

ORDINANCE NO. 2009 – 03

AN ORDINANCE OF THE COUNCIL OF THE TOWN OF VINEYARD, UTAH, AMENDING THE TOWN OF VINEYARD ZONING ORDINANCE, CHAPTER 6 ESTABLISHMENT OF ZONING DISTRICTS, CHAPTER 7 SPECIAL PURPOSE DISTRICTS AND CHAPTER 32 TABLE OF USES AND DEVELOPMENT STANDARDS AND RELATING TO THE ADOPTION OF THREE NEW ZONING DISTRICTS AND THE MODIFICATION OF DEVELOPMENT STANDARDS AND PERMITTED USES FOR THE MANUFACTURING, LIGHT MANUFACTURING, BUSINESS PARK, AND HDR-1 ZONING DISTRICTS.

WHEREAS, all due and proper notices of public hearings on this Ordinance held before the Town of Vineyard Planning Commission (the “Commission”) and the Council of the Town of Vineyard (the “City Council”) were given in the time, form, substance and manner provided by Utah Code Section 10-9a-205; and

WHEREAS, the Commission held public hearings on this Ordinance on April 15, 2009 and April 29, 2009; and

WHEREAS, the Commission recommended to the Town Council that this Ordinance be approved; and

WHEREAS, the Town Council held a public hearing on this Ordinance on May 13, 2009.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF VINEYARD as follows:

SECTION 1. That the Town of Vineyard Zoning Ordinance, Chapter 6 Establishment of Zoning Districts, is hereby amended as shown is Exhibit A.

SECTION 2. That the Town of Vineyard Zoning Ordinance, Chapter 7 Special Purpose Districts, is hereby amended as follows:

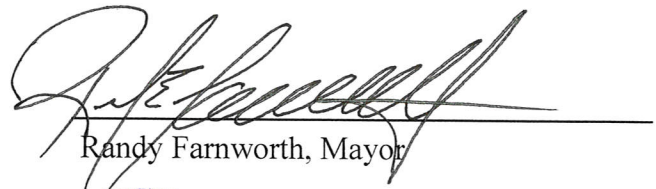
1. New Section 730 Regional Mixed Use District as shown in Exhibit B.
2. New Section 740 Transit Center Zoning District as shown in Exhibit C.
3. New Section 750 Lake Oriented Mixed Use as shown in Exhibit D.

SECTION 2. That the Town of Vineyard Zoning Ordinance, Chapter 32 Table of Uses and Development Standards, is hereby amended as shown in Exhibit E.

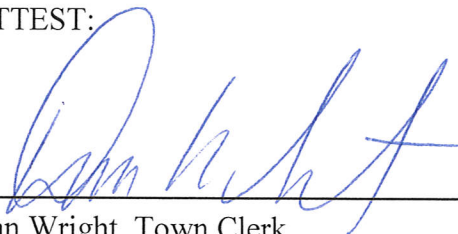
SECTION 3. That the Mayor, the Town Clerk and the Town Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 4. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

PASSED AND ADOPTED by the Council of the Town of Vineyard, May 13, 2009.


Randy Farnworth, Mayor

ATTEST:


Dan Wright, Town Clerk



I
PASSAGE BY MUNICIPAL COUNCIL
ROLL CALL VOTE

ORDINANCE NO. 2009-03
SHORT TITLE: REZONE REQUEST OF APPROXIMATELY 1,681 ACRES (Z-09-01)

ROLL CALL VOTE:

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

MOTION	SECOND	AYES	NAYS	ABSENT
		✓		
				✓
	✓	✓		
✓		✓		
			✓	
TOTALS		3	1	

This ordinance was passed by the Municipal Council of Vineyard Utah on the 13TH day of May, 2009, on a roll call vote as described above.

II
MAYOR'S ACTION

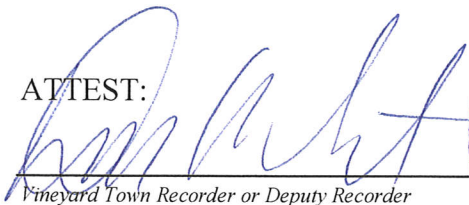
Mayor's Action: Approved Disapproved

III
TOWN RECORDER'S CERTIFICATE AND ATTEST

This ordinance was recorded in the office of the Vineyard Town Recorder on the 25th day of June, 2009.

I hereby certify and attest that the foregoing constitute a true and accurate record of proceedings with respect to Ordinance No. 2009-03.

ATTEST:


 Vineyard Town Recorder or Deputy Recorder



CHAPTER 6

Establishment of Zoning Districts

Section 601—Zoning by Districts:

In accordance with the provisions of LUDMA that allows the Council to divide the area of the Town into Zoning Districts, as shown on the Vineyard Town Zoning Districts Map, the various Zoning Districts regulate and restrict the erection, construction, reconstruction, alteration, repair and use of buildings and structures and the use of land. All uses, activities, buildings and structures, and all required Approvals, Permits, and Licenses shall comply with the provisions, standards, and requirements of the applicable Zoning District. As provided by LUDMA, neither the size of a Zoning District nor the number of landowners within the Zoning District may be used as evidence of the illegality of a Zoning District or the invalidity of any decision of a Land Use Authority.

To achieve the purposes of this Ordinance, the following Zoning Districts are provided:

1. Agricultural District
 - 1.1. Agriculture (A-1)
2. Residential Agriculture District
 - 2.1. Residential Agriculture (R&A-5)
3. Residential Estates Districts
 - 3.1. Residential Estates (RE-40)
 - 3.2. Residential Estates (RE-30)
 - 3.3. Residential Estates (RE-20)
4. Single-Family Residential Districts
 - 4.1. Single-Family (R-1-15)
 - 4.2. Single-Family (R-1-10)
 - 4.3. Single-Family (R-1-8)
5. Multiple Residential Districts
 - 5.1. Residential (R-2-15,000)
 - 5.2. High Density Residential District (HDR-1)
 - 5.3. High Density Residential District (HDR-2)
6. Business Park and
 - 6.1 Business Park (BP)
7. Commercial Districts
 - 7.1 Community Commercial (CC)
 - 7.2 Regional Commercial (RC)
8. Manufacturing Districts

- 8.1 Light Manufacturing (LM)
- 8.2 Manufacturing (M)

- 9. Special Purpose Districts
 - 9.1. Planned Development Overlay District (PD)
 - 9.2. REGIONAL MIXED USE (RMU)
 - 9.3. TRANSIT CENTER (TC)
 - 9.4. LAKE ORIENTED MIXED USE (LMU)

Section 602—Zoning Districts Purpose:

The Zoning Districts of the Town are provided to achieve the purposes of the General Plan, the purposes of all Land Use Ordinances, including this Ordinance, and the purposes of LUDMA.

1. **Agricultural District.** The Agriculture District (A-1) is provided to allow locations within the Town devoted primarily to the raising of livestock and/or the growing of crops, and to preserve and protect the continued use of the property for agricultural purposes by excluding the location of residential and other incompatible development to preserve areas for agricultural use. Additionally, this District is provided to allow very low-density residential uses compatible with and recognizing the environmental values and qualities of the property. The Agriculture (A-1) District recognizes and allows existing agricultural and farming activities to continue, consistent with the provisions and requirements of the Agriculture (A-1) District.
2. **Residential Agriculture Districts.** The Residential Agriculture (R&A-5) District is provided to allow low-density residential uses with the opportunity for the keeping of domestic livestock and the operation and maintenance of small farms and hobby farms. The primary land uses allowed are small farms, single-family dwellings, and associated and compatible accessory uses. The R&A-5 District is to provide a location within the Town for a residential and agricultural environment where the residents may engage in agricultural pursuits, including the keeping of livestock.
3. **Residential Estates Districts.** The Residential Estates Districts (RE-40, RE-30, and RE-20) are provided for low-density residential estates neighborhoods with a quality of openness. These Districts are intended to promote, preserve, and protect single-family residential development. The principal land use allowed is single-family dwellings and accessory uses in recognition and sensitivity to the physical environment of the District.
4. **Single-Family Residential Districts.** The Single-Family Residential Districts (R-1-15, R-1-10 and R-1-8) are provided to maintain and allow opportunities for medium-density single-family residential areas for single-family residential dwellings.
5. **Multiple Residential Districts.** The Multiple Residential Districts (R-2-15,000 and HDR-1 and HDR-2) are provided to allow medium and high-density multiple family residential areas. These Districts allow the development of single-family, duplex units, townhouses, condominiums and apartments to provide a full range of housing choices for Town

residents and provided with amenities and conveniences in a pleasing and attractive residential environment with adequate light, air, open space, and landscaped areas.

6. **Business Park District.** 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. **Community Commercial and Regional Commercial District.** 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.
8. **Light Manufacturing and Manufacturing Districts.** 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. 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.
9. **Special Purpose Zoning Districts.** The Special Purpose District of Planned Development Overlay (PD) is provided as an overlay Zoning District to meet specific needs and goals of the Town as follows:
 - 9.1. **Planned Development Overlay (PD).** The Planned Development District is provided as an overlay-Zoning District to allow residential development opportunities with a greater degree of flexibility than may be allowed by the underlying Zoning District(s). The PD District requires creativity and uniqueness in the proposed development with recognition of the environmental and community values existing on the development site. The PD District also promotes the efficient use of all land resources and requires the provision of development and community amenities, with the preservation of the natural and scenic qualities of the development site.
 - 9.2. **REGIONAL MIXED USE (RMU).** THE PURPOSE OF THE REGIONAL MIXED USE DISTRICT (RMU) IS TO PROMOTE THE GOALS OF THE GENERAL PLAN IN AREAS OF THE TOWN THAT ARE DESIGNATED BY THE GENERAL PLAN FOR A COMBINATION OF LAND USES IN A MIXED USE DEVELOPMENT PATTERN EITHER HORIZONTAL OR VERTICAL DESIGN. THIS ZONING DESIGNATION RECOGNIZES THAT ADHERENCE TO A TRADITIONAL PATTERN OF DEVELOPMENT STANDARDS WOULD PRECLUDE THE APPLICATION OF A MORE FLEXIBLE APPROACH. COMMERCIAL, EMPLOYMENT, AND RESIDENTIAL USES ARE ENCOURAGED TO BE PROVIDED WITH INTENSITIES AND DENSITIES THAT PROMOTE A MIX OF DAY AND NIGHTTIME ACTIVITIES. DEVELOPMENTS WITHIN THIS DISTRICT SHALL BE COMPATIBLE WITH SURROUNDING EXISTING AND PLANNED LAND USES.

9.3. **TRANSIT CENTER (TC).** THE PURPOSE OF THE TRANSIT CENTER ZONING DISTRICT (TC) IS TO PROVIDE FOR HIGH DENSITY RESIDENTIAL, COMMERCIAL AND OFFICE USES IN AN AREA AROUND THE FRONT RUNNER AND TRAX LIGHT RAIL STATIONS TO TAKE ADVANTAGE OF MULTI-MODAL TRANSPORTATION OPPORTUNITIES. THE TC ENCOURAGES COMPACT, MIXED USE, PEDESTRIAN-ORIENTED DEVELOPMENT NEAR TRANSIT STOPS. CAREFULLY PLANNED MIXED USES, INCLUDING RESIDENTIAL, NEIGHBORHOOD ORIENTED COMMERCIAL, AND RESTAURANT SPACE, PROVIDE INCREASED OPPORTUNITIES FOR TRANSIT USE AND PEDESTRIAN ACTIVITY. THE TC DISTRICT IS ESTABLISHED TO PRESERVE AND ENCOURAGE THE PEDESTRIAN CHARACTER OF COMMERCIAL AREAS AND TO PROMOTE STREET LIFE AND ACTIVITY BY REGULATING BUILDING ORIENTATION AND DESIGN AND ACCESSORY PARKING FACILITIES WHILE PROHIBITING CERTAIN HIGH IMPACT AND AUTOMOBILE-ORIENTED USES. THE SUCCESS OF THE TC DISTRICT IS FACILITATED BY SITE AND COMMUNITY DESIGN GUIDELINES THAT:

- ENCOURAGE HIGH QUALITY, COMPACT DEVELOPMENT AND INCREASE THE NUMBER OF RESIDENTS AND WORKERS WITHIN WALKING DISTANCE OF TRANSIT OPPORTUNITIES;
- ENCOURAGE A MIX OF HIGH QUALITY RESIDENTIAL, OFFICE, COMMERCIAL, LIVE-WORK, OPEN SPACE, ENTERTAINMENT, RECREATION, PUBLIC AND INSTITUTIONAL LAND USES;
- COORDINATE THE URBAN DESIGN AND STREETScape ELEMENTS IN ORDER TO CREATE A DISTINCT VISUAL QUALITY FOR THE AREA;
- MANAGE PARKING AND ACCESS IN A MANNER THAT ENHANCES PEDESTRIAN SAFETY, PEDESTRIAN MOBILITY AND QUALITY URBAN DESIGN; AND
- ENCOURAGE A SAFE, ATTRACTIVE AND COMFORTABLE ENVIRONMENT FOR THE PEDESTRIAN AND BICYCLIST BY PROVIDING PUBLIC OPEN SPACES, PUBLIC PEDESTRIAN WALKWAYS, WIDE SIDEWALKS, BIKE LANES, STREET FURNITURE, PEDESTRIAN SCALE LIGHTING, STREET TREES AND OTHER APPROPRIATE AMENITIES.

9.4. **LAKE ORIENTED MIXED USE (LMU).** THE PURPOSE OF THE LAKE-ORIENTED MIXED USE DISTRICT (LMU) IS TO PROVIDE FOR A MIX OF RESIDENTIAL, OFFICE, COMMERCIAL, PARKS, TRAILS, AND OPEN SPACE USES ORIENTED TO THE SHORELINE OF UTAH LAKE TO PRESERVE LAKE VIEWS, AND TO PROVIDE ACCESS TO SHORELINE RECREATIONAL FEATURES. THE LMU DISTRICT IS INTENDED TO PROVIDE A TRANSITION IN USES BETWEEN THE RECREATIONAL AND OPEN SPACE USES OF THE LAKE SHORE PROTECTION ZONE TO THE URBAN MIXED USES OF THE TC

DISTRICT TO THE EAST. DEVELOPMENT IN THE LMU DISTRICT WILL BE DESIGNED IN A MANNER THAT:

- PROTECTS CONSTRAINED AND SENSITIVE LANDS ADJACENT TO UTAH LAKE;
- CONSERVES OPEN SPACE LAND NEAR TO AND ADJACENT TO UTAH LAKE, INCLUDING THOSE AREAS CONTAINING UNIQUE OR NATURAL FEATURES BY SETTING THEM ASIDE FROM DEVELOPMENT;
- PROVIDES GREATER DESIGN FLEXIBILITY AND EFFICIENCY IN THE SITING OF SERVICES AND INFRASTRUCTURE, INCLUDING THE OPPORTUNITY TO REDUCE LENGTH OF ROADS, UTILITY RUNS, AND THE AMOUNT OF PAVING REQUIRED FOR DEVELOPMENT;
- PROVIDES INCENTIVES FOR THE CREATION OF GREENWAY SYSTEMS AND OPEN SPACE WITHIN THE TOWN FOR THE BENEFIT OF PRESENT AND FUTURE RESIDENTS;
- PROVIDES INCENTIVES AND DESIGN ALTERNATIVES FOR LANDOWNERS TO MINIMIZE IMPACTS ON VIEWS AND ACCESS TO UTAH LAKE;
- CONSERVES SCENIC VIEWS AND ELEMENTS OF THE TOWN'S RURAL AND SCENIC CHARACTER AND MINIMIZES PERCEIVED DENSITY BY MINIMIZING VIEWS OF NEW DEVELOPMENT FROM EXISTING OR PLANNED ROADS.

Section 603—Zoning Districts Map(s):

As provided by the provisions of LUDMA that allows the Council to divide the area of the Town into Zoning Districts, the Vineyard Town Zoning Districts Map, attached hereto, is incorporated herein by reference and identifies the number, shape, location, and area of each Zoning District provided by the Town.

Section 730 – Regional Mixed Use District

Section 731 – Purpose

The purpose of the Regional Mixed Use District (RMU) is to promote the goals of the General Plan in areas of the Town that are designated by the General Plan for a combination of land uses in a mixed use development pattern either horizontal or vertical design. This zoning designation recognizes that adherence to a traditional pattern of development standards would preclude the application of a more flexible approach. Commercial, employment, and residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with surrounding existing and planned land uses.

Section 732 – Procedures

1. Application.

Prior to any development within the RMU Zoning District, a Development Plan (DP) shall be reviewed and approved by the Town Council upon recommendation by the Planning Commission pursuant to the procedures established in Figure 7-1.

2. Development Plan. An applicant shall submit a detailed development plan which shall include the following:

2.1. Proposed name of the development.

2.2. Name, address, and telephone number of the property owner and applicant.

2.3. Legal description.

2.4. Description of the proposed land use areas and the specifications including use standards of each area including:

2.4.1. Proposed dwelling unit type, total land area, and maximum density of residential use areas.

2.4.2. Proposed uses other than residential, total land area, and maximum floor area ratios associated with commercial or industrial uses.

2.4.3. Proposed public streetscape and private open space improvements and their relationship to the overall development.

2.4.4. Building heights, minimum lot areas, and setbacks.

2.4.5. A description of architectural theme colors and type of exterior building materials for each structure or group of structures in the DP.

- 2.4.6. A description of the landscaping treatment, plant materials, fences, walls, and other open space improvements.
 - 2.4.7. Proposed location of any arterial, collector, or local streets.
 - 2.4.8. Proposed location and use of all lands proposed to be dedicated for public purpose including parks, school sites, etc.
 - 2.4.9. Master water, sewer, and drainage plans.
3. Project Narrative.
 - 3.1. The applicant shall submit a statement describing the terms and conditions under which the property will be developed and maintained subsequent to development. Such statements shall include any conditions, performance standards, and other reasonable restrictions as may be necessary to ensure the development and maintenance of the property in accordance with the approved development plan.
 - 3.2. The applicant shall submit a description of the objectives to be achieved by the development concept. The statement shall include, but is not limited to:
 - 3.3. The manner in which the proposed development meets or exceeds the intent of the RMU district.
 - 3.4. The proposed architectural and site design concepts including style, colors, and type of materials, placement of structures to maximize views and take advantage of the site's characteristics.
 - 3.5. Specific concepts by which the proposed development will make an orderly transition from existing or planned adjacent development including varied setbacks and facade treatment, open space elements, screening of parking areas, and landscaping of public or private open spaces and recreational facilities.
 - 3.6. The purpose of this narrative is to provide a clear and concise statement for the review process to ensure a better understanding of the proposed development concept.
 4. Subdivision Plats and Site Plans. After or concurrent with approval of a development plan, a site plan for each building shall be submitted for review and approval in accordance with Section 1400. A site plan application is not required as part of an application for a development plan.
 5. Time Schedule for Development. The applicant shall include a tentative schedule for the phasing of the development. The statement shall include the type of development, density, floor area ratios for each phase of the development, and shall be accompanied by a map designating the phases and sequence of development.
 6. Amendments
 - 6.1. Minor Amendments

- 6.1.1. Minor Amendments are allowed for a maximum of ten percent (10%) of any individual Development Plan element to adjust the location of uses shown on the Development Plan and to achieve a more suitable development plan.
- 6.1.2. Minor amendments do not include an increase in the maximum building height or exception to the building height; or residential density or non-residential intensity.
- 6.1.3. Minor amendments to the DP may be approved by the Town Planner.

7. Major Amendments

- 7.1. Major amendments are those that increase the maximum allowable building height, residential density, non-residential intensity, and/or that exceed ten (10) percent of an individual DP plan element.
- 7.2. Approval of any major amendments will require review approval of the Town Council upon a recommendation from the Planning Commission.

8. Findings.

The Planning Commission shall base its recommendation and the Town Council shall find that the Development Plan application is consistent with the purpose of the RMU district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

Section 733 – Use Regulations

1. Permitted Uses.

Permitted uses shall be those identified under the RMU district in Table 32-3 Table of Allowed Uses in Non Residential Zoning Districts.

2. Conditional Uses.

Conditional uses shall be those identified under the RMU district in Table 32-3 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 Town Planner.

4. Prohibited Uses.

Any use not listed in Table 32-3 Table of Allowed Uses in Non Residential Zoning Districts shall be prohibited.

Section 734 – Development Standards

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

1. Project Characteristics.

All projects within the RMU district shall have the following characteristics:

- 1.1. Multiple buildings which may accommodate one or more uses;
- 1.2. Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways; and,
- 1.3. At least one major private or public space, such as a plaza, park, town square, or other gathering space.

2. Minimum Acreage:

The minimum acreage required for a Development Plan shall be ten (10) acres; provided, however, that a parcel of less than ten (10) acres may be approved, subject to compliance with all provisions of this ordinance and approval by the Town Council.

3. Residential

- 3.1. The density of residential uses shall not exceed twenty (20) units per acre.
- 3.2. A maximum of thirty (30) percent of the RMU district may be used for stand alone residential uses. Residential uses above the first floor are excluded from this requirement.

4. Non-Residential

There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein.

5. Building Height

Maximum allowable building height shall be forty-eight (48) feet. The maximum number of stories shall be three (3) stories for stand alone residential uses and four (4) stories for non-residential or vertical mixed use building.

6. Setbacks

6.1. All setbacks shall be determined as part of the development plan except as follows:

- Arterial – 25 feet
- Collector – 20 feet
- Local – 15 feet

6.2. These areas shall be landscaped in accordance with Section 736 below.

7. Compatibility Requirements

7.1. Development shall be compatible with, and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either

on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.

8. Separation Between Industrial Uses

There shall be an appropriate separation between existing or planned industrial uses and planned residential uses to provide adequate safety and to avoid concerns with noise, odors, views, and other reasonable concerns as determined by the Town Council at the time of Development Plan approval.

9. Mixed Use Requirements

9.1. Mixed use development is a development in which land uses are mixed on-site or are mixed in combination with existing or planned adjacent land uses; the combination of land uses shall promote easy access by pedestrians. Development within the RMU District shall comply with the following standards:

9.1.1. Each development shall be designed in such a way that it is well integrated within adjacent land uses. Integrated means that uses are within a comfortable walking distance (1/4 mile) and are connected to each other with direct, convenient, and attractive pedestrian pathways; or the proposal contains a superior way to achieve the above criteria as approved by the Town Council.

9.1.2. Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link them shall facilitate the integration of adjacent land uses on the site.

9.1.3. Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations, etc. In order to provide efficient pedestrian connections to adjacent destinations, the Town may require additional sidewalks, walkways, or bike paths not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Specifically, onsite pedestrian connections shall be provided to and between the following points:

- The primary entrance or entrances to each building;
- Existing or planned transit stops, stations, and park-n-ride locations, etc;
- Trail systems, where determined appropriate either by the Town based on the Master Trails Plan;
- On-site amenities; and
- Adjacent development.

10. Open Space

All projects shall provide open space within the development as follows:

- 10.1. At least one major private or public space, such as a plaza, park, town square, or other gathering space. These spaces should be also be designed and located for substantial use. The gathering space should include a significant public amenity, such as water features and/or public art.
- 10.2. A private outdoor living space shall be provided adjoin each dwelling unit equal to a minimum of five (5) percent of the floor area of the dwelling unit. An alternative to this requirement may be approved by the Town Council upon finding that the need is met through an alternative means.
- 10.3. A minimum of fifteen (15) percent of the site area of the residential development shall be set aside as recreation amenities. The minimum size of a recreational amenity area shall be 5,000 square feet with one area being at least 10,000 square feet in size. Such areas shall be uses for tot lots, play fields, armadas, gardens, and other similar areas as approved by the Town Council at time of Development Plan approval.
- 10.4. A minimum of ten (10) percent of the site area of the non-residential development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas, or other similar areas as approved by the Town Planner. The minimum size of an open space areas shall be 2,000 square feet.
- 10.5. All open space areas shall be owned and maintained by a property owners association or landowner. Areas greater than 5 acres in size may be dedicated to the Town upon approval of the Town Council.

Section 735 – Parking

Parking shall be provided as required as determined by the Town Planner.

Section 736 – Landscaping

A common landscape theme shall be established for each Development Plan. All landscaping, including materials and quantities, shall be installed in accordance with the provisions of the Zoning Ordinance.

Section 737 – Design Guidelines

The Town Council shall adopt design guidelines. Property located within the RMU shall be developed in conformance with the provisions set forth herein and with the guidelines. In the event that a project is proposed prior to adoption of design guidelines, an applicant may propose and the Town Council may approve, design guidelines that address, including but not limited to: architectural style and character, landscaping, lighting, etc.

Section 740 – Transit Center Zoning District

Section 741 – Purpose

The purpose of the Transit Center zoning district (TC) is to provide for high density residential, commercial and office uses in an area around the Front Runner and TRAX Light Rail stations to take advantage of multi-modal transportation opportunities. The TC encourages compact, mixed use, pedestrian-oriented development near transit stops. Carefully planned mixed uses, including residential, neighborhood oriented commercial, and restaurant space, provide increased opportunities for transit use and pedestrian activity. The TC District is established to preserve and encourage the pedestrian character of commercial areas and to promote street life and activity by regulating building orientation and design and accessory parking facilities while prohibiting certain high impact and automobile-oriented uses. The success of the TC District is facilitated by site and community design guidelines that:

- Encourage high quality, compact development and increase the number of residents and workers within walking distance of transit opportunities;
- Encourage a mix of high quality residential, office, commercial, live-work, open space, entertainment, recreation, public and institutional land uses;
- Coordinate the urban design and streetscape elements in order to create a distinct visual quality for the area;
- Manage parking and access in a manner that enhances pedestrian safety, pedestrian mobility and quality urban design; and
- Encourage a safe, attractive and comfortable environment for the pedestrian and bicyclist by providing public open spaces, public pedestrian walkways, wide sidewalks, bike lanes, street furniture, pedestrian scale lighting, street trees and other appropriate amenities.

Section – 742 Transit Center Areas

The TC District is centered on the planned Front Runner and TRAX Light Rail stations located north of the Vineyard Connector alignment on the east and west sides of the existing rail line. Within the TC District is an area referred to as the TC Core Area which includes lands within the TC District that are within ¼ mile of the Front Runner and TRAX stations. The Core Area identifies those portions of the TC District that are within walking distance of the Front Runner and TRAX stations, and development within the Core Area will be designed so as to optimize the numbers of residential, office, and commercial uses within walking distance of the stations. All other areas are considered secondary areas.

Section 743 – Definitions

For purposes of this Section, the following terms shall be defined as follows:

DEVELOPMENT PARCEL: A lot or contiguous lots under the control of a single development entity.

PRINCIPAL STREET: A collector or arterial street.

Section 744 – Procedures

1. Application.

Prior to any development within the TC Zoning District, a Development Plan (DP) shall be reviewed and approved by the Town Council upon recommendation by the Planning Commission pursuant to the procedures established in Figure 7-1.

2. Development Plan. An applicant shall submit a detailed development plan which shall include the following:

2.1. Proposed name of the development.

2.2. Name, address, and telephone number of the property owner and applicant.

2.3. Legal description.

2.4. Description of the proposed land use areas and the specifications including use standards of each area including:

2.4.1. Proposed dwelling unit type, total land area, and maximum density of residential use areas.

2.4.2. Proposed uses other than residential, total land area, and maximum floor area ratios associated with commercial or industrial uses.

2.4.3. Proposed public streetscape and private open space improvements and their relationship to the overall development.

2.4.4. Building heights, minimum lot areas, and setbacks.

2.4.5. A description of architectural theme colors and type of exterior building materials for each structure or group of structures in the MDP.

2.4.6. A description of the landscaping treatment, plant materials, fences, walls, and other open space improvements.

2.4.7. Proposed location of any arterial, collector, or local streets.

2.4.8. Proposed location and use of all lands proposed to be dedicated for public purpose including parks, school sites, etc.

2.4.9. Master water, sewer, and drainage plans.

3. Project Narrative.

3.1. The applicant shall submit a statement describing the terms and conditions under which the property will be developed and maintained subsequent to development. Such statements shall include any conditions, performance standards, and other reasonable restrictions as may be necessary to ensure the development and maintenance of the property in accordance with the approved development plan.

3.2. The applicant shall submit a description of the objectives to be achieved by the development concept. The statement shall include, but is not limited to:

- 3.3. The manner in which the proposed development meets or exceeds the intent of the TC District.
- 3.4. The proposed architectural and site design concepts including style, colors, and type of materials, placement of structures to maximize views and take advantage of the site's natural characteristics.
- 3.5. Specific concepts by which the proposed development will make an orderly transition from existing or planned adjacent development including varied setbacks and facade treatment, open space elements, screening of parking areas, and landscaping of public or private open spaces and recreational facilities.
- 3.6. The purpose of this narrative is to provide a clear and concise statement for the review process to ensure a better understanding of the proposed development concept.
4. Subdivision Plats and Site Plans. After or concurrent with approval of a development plan, a site plan for each building shall be submitted for review and approval in accordance with Section 1400. A site plan application is not required as part of an application for a development plan.
5. Time Schedule for Development. The applicant shall include a tentative schedule for the phasing of the development. The statement shall include the type of development, density, floor area ratios for each phase of the development, and shall be accompanied by a map designating the phases and sequence of development.
6. Amendments
 - 6.1. Minor Amendments
 - 6.1.1. Minor Amendments are allowed for a maximum of ten percent (10%) of any individual Development Plan element to adjust the location of uses shown on the Development Plan and to achieve a more suitable development plan.
 - 6.1.2. Minor amendments do not include an increase in the maximum building height or exception to the building height; or residential density or non-residential intensity.
 - 6.1.3. Minor amendments to the DP may be approved by the Town Planner.
7. Major Amendments
 - 7.1. Major amendments are those that increase the maximum allowable building height, residential density, non-residential intensity, and/or that exceed ten (10) percent of an individual DP plan element.
 - 7.2. Approval of any major amendments will require review approval of the Town Council upon a recommendation from the Planning Commission.
8. Findings.

The Planning Commission shall base its recommendation and the Town Council shall find that the Development Plan application is consistent with the purpose of the TC district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

Section 745 – Use Regulations

1. Permitted Uses.

Permitted uses shall be those indentified under the TC district in Table 32-3 Table of Allowed Uses in Non Residential Zoning Districts.

2. Conditional Uses.

Conditional uses shall be those indentified under the TC district in Table 32-3 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 Town Planner.

4. Accessory Buildings

Accessory buildings which do not in aggregate have a footprint greater than twenty five percent (25%) of the footprint of the main buildings on a development parcel are permitted.

5. Prohibited Uses.

5.1. Any use not listed in Table 32-3 Table of Allowed Uses in Non Residential Zoning Districts shall be prohibited.

5.2. The following uses, which may be otherwise permitted, accessory, or conditional in other areas of the TC District, are prohibited in the TC Core Area:

5.2.1. Surface parking lots, except as part of the FrontRunner or TRAX station.

5.2.2. Drive-through

5.2.3. Gasoline pumps

5.2.4. Automobile-related businesses such as gasoline stations, repair shops, automobile rental, and tire shops and similar uses.

Section 746 – Development Standards

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

1. Project Characteristics.

All projects within the TC district shall have the following characteristics:

1.1. Multiple buildings which may accommodate one or more uses;

1.2. Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways; and,

1.3. At least one major private or public space, such as a plaza, park, town square, or other gathering space.

1.4. Vertical mixed use buildings, except non-residential, within the Core Area and horizontal mixed uses in Secondary Areas.

2. Minimum Acreage:

The minimum acreage required for a Development Plan in the Core Area shall be five (5) acres or ten (10) acres in Secondary Areas; provided, however, that a parcel of less than ten (10) acres may be approved, subject to compliance with all provisions of this ordinance and approval by the Town Council.

3. Residential

3.1. The minimum residential density within Core Area is twelve (12) units per acre.

Vertical mixed use is required in the core area for any residential development. Non-residential uses shall be located on the ground floor of the street façade and a minimum of ten (10) percent of the ground floor of the first floor area shall be used for non-residential uses.

3.2. The residential density in secondary areas is four (4) to twelve (12) units per acre and the average density is eight (8) units per acre. The decision to allow densities higher than four (4) units per acre is at the discretion of the Town Council based on the merits of the development plan.

4. Non-Residential

There is no limit on the intensity of non-residential units as long as each development complies with the development standards of the approved development plan and the requirements herein. Vertical mixed use is not required for non-residential uses in the Core Area.

5. Building Height

5.1. Buildings in the Core Area and that front on a principal street shall have a minimum building height of three (3) stories). There is no maximum building height.

5.2. Maximum allowable building height shall be forty-eight (48) feet in the Secondary Area. The maximum number of stories shall be three (3) stories for stand alone residential uses and four (4) stories for non-residential or vertical mixed use building.

6. Setbacks

6.1. For development within the TC Core Area, the maximum front setback for main buildings, excepting courtyards and plazas, shall be fifteen feet (15').

6.2. All other setbacks shall be determined as part of the development plan except as follows:

- Arterial – 25 feet
- Collector – 20 feet, except in the Core Area
- Local – 15 feet, except in the Core Area

6.3. These areas shall be landscaped in accordance with Section 736 below.

6.4. Maintenance buildings, trash collection and recycling areas, storage and service areas, mechanical equipment and loading docks shall not be permitted within the front setback of any building, and must be set back a minimum of twenty five feet (25') beyond the closest front setback.

6.5. Parking structures shall have a front setback of twenty feet (20') from the back of curb and gutter except in the Core Area.

6.6. Surface parking lots shall have a minimum setback of twenty five feet (25') from the back of curb.

7. Trash collection and recycling areas, service and storage areas, mechanical equipment and loading docks shall be screened on all sides so that no portion of such areas are visible from the adjacent public streets, courtyards, plazas, alleys and adjacent properties. Screening shall have a minimum height of eight feet (8') and may include accessory buildings, shrubbery and plantings, decorative walls, solid fences, screen panels, doors, topographic changes, buildings or any combination of the above.

8. Compatibility Requirements

Development shall be compatible with, and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.

9. Separation Between Industrial Uses

There shall be an appropriate separation between existing or planned industrial uses and planned residential uses to provide adequate safety and to avoid concerns with noise, odors, views, and other reasonable concerns as determined by the Town Council at the time of Development Plan approval.

10. Mixed Use Requirements

10.1. Mixed use development is a development in which land uses are mixed on-site or are mixed in combination with existing or planned adjacent land uses; the combination of land uses shall promote easy access by pedestrians. Development within the TC District shall comply with the following standards:

10.1.1. Each development shall be designed in such a way that it is well integrated within adjacent land uses. Integrated means that uses are within a comfortable walking distance (1/4 mile) and are connected to each other with direct, convenient, and attractive pedestrian pathways; or the proposal contains a superior way to achieve the above criteria as approved by the Town Council.

10.1.2. Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link them shall facilitate the integration of adjacent land uses on the site.

10.1.3. Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations, etc. In order to provide efficient pedestrian connections to adjacent destinations, the Town may require additional sidewalks, walkways, or bike paths not

associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Specifically, onsite pedestrian connections shall be provided to and between the following points:

- The primary entrance or entrances to each building;
- Existing or planned transit stops, stations, and park-n-ride locations, etc.
- Trail systems, where determined appropriate either by the Town based on the Master Trails Plan;
- On-site amenities; and
- Adjacent development.

11. Open Space

All projects shall provide open space within the development as follows:

- 11.1. At least one major private or public space, such as a plaza, park, town square, or other gathering space. These spaces should also be designed and located for substantial use. The gathering space should include a significant public amenity, such as water features and/or public art.
- 11.2. A private outdoor living space shall be provided adjoin each dwelling unit equal to a minimum of five (5) percent of the floor area of the dwelling unit. An alternative to this requirement may be approved by the Town Council upon finding that the need is met through an alternative means.
- 11.3. A minimum of fifteen (15) percent of the site area of the residential development shall be set aside as recreation amenities. The minimum size of a recreational amenity area shall be 5,000 square feet with one area being at least 10,000 square feet in size. Such areas shall be uses for tot lots, play fields, armadas, gardens, and other similar areas as approved by the Town Council at time of Development Plan approval.
- 11.4. A minimum of ten (10) percent of the site area of the non-residential development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas, or other similar areas as approved by the Town Planner. The minimum size of an open space areas shall be 2,000 square feet.
- 11.5. All open space areas shall be owned and maintained by a property owners association. Areas greater than 5 acres in size may be dedicated to the Town upon approval of the Town Council.
- 11.6. The Town Council may approve an alternative open space plan upon finding that the proposed open space meets the intent of the open space requirements.

Section 747 – Parking

1. Parking shall be provided as required as determined by the Town Planner.
2. Parking is not permitted in the front setback area of any building.

3. On street parking adjacent to the development parcel shall count toward the minimum parking required provided that the on street parking shall be subject to any restrictions imposed by the Town.

Section 748 – Landscaping

A common landscape theme shall be established for each Development Plan. All landscaping, including materials and quantities, shall be installed in accordance with the provisions of the Zoning Ordinance.

Section 749 – Design Guidelines

The Town Council shall adopt design guidelines. Property located within the TC shall be developed in conformance with the provisions set forth herein and with the guidelines. In the event that a project is proposed prior to adoption of design guidelines, an applicant may propose and the Town Council may approve, design guidelines that address, including but not limited to: architectural style and character, landscaping, lighting, etc.

Section 750 – Lake Oriented Mixed Use Development

Section 751 – Purpose

The purpose of the Lake-Oriented Mixed Use District (LMU) is to provide for a mix of residential, office, commercial, parks, trails, and open space uses oriented to the shoreline of Utah Lake to preserve lake views, and to provide access to shoreline recreational features. The LMU District is intended to provide a transition in uses between the recreational and open space uses of the Lake Shore Protection zone to the urban mixed uses of the TC District to the East. Development in the LMU District will be designed in a manner that:

- Protects constrained and sensitive lands adjacent to Utah Lake;
- Conserves open space land near to and adjacent to Utah Lake, including those areas containing unique or natural features by setting them aside from development;
- Provides greater design flexibility and efficiency in the siting of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for development;
- Provides incentives for the creation of greenway systems and open space within the Town for the benefit of present and future residents;
- Provides incentives and design alternatives for landowners to minimize impacts on views and access to Utah Lake;
- Conserves scenic views and elements of the Town's rural and scenic character and minimizes perceived density by minimizing views of new development from existing or planned roads.

Section 752 – Lake Activity Areas

The General Plan Land Use Map identifies three Lake Activity Areas within the LMU District, located at approximately 400 North and Main Street, 1200 North and the Vineyard Connector and 1600 North and the Vineyard Connector. These areas will have excellent vehicular access and can serve as nodes for relatively high-intensity land uses such as hotels, offices, and lake-oriented commercial activities such as restaurants and recreational facilities. While the exact areas and configuration of the Lake Activity Areas will be determined at the time of development plan approval, it is anticipated that each of these areas will be between 20 and 50 acres in size.

Outside of and between the Lake Activity Areas, the General Plan calls for lower density uses such as residential, parks, trails and open space uses. Structures located outside of the Lake Activity will be subject to height and massing restrictions to preserve views of the Lake through

the property and to provide for non-vehicular access between the lakeshore and the TC District and HDR-1 District to the East.

Section 753 – Procedures

1. Application.

1.1. Prior to any development within the LMU Zoning District, a Development Plan (DP) shall be reviewed and approved by the Town Council upon recommendation by the Planning Commission pursuant to the procedures established in Figure 7-1.

1.2. Applications for a Cluster Subdivision shall be submitted and processed in accordance with the requirements and procedures set forth in the Subdivision Ordinance, including submission and approval of preliminary and final plans or plats, and any additional procedural requirements set forth in this Section, including, but not limited to a Development Plan.

2. Development Plan.

An applicant shall submit a detailed development plan which shall include the following:

2.1. Proposed name of the development.

2.2. Name, address, and telephone number of the property owner and applicant.

2.3. Legal description.

2.4. Description of the proposed land use areas and the specifications including use standards of each area including:

2.4.1. Proposed dwelling unit type, total land area, and maximum density of residential use areas.

2.4.2. Proposed uses other than residential, total land area, and maximum floor area ratios associated with commercial or industrial uses.

2.4.3. Proposed public streetscape and private open space improvements and their relationship to the overall development.

2.4.4. Building heights, minimum lot areas, and setbacks.

2.4.5. A description of architectural theme colors and type of exterior building materials for each structure or group of structures in the DP.

2.4.6. A description of the landscaping treatment, plant materials, fences, walls, and other open space improvements.

2.4.7. Proposed location of any arterial, collector, or local streets.

2.4.8. Proposed location and use of all lands proposed to be dedicated for public purpose including parks, school sites, etc.

2.4.9. Master water, sewer, and drainage plans.

3. Project Narrative.

3.1. The applicant shall submit a statement describing the terms and conditions under which the property will be developed and maintained subsequent to development. Such statements shall include any conditions, performance standards, and other reasonable restrictions as may be necessary to ensure the development and maintenance of the property in accordance with the approved development plan.

3.2. The applicant shall submit a description of the objectives to be achieved by the development concept. The statement shall include, but is not limited to:

3.3. The manner in which the proposed development meets or exceeds the intent of the LMU District.

3.4. The proposed architectural and site design concepts including style, colors, and type of materials, placement of structures to protect views and take advantage of the site's natural characteristics.

3.5. Specific concepts by which the proposed development will make an orderly transition from existing or planned adjacent development including varied setbacks and facade treatment, open space elements, screening of parking areas, and landscaping of public or private open spaces and recreational facilities.

3.6. The purpose of this narrative is to provide a clear and concise statement for the review process to ensure a better understanding of the proposed development concept.

4. Subdivision Plats and Site Plans. After or concurrent with approval of a development plan, a site plan for each building or group of buildings shall be submitted for review and approval in accordance with Section 1400. A site plan application is not required as part of an application for a development plan.

5. Time Schedule for Development. The applicant shall include a tentative schedule for the phasing of the development. The statement shall include the type of development, density, and floor area ratios for each phase of the development, and shall be accompanied by a map designating the phases and sequence of development.

6. Amendments

6.1. Minor Amendments

6.1.1. Minor Amendments are allowed for a maximum of ten percent (10%) of any individual Development Plan element to adjust the location of uses shown on the Development Plan and to achieve a more suitable development plan.

6.1.2. Minor amendments do not include an increase in the maximum building height or exception to the building height; or residential density or non-residential intensity.

6.1.3. Minor amendments to the DP may be approved by the Town Planner.

1.2 Major Amendments

6.2.1 Major amendments are those that increase the maximum allowable building height, residential density, non-residential intensity, and/or that exceed ten (10) percent of an individual DP plan element.

6.2.2 Approval of any major amendments will require review approval of the Town Council upon a recommendation from the Planning Commission.

7. Findings.

The Planning Commission shall base its recommendation on, and the Town Council must find that the Development Plan application is consistent with the purpose of the LMU district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

Section 754 – Use Regulations

6. Permitted Uses.

Permitted uses shall be those identified under LMU District in Table 32-3 Table of Allowed Uses in Non Residential Zoning Districts.

7. Conditional Uses.

Conditional uses shall be those identified under LMU District in Table 32-3 Table of Allowed Uses in Non Residential Zoning Districts.

8. Accessory Uses.

Uses which are customary and incidental to the principal use of the property, as approved by the Town Planner, may be allowed in the LMU District.

9. Prohibited Uses.

Any use not listed under LMU District in Table 32-3 Table of Allowed Uses in Non Residential Zoning Districts shall be prohibited.

Section 755 – Development Standards

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

1. Project Characteristics.

All projects within the LMU district shall have the following characteristics:

- 1.1. Multiple buildings which may accommodate one or more uses;
- 1.2. Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways;
- 1.3. At least one major private or public space, such as a plaza, park, town square, or other gathering space; and,
- 1.4. Lake orientation.

2. Minimum Acreage:

The minimum acreage required for a Development Plan shall be twenty (20) acres; provided, however, that a parcel of less than twenty (20) acres may be approved, subject to compliance with all provisions of this ordinance and approval by the Town Council.

3. Residential

- 3.1. The maximum density of a residential development not within a Lake Activity Area is one unit per acre.
- 3.2. There is no limit on residential density within designated Lake Activity Areas if the residential units are part of a vertical mixed use development. The minimum density is twelve (12) units per acre.
- 3.3. The maximum density of residential uses within a Lake Activity Area but not part of a vertical mixed use development is twelve (12) units per acre.
- 3.4. All residential development not within a Lake Activity Area shall meet the development standards of the RE-40 (Residential Estate) District except as provided herein.
- 3.5. All residential development within a Lake Activity Area not part of a vertical mixed use development, shall comply with the HDR-1 (High Density Residential) District or as approved by the Town Council in a development plan.
- 3.6. A maximum of thirty (30) percent of the project may be used for stand alone residential uses within a Lake Activity Area as part of a horizontal mixed use project.

4. Cluster Subdivision

- 4.1. Developers desiring to develop property outside the Lake Activity Areas may elect to propose a Cluster Subdivision in accordance with and subject to the development standards, conditions, procedures and regulations of this Section. Two cluster development options are offered. These options are provided as an incentive to encourage developers to cluster residential development to preserve lake views and

designate, preserve and protect a greater percentage of their property as open space as defined in Section 759.

4.1.1. Option One: Basic Clustering.

Option One, provides for residential development at up to 200% of the base residential density permitted in the LMU District. In order to obtain the full density incentive, the development must utilize a cluster design which sets a minimum of 25% of the gross acreage of the development parcel as open space as defined in Section 759.

4.1.2. Option Two: Enhanced Clustering.

Option Two provides for residential development at up to 400% of the base residential density permitted in the LMU District. In order to obtain the full density incentive, the development must utilize a cluster design which sets aside a minimum of 50% of the gross acreage of the development parcel as open space as defined in Section 759.

5. Non-Residential

Non-residential development shall only occur within identified Lake Activity Areas. The overall intensity of non-residential uses shall be determined by the Town Council as part of the review and approval of a development plan.

6. Building Height

The maximum building height for areas within Lake Activity Areas shall be determined by the Town Council as part of the review and approval of a development plan. The maximum height for buildings not within a Lake Activity Area shall be thirty (30) feet.

7. Compatibility Requirements

Development shall be compatible with, and preserve the character and integrity of adjacent land uses, the development shall include improvements or modifications either on-site or within the public rights-of-way to mitigate adverse impacts, such as traffic, noise, odors, shadow, scale, visual nuisances, or other similar adverse effects to adjacent land uses. These improvements or modifications may include, but shall not be limited to, the placement or orientation of buildings and entryways, parking areas, bufferyards, alteration of building mass, and the addition of landscaping, walls, or both, to ameliorate such impacts.

8. Separation Between Industrial Uses

There shall be an appropriate separation between existing or planned industrial uses and planned residential uses to provide adequate safety and to avoid concerns with noise, odors, views, and other reasonable concerns as determined by the Town Council at the time of Development Plan approval.

9. Mixed Use Requirements

9.1. Mixed use development is a development in which land uses are mixed on-site or are mixed in combination with existing or planned adjacent land uses; the combination of land uses shall promote easy access by pedestrians. Development within the RMU District shall comply with the following standards:

9.1.1. Each development shall be designed in such a way that it is well integrated within adjacent land uses. Integrated means that uses are within a comfortable walking distance (1/4 mile) and are connected to each other with direct, convenient, and attractive pedestrian pathways; or the proposal contains a superior way to achieve the above criteria as approved by the Town Council.

9.1.2. Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths that link them shall facilitate the integration of adjacent land uses on the site.

9.1.3. Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations, etc. In order to provide efficient pedestrian connections to adjacent destinations, the Town may require additional sidewalks, walkways, or bike paths not associated with a street, or the extension of a sidewalk from the end of a cul-de-sac to another street or walkway. Specifically, onsite pedestrian connections shall be provided to and between the following points:

- The primary entrance or entrances to each building;
- Existing or planned transit stops, stations, and park-n-ride locations, etc;
- Trail systems, where determined appropriate either by the Town based on the Master Trails Plan;
- On-site amenities; and
- Adjacent development.

10. Open Space

All projects shall provide open space within the development as follows:

10.1. At least one major private or public space, such as a plaza, park, town square, or other gathering space. These spaces should also be designed and located for substantial use. The gathering space should include a significant public amenity, such as water features and/or public art.

10.2. A private outdoor living space shall be provided adjoin each dwelling unit equal to a minimum of five (5) percent of the floor area of the dwelling unit.

10.3. A minimum of fifteen (15) percent of the site area of the residential development shall be set aside as recreation amenities. The minimum size of a recreational amenity area shall be 5,000 square feet with one area being at least 10,000 square feet in size. Such areas shall be used for tot lots, play fields, armadas, gardens, and other similar areas as

approved by the Town Council at time of Development Plan approval. uses for tot lots, play fields, ramadas and other similar areas as approved by the Town Planner.

10.4. A minimum of ten (10) percent of the site area of the non-residential development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas, or other similar areas as approved by the Town Planner. The minimum size of an open space areas shall be 2,000 square feet.

10.5. All open space areas shall be owned and maintained by a property owners association. Areas greater than 5 acres in size may be dedicated to the Town upon approval of the Town Council.

Section 756 – Parking

Parking shall be provided as required as determined by the Town Planner.

Section 757 – Landscaping

A common landscape theme shall be established for each Development Plan. All landscaping, including materials and quantities, shall be installed in accordance with the provisions of the Zoning Ordinance.

Section 758 – Design Guidelines

The Town Council shall adopt design guidelines. Property located within the LMU shall be developed in conformance with the provisions set forth herein and with the guidelines. In the event that a project is proposed prior to adoption of design guidelines, an applicant may propose and the Town Council may approve, design guidelines that address, including but not limited to: architectural style and character, landscaping, lighting, etc.

Section 759 – Cluster Subdivision Design Standards

All projects developed under the cluster subdivision provisions shall meet the following standards:

1. View Shed. Land should include the areas which preserve the view shed to Utah Lake within the development.
2. Contiguous Land. Open space within a development shall be contiguous to provide for large and integrated open space areas within the Subdivision, and to connect open to spaces on adjacent properties. Non-contiguous parcels of conservation lands may be approved by the Town during plat approval process upon a finding that such exception is necessary and/or desirable based upon consideration of the size of the project, the size of the conservation parcels, the types of features and resources included within the conservation lands, and other relevant considerations.
3. Open Space Network Connection. Open space shall be designed to connect to adjacent open space areas to ensure that an interconnected network of open space will be provided.

4. Visibility. Conservation Open space be located and designed to add to the visual amenities of neighborhoods and to the surrounding area by maximizing the visibility of internal open space.
5. Recreational Uses. A portion of the required open space may be comprised of active recreation facilities such as playing fields, golf courses, tennis courts, etc., exclusive of parking lots as approved by the Town Council.
6. Buffering and Views. Open space shall be designed to provide buffers and to protect scenic views as seen from existing roadways and from public parks.
7. Pedestrian Access. The developer shall provide adequate pedestrian access to open space which is open to public or resident use.
8. Maintenance Access. The developer shall provide sufficient maintenance access to all open space within the subdivision.
9. Landscaping. All open space areas shall be landscaped at developer's sole cost and as determined by the Town Planner.
10. Permanent Protection of Conservation Lands. Permanent protection of conservation lands shall be provided by one of the following options:
 - 10.1. Conservation Easement. All open space shall be permanently restricted from future development by a conservation easement or other method of protection and preservation acceptable to the Town. Under no circumstances shall any development be permitted in the open space areas at any time, except for those permitted or conditional uses listed herein and approved in conjunction with the subdivision. All conservation easements, or other acceptable method of protection and preservation shall be approved by the Town and recorded prior to or concurrent with the recording of the final plat.
 - 10.2. Ownership of Conservation Lands. Unless otherwise approved by the Town and subject to the provisions set forth in this Chapter, the underlying fee ownership of the open space shall remain in single ownership and may be owned and maintained by one of the following entities: a homeowners' association, land trust, conservation organization, governmental entity, or private individual. Property subject to a conservation easement, or other acceptable method of protection and preservation, shall not be subdivided.
11. Maintenance of Conservation Lands. Unless otherwise agreed to by the Town, the cost and responsibility of maintaining conservation land shall be borne by the owner of the underlying fee of the open space. The developer shall submit a Maintenance Plan providing for and addressing the means for permanent maintenance of the conservation land with the Preliminary Plat application for the Subdivision. The Maintenance Plan shall provide the following:

- 11.1. The Plan shall define ownership.
- 11.2. The Plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space (e.g., lawns, playing fields, meadow, pasture, wetlands, stream corridors, hillsides, cropland, woodlands, etc.).
- 11.3. The Plan shall estimate staffing needs, insurance requirements, and associated costs, and define the means for funding the maintenance of the conservation land and operation of any common facilities on an on-going basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs.
- 11.4. At the Town's discretion, the applicant may be required to escrow sufficient funds for the maintenance and operation costs of common facilities for up to one year.
- 11.5. The Maintenance Plan must be approved by the Town prior to or concurrent with Final Plat approval for the Subdivision. The Maintenance Plan shall be recorded against the property and shall include provisions for the Town's corrective action rights as set forth herein. Any changes or amendments to the Maintenance Plan shall be approved by the Town. In the event that the organization established to maintain the conservation land and the common facilities, or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the Town may assume responsibility, as a right but not an obligation, for maintenance, in which case any escrow funds may be forfeited and any permits may be revoked or suspended.
- 11.6. The Town may enter the premises and take corrective action, including extended maintenance. The costs of such corrective action may be charged to the property owner and may include administrative costs and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the Town in the County Recorder's office. The Maintenance Plan and all other documents creating or establishing any association or conservation organization for the property shall reference the Town's corrective action authority set forth herein and shall be recorded against the property.
- 11.7. An applicant may propose an alternative ownership and maintenance plan if the Town Council finds that the proposed plan meets the intent of the provisions hererin.

Exhibit F

Proposed Permitted and Conditional Use
Regional, Mixed Use, and Lake Oriented Mixed Use
(rev 4-12-09)

USE	ZONING DISTRICT			
	TRANSIT CENTER CORE (TC)	TRANSIT CENTER SECONDARY AREAS (TSC)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
Accessory Building. A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building.	P-1	P-1	P-1	P-1
Accessory Dwelling Unit for Owner or Employee. An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use.	X	X	X	X
Accessory Use. 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

USE	ZONING DISTRICT			
	TRANSITIONAL FRONTAGE (TF)	TRANSITIONAL FRONTAGE & LANDSCAPE SAFETY (TFLS)	REGIONAL MIXED USE (RMLU)	LAKE ORIENTED MIXED USE (LMU)
<p>Agriculture. 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>Agricultural Building. 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>Animal Hospital (Veterinary Clinic), With Outdoor Holding or Boarding Facilities. 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	X

USE	ZONING DISTRICT			
	TRANSIT CENTER CENTRAL AREAS (TCU)	TRANSIT CENTER SECONDARY AREAS (TSC)	REGIONAL MIXED USE (RMLU)	LAKE ORIENTED MIXED USE (LMMU)
Animal Hospital (Veterinary Clinic), Without Outdoor Holding or Boarding Facilities. A facility for the diagnosis, treatment, and hospitalization of animals and that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities.	P-1	P-1	P-1	X
Bank, Credit Union or other Financial Institution. A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money.	P-1	P-1	P-1	P-1
Billboard. 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
Car Wash. 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	X	C	C	X

USE	ZONING DISTRICT			
	URBAN CENTER COMMERCIAL CENTRAL BUSINESS DISTRICTS (CZ)	TRANSITION SECONDARY AREAS (T2)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Chemical Manufacture, Storage, and Distribution (Existing). 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.</p>	X	X	X	X
<p>Church. 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>	X	C	C	C
<p>Class A Retail Beer License - Off Premises Consumption. 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	C

USE	ZONING DISTRICT			
	TRADING CENTER AREAS (TC)	TRADING CENTER AREAS (TC)	REGIONAL MIXED USE (RMIU)	LAKE ORIENTED MIXED USE (LMU)
<p>Class B Retail Beer License - On Premises Consumption - Restaurants. 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
<p>Class D Beer License - Temporary. 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

USE	ZONING DISTRICT			
	TRANSIT CENTER ZONING DISTRICT (TC)	TRANSIT CORRIDOR ZONING DISTRICT (TC)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Class E Beer License - On Premises Consumption, Private Club. A Class E retail license shall entitle the licensee to all of the privileges of a Class C license upon any premises licensed as a club pursuant to the Utah Nonprofit Corporations Act and the Utah Alcoholic Beverage Control Act, and all authority to be exercised shall be pursuant to the same and the ordinances of the Town.</p>	C	C	C	C
<p>Class A Liquor License - Private Club. 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>	C	C	C	C
<p>Class B Liquor License - Restaurants. 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>	P-1	P-1	P-1	P-1

ZONING DISTRICT	
USE	TRANSIT CENTER TRANSIT CENTER SECONDARY AREAS (TC) (TCA)
Class C Liquor License – Temporary. 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.	REGIONAL MIXED USE (RMU)
T	LAKE ORIENTED MIXED USE (LMU)
T	T
T	T
T	T

USE	ZONING DISTRICT			
	TRANSITION CENTER ZONE (TCZ)	URBAN CENTER ZONE (UCZ)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Commercial Day Care/Preschool Center. 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:</p> <p>(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

USE	ZONING DISTRICT			
	TRANSIT CENTER BUS STOPS (TC)	URBAN CENTRAL BUSINESS AREAS (UC)	URBAN CENTRAL BUSINESS AREAS (RMU)	LAKE ORIENTED MIXED USE (LMU)
Commercial Plant Nursery. 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.	X	X	C	X
Commercial Recreation (Indoor). 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.	C	C	C	C
Commercial Recreation (Outdoor). 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.	X	X	C	C

USE	ZONING DISTRICT			
	TRANSIT CENTER COMMERCIAL (TCO)	TRANSIT CENTER COMMERCIAL SECONDARY AREAS (TCS)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Commuter and Light Rail Facilities and Station. 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>	P-1	P-1	P-1	X
<p>Composting Facility. 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
<p>Construction Sales and Service. 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	P-1	P-1	X

USE	ZONING DISTRICT			
	TRANSIT CENTER SECONDARY AREAS (TC)	TRANSIT CENTER SECONDARY AREAS (TC)	REGIONAL MIXED USE (RMD)	LAKE ORIENTED MIXED USE (LMU)
<p>Contractor's Office/Storage Yard. 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	X
<p>Convenience Store. 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>	X	C	C	C
<p>Distribution Center. 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	C	X

USE	ZONING DISTRICT			
	TRANSIT CENTER LOCAL ITC	TRANSIT CENTER SECONDARY AREAS SCA	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
Drive-through/Drive-up Facility. A facility which accommodates patrons' automobiles and from which the occupants of the automobiles may make purchases or transact business.	X	C	C	C
Dwelling, Single-Family. A building containing one (1) dwelling unit.	X	P-1	P-1	P-1
Dwelling, Two-Family. A building containing two (2) attached dwelling units.	P-1	P-1	P-1	P-1
Dwelling, Condominium. An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements.	P-1	P-1	P-1	P-1
Dwelling, Multiple-Family. A building containing three (3) or more dwelling units.	P-1	P-1	P-1	P-1

USE	ZONING DISTRICT			
	TRANSIT CENTER USE (TCU)	URBAN CENTER SECONDARY AREAS (UCA)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
Earth Station (Satellite Dish Farm). A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.	X	X	X	X
Educational Facility (Public or Private). Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction, and including charter schools. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.	P-1	P-1	P-1	P-1
Environmental Remediation Activities. Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein.	C	C	C	C

USE	ZONING DISTRICT			
	TRANSIT CENTER SECONDARY AREAS (TC)	TRANSIT CENTER REGIONAL MIXED USE (RMLU)	LAKE ORIENTED MIXED USE (LMU)	
Emergency Care Facility. A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.	P-1	P-1	P-1	P-1
Farmers' Market. An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.	C	C	C	C
Flammable Liquids or Gases Manufacture, Storage and Distribution. 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
Funeral Home/Mortuary. 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	X	X

USE	ZONING DISTRICT			
	TRANSIT CENTER TRAVEL CENTER SECONDARY AREA (TC)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)	
Gymnasium/Health and Fitness Club. 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.	C	P-2		X
Heliport. An area used for the landing and taking off of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.	X	X		X
Hospital. 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		X
Hotel. A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities.	P-1	P-1		P-1

USE	ZONING DISTRICT			
	TRANSIT CENTER (TC)	TRANSIT CENTER SECONDARY AREAS (TCA)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
Kennel (Commercial). An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis.	X	X	C	X
Laundry (Commercial). 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	C	X
Laundry, Self Serve or Dry Cleaning. An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services.	P-1	P-1	P-1	X
Liquor Store (State Owned). An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.	X	X	C	X

USE	ZONING DISTRICT			
	TRANSIT-ORIENTED CORE (TOC)	URBAN/RESIDENTIAL SECONDARY AREAS (URA)	REGIONAL MIXED USE (RMU)	LAKE-ORIENTED MIXED USE (LMU)
<p>Manufacturing (Heavy). 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.</p>	X	X	X	X
<p>Manufacturing (Light). 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>			C	X

USE	ZONING DISTRICT			
	TRANSIT CENTER TRANSIT CENTER AREA (TCA)	TRANSIT CENTER SECONDARY AREA (TCS)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
Medical and Dental Clinic. An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.	P-1	P-1	P-1	P-1
Medical or Dental Laboratory. 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.	X	P-1	P-1	X
Motel. 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.	X	C	C	X
Museum. 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.	C	P-1	P-1	C

USE	ZONING DISTRICT			
	TRANSITION AREA LAKESHORE C	SPARBUCKVILLE SECONDARY AREAS C(S)	REGIONAL MIXED USE (RMLU)	LAKE ORIENTED MIXED USE (LMU)
<p>Nightclub. 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.</p>	C	C	C	C
<p>Nursing Care Facility. 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.</p>	X	C	C	X

USE	ZONING DISTRICT			
	TRANSIT CENTER (TC)	TRANSIT CENTER SECONDARY AREAS (CSO)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Office. 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>	P-1	P-1	P-1	P-1
<p>Open/Outdoor Display of Products or Merchandise. 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	X	C	X
<p>Park and Ride Facility. 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>	P-1	P-1	P-1	X

USE	ZONING DISTRICT			
	TRANSIT CENTER TRANSIT CENTER SECONDARY AREAS (TC)	TRANSIT CENTER REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)	
<p>Pawnshop. 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	C	X
<p>Personal Care Service. 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>	P-1	P-1	P-1	P-1

USE	ZONING DISTRICT			
	TRANSITION CENTER SECONDARY AREAS (TC)	TRANSITION CENTER REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)	
<p>Personal Instruction Service. 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	C	P-1	C
<p>Power Plant. An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.</p>	X	X	X	X
<p>Private Club. 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.</p>	C	C	C	C

ZONING DISTRICT	
USE	ZONING DISTRICT
<p>Public Uses. 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.</p>	TRANSIT CENTER CORE (TCO)
	TRANSIT CENTER SECONDARY AREAS (SCA)
	TRANSIT CENTER REGIONAL MIXED USE (RMU)
	LAKE ORIENTED MIXED USE (LOMU)
	C
	C
	C
	C

USE	ZONING DISTRICT			
	TRANSITION ZONING AREAS (TZA)	TRANSITION ZONING AREAS (TZA)	REGIONAL MIXED USE (RMIU)	LAKE ORIENTED MIXED USE (LOMU)
<p>Public Utility (Major Facility). 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>	C	C	C	C

USE	ZONING DISTRICT			
	TRANSIT CENTER SECONDARY ARTS (TC)	TRANSIT CENTER REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)	
<p>Public Utility (Minor Facility). 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	C	C
<p>Reception Hall, Reception Center. A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.</p>	X	C	C	C

USE	ZONING DISTRICT			
	TOURIST CENTER TRANSITION ZONE SECONDARY AREA (TC)	TRANSITION ZONE REGIONAL MIXED USE (RMU)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Recycling Collection Center. 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.</p>	X	X	X	X
<p>Recycling Processing Facility. A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility dose not include Salvage Yard.</p>	X	X	X	X
<p>Restaurant. A building or facility for the preparation and retail sale of food and beverages.</p>	P-1	P-1	P-1	P-1
<p>Retail Sales and Services. Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.</p>	P-1	P-1	P-1	P-1

USE	ZONING DISTRICT			
	TRANSIT CENTER TRANSIT CENTER AREAS (TC)	TRANSIT CENTER REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)	
<p><u>Retail Sales and Services (Community Commercial).</u> Establishments engaged in the retail sale of goods and services. Community Commercial Retail Sales and Service businesses must conduct all sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 3,000 square feet in total gross building and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 6,000 square feet of gross building area. Community Commercial Retail Sales and Services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or product in open, unenclosed areas, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.</p>	P-1	P-1	P-1	P-1

USE	ZONING DISTRICT			
	FRANCHISE DEVELOPMENT CORP. (FC)	TOWN CENTER SECONDARY AREAS (TA)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Retail Sales and Services (Regional). 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	P-1	C
<p>Salvage Yard. The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.</p>	X	X	X	X
<p>Seasonal Use. 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.</p>	T	T	T	T

USE	ZONING DISTRICT			
	TRANSIT CENTER COMMERCIAL AREA (TCO)	TRANSIT CENTER SECONDARY AREA (TCS)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Sexually Oriented Business. 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.</p>	X	X	X	X
<p>Sign – Temporary. A sign intended to be displayed for a limited period, not to exceed sixty (60) days.</p>	T	T	T	T
<p>Storage – Self Service (Mini-Storage). 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.</p>	X	C	C	X
<p>Storage of Recreational Vehicles. 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.</p>	X	X	C	X

USE	ZONING DISTRICT			
	TRANSIT CENTER SECONDARY AREAS (CS)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)	
Temporary Use. 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
Theater (Indoor Picture). A building or part of a building devoted to the showing of moving pictures on a paid admission basis.	C	P-1		C
Trailer/RV Camping Facilities. 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
Transit Passenger Hub (Intermodal). A publicly owned and operated central transit passenger transfer facility servicing rail, bus, shuttle, limousine, taxis, private automobiles, bicyclists and pedestrians.	P-1	P-1		X

USE	ZONING DISTRICT			
	TRANSIT CENTER TRANSIT CENTER TRANSIT CENTER (TC)	TRANSITION SECONDARY AREAS (TO)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Vehicle and Equipment Sale and Rental – New or Used, (Heavy). 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	X	C	X
<p>Vehicle and Equipment Sale – New or Used, (Light). An establishment licensed and engaged in the retail sale, 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	C	X

USE	ZONING DISTRICT			
	TRANSIT CENTER (COC) (TC)	TRANSIT CENTER SECONDARY AREAS (CO)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Vehicle and Equipment Rental - An establishment licensed and engaged in the rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.</p>	X	C	C	C
<p>Vehicle and Equipment Repair (Major). 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	C	X

USE	ZONING DISTRICT			
	TRANSIT CENTER DOWNTOWN (TC)	TRANSIT CENTER SECONDARY AREAS (SC)	REGIONAL MIXED USE (RMU)	LAKE ORIENTED MIXED USE (LMU)
<p>Vehicle and Equipment Repair (Minor). An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.</p>	X	C	P-1	X
<p>Warehouse. 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	P-1	X

USE	ZONING DISTRICT			
	TRANSIT CENTER CENTRAL BUS STATION (TCD)	TRANSIT CENTER SECONDARY AREAS (TCS)	REGIONAL MIXED USE (RMD)	LAKE ORIENTED MIXED USE (LMU)
<p>Warehouse Club. 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	P-1	P-1	X
<p>Wholesale Distribution. 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	X

USE	ZONING DISTRICT			
	TRANSIT CENTER CORE (TC)	TRANSIT CENTER SECONDARY AREAS (TC)	REGIONAL MIXED USE (RMIU)	LAKE ORIENTED MIXED USE (LMIU)
<p>Wireless Telecommunications Site/Facility. A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as "cellular" or "PCS" (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the deign and locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.</p>	C	C	C	C

Proposed Revisions to the Light Manufacturing and Business Park Zoning Districts

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)	MANU-FACTURING (M)
Accessory Building. 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-1	P-1	P-1

ZONING DISTRICT

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Accessory Dwelling Unit for Owner or Employee. 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.</p>	X	X	X	C	C
<p>Accessory Use. 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>	P-1	P-1	P-1	P-1	P-1
<p>Agriculture. 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

ZONING DISTRICT

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Agricultural Building. A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of §58-56-4(1), Utah Code Annotated, 1953, as amended.	P-1	P-1	P-1	P-1	P-1
Animal Hospital (Veterinary Clinic), With Outdoor Holding or Boarding Facilities. A facility for the diagnosis, treatment, hospitalization, and boarding of animals and that may include both indoor and outdoor holding and boarding facilities.	X	X	X	C	P-2
Animal Hospital (Veterinary Clinic), Without Outdoor Holding or Boarding Facilities. 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.	C	C	X	P-2 P-1	P-1
Bank, Credit Union or other Financial Institution. A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money.	C	C	C	P-2 X	P-1

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Billboard. 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
Car Wash. 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 X	P-2
Chemical Manufacture, Storage, and Distribution (Existing). 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>Church. 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>Class A Retail Beer License – Off Premises Consumption. 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 X	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p>Class B Retail Beer License - On Premises Consumption - Restaurants. 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	EX	C
<p>Class D Beer License - Temporary. 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	EX	EX	T

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Class E Beer License - On Premises Consumption, Private Club. 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	€X	€X	C
<p>Class A Liquor License - Private Club. 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	€X	€X	C
<p>Class B Liquor License - Restaurants. 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	€X	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Class C Liquor License – Temporary. 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	FX	FX	T
<p>Commercial Day Care/Preschool Center. A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty four (24) hours per day. Commercial Day Care/Preschool Center excludes the following: (a) Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning; (b) Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available; or (c) Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; (d) or clearly identified as an Accessory Use.</p>	C	C	C	EX	X

ZONING DISTRICT

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Commercial Plant Nursery. 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	€ X	P-2
<p>Commercial Recreation (Indoor). 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 C	P-2 C	P-1
<p>Commercial Recreation (Outdoor). 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	€ X	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Commuter and Light Rail Facilities and Station. 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
<p>Composting Facility. 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>Construction Sales and Service. 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	X C	P-1

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p>Contractor's Office/Storage Yard. 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	P-1	P-2
<p>Convenience Store. 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	EX	EX	P-2
<p>Distribution Center. 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	XC	EP-1	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
Drive-through/Drive-up Facility. A facility which accommodates patrons' automobiles and from which the occupants of the automobiles may make purchases or transact business.	C	C	€X	€X	P-2
Earth Station (Satellite Dish Farm). A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.	X	X	C	C	P-2
Educational Facility (Public or Private). 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	€ P-1	€X	C

ZONING DISTRICT

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<i>Environmental Remediation Activities. Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein.</i>	X	X	C	C	C
Emergency Care Facility. 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 C	P-2
Farmers' Market. 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 C	P-1
Flammable Liquids or Gases Manufacture, Storage and Distribution. 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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Funeral Home/Mortuary. 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
Gymnasium/Health and Fitness Club. 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 C	P-2 C	P-2
Heliport. 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
Hospital. 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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Hotel. 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
Kennel (Commercial). An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis.	X	X	X	C	P-2
Laundry (Commercial). 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
Laundry, Self Serve or Dry Cleaning. 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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Liquor Store (State Owned). An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.	X	C	X	C	C
Manufacturing (Heavy). 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
Manufacturing (Light). 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.	X	X	€ P-1	€ P-1	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Medical and Dental Clinic. 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.	C	P-2	€ P-1	P-2 P-1	P-2
Medical or Dental Laboratory. 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.	X	C	P-2 P-1	P-2 P-1	P-2
Motel. 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.	X	C	€ X	€ X	X
Museum. 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	X

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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Office. 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-1	P-2 P-1	X
<p>Open/Outdoor Display of Products or Merchandise. 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 C	P-2
<p>Park and Ride Facility. 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)	MANUFACTURING (M)
<p>Pawnshop. 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>Personal Care Service. 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	EX	X	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p>Personal Instruction Service. 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	€X	X
<p>Power Plant. An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.</p>	X	X	X	X	C
<p>Private Club. 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.</p>	X	C	C	C	C

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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p>Public Utility (Major Facility). 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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Public Utility (Minor Facility). 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-1	P-2 P-1	P-1
<p>Reception Hall, Reception Center. A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.</p>	X	C	C	P-2 X	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Recycling Collection Center. 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.</p>	C	P-2	C	P-2 C	P-2
<p>Recycling Processing Facility. A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility dose not include Salvage Yard.</p>	X	X	X	X	C
<p>Restaurant. A building or facility for the preparation and retail sale of food and beverages.</p>	C	P-2	P-2	P-2 X	P-2
<p>Retail Sales and Services. Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.</p>	P-2	P-1	X	P-1 X	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p><u>Retail Sales and Services (Community Commercial).</u> 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	€X	X

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p>Retail Sales and Services (Regional). 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	EX	X
<p>Salvage Yard. The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.</p>	X	X	X	X	C
<p>Seasonal Use. 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.</p>	T	T	T	T	T

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p>Sexually Oriented Business. 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.</p>	X	X	X	X	C
<p>Sign – Temporary. A sign intended to be displayed for a limited period, not to exceed sixty (60) days.</p>	T	T	T	T	T
<p>Storage – Self Service (Mini-Storage). 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.</p>	X	X	X	P-2 C	P-2
<p>Storage of Recreational Vehicles. 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.</p>	X	X	X	C	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
Temporary Use. 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
Theater (Indoor Picture). 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
Trailer/RV Camping Facilities. 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
Transit Passenger Hub (Intermodal). 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

ZONING DISTRICT

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Vehicle and Equipment Sale and Rental – New or Used, (Heavy). 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>Vehicle and Equipment Sale– New or Used, (Light). An establishment licensed and engaged in the retail sale, 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

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<i>Vehicle and Equipment Rental - An establishment licensed and engaged in the rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.</i>	X	X	X	P-1	P-1
Vehicle and Equipment Repair (Major). 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.	X	X	X	P-1	C

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Vehicle and Equipment Repair (Minor). An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.</p>	X	C	X	P-1	P-2
<p>Warehouse. 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	EP-1	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANU-FACTURING (M)
<p>Warehouse Club. 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	€ X	€ X	X
<p>Wholesale Distribution. 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-1	P-2

USE	ZONING DISTRICT				
	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
<p>Wireless Telecommunications Site/Facility. 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.</p> <p>Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 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.				

ZONING DISTRICT					
DEVELOPMENT STANDARD	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
Adequate Public Facilities	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Culinary Water and Sanitary Sewage Systems	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Required Streets, Curb, Gutter, Sidewalks, and Trails	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Clear View Areas	As required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements.				
Minimum Building Height	No 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.

ZONING DISTRICT					
DEVELOPMENT STANDARD	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
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.
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.

ZONING DISTRICT					
DEVELOPMENT STANDARD	COMMUNITY COMMERCIAL (CC)	REGIONAL COMMERCIAL (RC)	BUSINESS PARK (BP)	LIGHT MANUFACTURING (LM)	MANUFACTURING (M)
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.	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.		Uses or operations of products within this district shall be permitted unless such uses are or may become obnoxious or offensive by reason of the emission of odor, dust, smoke, noise, gas fumes, cinders, vibrations, glare, refuse, or air or water pollution. 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.				

ZONING DISTRICT

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Domestic Livestock and Fowl. Limited to domesticated horse (<i>Equus caballus</i>), domesticated cattle (<i>Bos taurus</i> and <i>Bos indica</i>), domesticated sheep (<i>Ovis aries</i>), domesticated goat (<i>Capra hircus</i>) and domestic fowl. Domestic Livestock and Fowl do not include inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.	P-1 (A minimum area of one [1] acre exclusively used for the keeping of Domestic Livestock and Fowl shall be required.)	C	X	X	X	X	X	X	X	X	X
Dwelling, Single-Family. A building containing one (1) dwelling unit.	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1	€P-1	X
Dwelling, Two-Family. A building containing two (2) attached dwelling units.	X	X	X	X	X	X	X	X	C	€P-1	X
Dwelling, Condominium. An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements.	X	X	X	X	X	X	X	X	X	€P-1	C

USE	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Dwelling, Multiple-Family. A building containing three (3) or more dwelling units.	X	X	X	X	X	X	X	X	X	EX	C
Educational Facility (Public or Private). Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.	C	C	C	C	C	C	C	C	C	C	C
Golf Course. An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, and course maintenance facilities.	C	C	C	C	C	C	C	X	X	X	X

ZONING DISTRICT

USE	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
<p>meeting all applicable Building Codes, as adopted, Land Use Ordinance requirements, and is occupied on a 24-hour-per-day basis by eight (8) or fewer elderly persons in a family-type arrangement. Adequate off-street parking shall be provided and the facility must be capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character. No person being treated for alcoholism or drug abuse shall be placed in a residential facility for elderly persons; and placement in a residential facility for elderly persons is on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. Elderly Person means a person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.</p>											

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

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

DEVELOPMENT STANDARD	ZONING DISTRICT										
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Site Plan Approval	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Lot Standards	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										
Buildable Area	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements										

ZONING DISTRICT

DEVELOPMENT STANDARD	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2	
Minimum Lot Size	40 Acres	5 Acres	40,000 Square Feet except as provided in Section 750.	30,000 Square Feet	20,000 Square Feet	15,000 Square Feet	10,000 Square Feet	8,000 Square Feet	Single Family Dwelling 15,000 Square Feet. Two-Family Dwelling 12,500 Square Feet per Unit. All other uses 15,000 Square Feet	Single Family Dwelling 7,500 Square Feet. Two-Family Dwelling 6,500 Square Feet per Unit. Condo minimum & Multi-Family Units 6,500 square feet per unit. All other Uses 8,000 Square Feet	10,000 sqft and 1 unit - 6,000 sqft per unit. 2-4 units - 5,000 sqft 5-8 units - 4,000 sqft	Condominium & Multi-Family Units 4,500 square feet per unit. All other Uses 8,000 Square Feet

		ZONING DISTRICT										
DEVELOPMENT STANDARD	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2	
Maximum Base Density Allowed by a PD Overlay District in Units Per Acre	0.025 Units	0.200 Units	1.089 Units	1.307 Units	1.743 Units	2.323 Units	3.485 Units	4.356 Units	2.332 Single Family Units. 2.787 Two-Family Units.	4.646 Single Family Units. 5.361 Two-Family Units. 6.702 Gender minimum & Multi-Family Units	4-12 units per acre with an average of 8 units per acre. Development above 4 units per acre is at the discretion of the Town Council.	9.680 Condominium & Multi-Family Units

ZONING DISTRICT

DEVELOPMENT STANDARD	ZONING DISTRICT											
	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2	
Minimum Lot Width	Lot Width to Lot Length Ratio not less than 1:3				100 Feet	90 Feet	80 Feet	80 Feet	Single Family Dwelling 100 Feet. Two-Family Dwelling 120 Feet. Churches 200 Feet. School 200 Feet	Single Family Dwelling 80 Feet. Two-Family Dwelling 120 Feet. Churches 200 Feet. Condo minimum & Multi-Family Units 120 feet. All other Uses 120 Feet	60 Feet unless otherwise approved by the Town Council	Condominium & Multi-Family Units 120 feet. All other Uses 120 Feet

ZONING DISTRICT											
DEVELOPMENT STANDARD	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Minimum Distance Between Condominium & Multi-Family Units Primary Buildings located on the same Lot or Parcel	Not Applicable									30 Feet	
Building Requirements											As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements
Site Lighting											As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements
Off-street Parking											As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements
Adequate Public Facilities											As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements
Culinary Water and Sanitary Sewage Systems											As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements

		ZONING DISTRICT									
DEVELOPMENT STANDARD	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Required Streets, Curb, Gutter, Sidewalks, and Trails		As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements									
Clear View Areas		As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements									
Minimum Building Height		No primary building shall be erected to a height less than one story entirely above grade.									
Maximum Building Height		Thirty (30) Feet or Two and One-Half (2½) Stories, whichever is Higher.									
Maximum Building Height for Condominium & Multi-Family Units	Not Applicable									35 Feet	35 Feet
Mechanical Equipment Screening		As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements									
Utility Requirements		As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements									

ZONING DISTRICT

DEVELOPMENT STANDARD	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
	Minimum Front Yard	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	20 Feet	20 Feet	20 Feet
Minimum Side Yard – Interior Lots	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	30 Feet	20 Feet	Not less than 8 feet with combined total of two sides not less than 20 Feet	20 Feet unless otherwise approved by the Town Council	20 Feet
Minimum Side Yard for Corner Lots – Side Yard abutting street Right-of-Way	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	20 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	20 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	20 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater	20 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater
Minimum Rear Yard	30 Feet								20 Feet unless otherwise approved by the Town Council		

		ZONING DISTRICT									
DEVELOPMENT STANDARD	A-1	R&A-5	RE-40	RE-30	RE-20	R-1-15	R-1-10	R-1-8	R-2-15,000	HDR-1	HDR-2
Minimum Dwelling Dimension		The minimum width or length dimension shall not be less than 24 feet. No non-living spaces including but not limited to garages, porches, or sheds shall be included in determining compliance with this requirement									