:**

- 7. Business Park and Manufacturing Districts
  - 7.1 Business Park (BP)
  - 7.2 Light Manufacturing (LM)
  - 7.3 Manufacturing (M)
- 8. Commercial Districts
  - 8.1 Community Commercial (CC)
  - 8.2 Regional Commercial (RC)

#### **Section 602-Zoning Districts Purpose:**

- 7. The Business Park (BP) and the Light Manufacturing (LM) and Manufacturing (M) Districts are provided to provide opportunity for the establishment of corporate business and manufacturing activities and to meet the needs and goals of the Town as follows:
  - 7.1 Business Park (BP). The purpose of the Business Park (BP) District is to provide an attractive and nuisance free environment for the establishment of professional offices, light assembly and warehouse development in a campus-like and convenient setting.
  - 7.2 Light Manufacturing (LM). The purpose of the Light Manufacturing (LM) District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive setting.
  - 7.3 Manufacturing (M). The purpose of the Manufacturing (M) District is to recognize and provide for the established manufacturing and industrial uses existing in the Town and also provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.

8. The Community Commercial (CC) District and the Regional Commercial (RC) District is to provide areas for the location of various types of commercial uses and activities needed to serve the residents of the Town, and surrounding areas.

**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	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	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-2	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	C	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	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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>	P-1	P-1	P-1	P-1	P-1
<p><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>	P-1	P-1	P-1	P-1	P-1
<p><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.</p>	X	X	X	C	P-2
<p><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>	C	C	X	P-2	P-1

USE	ZONING DISTRICT					
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)	
<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.	C	C	C	P-2	P-1	
<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	X	P-2	P-2	
<b>Chemical Manufacture, Storage, and Distribution (Existing).</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	

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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.</p>	C	C	P-2	P-2	P-2
<p><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.</p>	C	C	C	P-2	P-2
<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	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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	T	T
<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>	X	C	C	C	C
<p><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.</p>	X	C	C	C	C
<p><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>	C	C	C	C	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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.</p>	T	T	T	T	T
<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.</p> <p>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	P-1	X	C	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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	P-2	P-2	P-1
<p><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.</p>	C	C	X	C	P-2
<p><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>	C	C	C	C	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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.</p>	X	X	X	X	C
<p><b>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.</p>	X	C	X	P-2	P-1
<p><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.</p>	X	X	X	C	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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.</p>	C	P-1	C	C	P-2
<p><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.</p>	X	X	X	C	C
<p><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.</p>	C	C	C	C	P-2
<p><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.</p>	X	X	C	C	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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.	C	C	C	C	C
<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.	C	C	C	P-2	P-2
<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.	X	C	C	P-2	P-1
<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.	X	X	X	X	C
<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.	X	C	C	P-2	P-2

USE	ZONING DISTRICT					
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)	
<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.	P-2	P-2	P-2	P-2	P-2	
<b>Heliport.</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	C	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.	X	C	C	C	C	
<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.	X	C	C	C	X	
<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 a nonprofit basis.	X	X	X	C	P-2	

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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.	X	X	X	C	P-2
<b>Laundry, Self Serve or Dry Cleaning.</b> An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services.	P-2	P-2	P-2	P-2	P-2
<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.	X	C	X	C	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	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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 is 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.</p>	X	X	C	C	P-2
<p><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>	C	P-2	C	P-2	P-2
<p><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>	X	C	P-2	P-2	P-2
<p><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.</p>	X	C	C	C	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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.	X	C	C	P-2	X
<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.	X	C	X	X	C
<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	X	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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>	C	P-2	P-2	P-2	X
<p><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.</p>	X	C	X	P-2	P-2
<p><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>	X	C	C	C	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU. FACTURING (M)
<p><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.</p>	X	C	X	X	X
<p><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>	C	P-2	C	X	X
<p><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>	C	P-2	C	C	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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	C
<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.	X	C	C	C	C
<b>Public Uses.</b> A use operated exclusively by a public body or quasi-public body, 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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><b>Public Utility (Major Facility).</b> A use operated exclusively by a public body or quasi-public body, 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>	X	C	C	C	C
<p><b>Public Utility (Minor Facility).</b> A use operated exclusively by a public body or quasi-public body, 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	P-2	P-2	P-1

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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.	X	C	C	P-2	X
<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.	C	P-2	C	P-2	P-2
<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 does not include Salvage Yard.	X	X	X	X	C
<b>Restaurant.</b> A building or facility for the preparation and retail sale of food and beverages.	C	P-2	P-2	P-2	P-2
<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-2	P-1	X	P-1	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	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	X	C	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>	C	P-1	X	C	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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.	X	X	X	X	C
<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	C
<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 - Self Service (Mini-Storage).</b> An enclosed commercial storage facility providing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.	X	X	X	P-2	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<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.	X	X	X	C	P-2
<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.	X	P-2	X	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	X
<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.	X	C	C	C	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p><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.</p>	X	C	X	C	P-2
<p><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.</p>	X	C	X	C	P-2
<p><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.</p>	X	X	X	X	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	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:</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	X	C	X	C	P-2
<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>	X	X	C	C	P-2
<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>	X	C	C	C	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	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>	X	X	C	P-2	P-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 design 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>	X	X	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	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	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	n/a	n/a	40,000 Square Feet.	20,000 Square Feet.	20,000 Square Feet.
Minimum Lot Width	n/a	n/a	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.				
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.				

<b>ZONING DISTRICT</b>					
<b>DEVELOPMENT STANDARD</b>	<b>COMMUNITY COMMERCIAL (CC)</b>	<b>REGIONAL COMMERCIAL (RC)</b>	<b>BUSINESS PARK (BP)</b>	<b>LIGHT MANUFACTURING (LM)</b>	<b>MANUFACTURING (M)</b>
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 building shall be erected to a height less than one (1) story entirely above grade.				
Maximum Building Height	n/a	n/a	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	Thirty (30) Feet.	Twenty (20) Feet.	Thirty (30) Feet.	Twenty-Five (25) Feet.	Twenty-Five (25) Feet.
Minimum Side Yard – Interior Lots	Twenty-Five (25) Feet.	Twenty (20) Feet.	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	Thirty (30) Feet.	Twenty-Five (25) Feet.	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.

ZONING DISTRICT					
DEVELOPMENT STANDARD	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Minimum Rear Yard	Thirty (30) Feet.	Twenty-Five (25) Feet.	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	All required Front Yards and Corner Side Yards, and Fifteen (15) Feet of all required Interior Side Yards and Rear Yards shall be maintained as permanent landscape areas.				
Required Minimum Open Space Areas	The required minimum open space for any use shall not be less than twenty-five percent (25%) of the lot area.	The required minimum open space for any use shall not be less than fifteen percent (15%) of the lot area.	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.	The required minimum open space for any use shall not be less than fifteen percent (15%) of the lot area.
Required Enclosed Operations	All principal uses shall take place within entirely enclosed buildings.				
Outdoor Storage	Prohibited	All allowed accessory outdoor storage shall be screened with a solid fence and approved through the site plan review process.			
Nuisance Impacts	All uses and processes shall be limited to those that do not create a nuisance to the use and enjoyment of adjacent property due to odor, dust, smoke, gases, vapors, noise, light, vibration, refuse matter or water-carried waste. The use of explosive or radioactive materials, or any other hazardous materials, shall conform to all applicable State or Federal regulations.				
Accessory Buildings	Accessory buildings and structures may be located in required yard areas subject to the requirements of this Ordinance.				