



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, July 21, 2021 at 6:00 p.m.
Amended Agenda**

PUBLIC NOTICE is hereby given that the Vineyard City Planning Commission will hold a regularly scheduled meeting at City Hall, 125 South Main Street, Vineyard, Utah. You can also view the meeting on our [live stream channel](#).

REGULAR SESSION

CALL TO ORDER

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

2. OPEN SESSION - Time dedicated for public comment. Comments will be limited to three (3) minutes. No actions may be taken by the Planning Commission due to the need for proper public noticing.

3. MINUTES REVIEW AND APPROVAL:

3.1 July 7, 2021

4. BUSINESS ITEMS

4.1 Discussion and Action – Bout Time Site Plan

- The applicant is requesting approval of a site plan for the Bout Time Pub & Grub Sports Bar located at 568 N Mill Rd Suite No. 106. Parcel ID 56:038:0009. The Planning Commission will act to approve (or deny) the proposed application.

4.2 Public Hearing – Zoning Text Amendment (ZTA) for 15.34.160 & 15.12.060 modifying setbacks and location requirements for swimming pools.

- The Planning Commission will hold a public hearing and consider proposed amendments to VZC 15.34.160 & VZC 15.12.060. (This agenda item is being postponed to the next Planning Commission Meeting on August 4, 2021)

4.3 Public Hearing – Zoning Text Amendment (ZTA) for 15.32.230 and 15.38.030 Ordinance Number 2021-05

- Staff is recommending amendment of ZTA 15.32.230 wall and fence heights and ZTA 15.38.030 lighting pole heights to match section 15.36.030. Following the public hearing the Planning Commission will take appropriate action.

5. WORKSESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. ADJOURNMENT

The Public is invited to participate in all Planning Commission meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this public meeting should notify Cache Hancey, Planning Technician, at least 24 hours prior to the meeting by calling (801) 226-1929 or email at cacheh@vineyardutah.org.

The foregoing notice and agenda were posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: July 20, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, July 7, 2021 at 6:00 p.m.**

Commissioners Present:

Chair Bryce Brady
Vice-Chair Shan Sullivan
Commissioner Amber Rasmussen
Commissioner Jeff Knighton

Staff Present: Planning Technician Cache Hancey, Planner II Briam Amaya Perez, Community Development Director Morgan Brim, City Engineer Naseem Ghandour

Others Present: David Lauret

REGULAR SESSION



CALL TO ORDER: Chair Brady called the meeting to order at 6:03pm.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE: Commission Knighton led the meeting in the pledge of allegiance.

2. OPEN SESSION – No items were presented.



3. MINUTES REVIEW AND APPROVAL:

3.1 June 16, 2021

Motion: VICE-CHAIR SULLIVAN MOTIONED TO APPROVE THE JUNE 16, 2021 MINUTES AS RECORDED. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR SULLIVAN, COMMISSIONER RASMUSSEN, COMMISSION KNIGHTON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

4. BUSINESS ITEMS



4.1 Discussion and Action – Utah Community Credit Union Site Plan

Planner II Briam Amaya Perez introduced the site plan and applicant. They briefly discussed a future sign standard waiver that would be required for the included signage shown on the construction plans. Staff gave a positive recommendation for approval.

Mr. Perez listed the proposed conditions for approval as:

1. The 3rd wall sign on the north facing of the building will only be approved through a sign standard waiver
2. The applicant must pay any outstanding fees and make any redline corrections
3. The applicant must be subject to all federal, state, and local laws
4. The monument sign must meet the sign standards listed in the zoning code



Motion: COMMISSIONER KNIGHTON MOTIONED TO APPROVE THE UTAH COMMUNITY CREDIT UNION SITE PLAN WITH THE PROPOSED CONDITIONS. VICE-CHAIR SULLIVAN SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR SULLIVAN, COMMISSIONER RASMUSSEN, COMMISSION KNIGHTON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

5. WORKSESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. ADJOURNMENT

Motion: VICE-CHAIR SULLIVAN MOTIONED TO ADJOURN THE MEETING. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL WENT AS FOLLOWS: CHAIR BRADY, VICE-CHAIR SULLIVAN, COMMISSIONER RASMUSSEN, COMMISSION KNIGHTON VOTED AYE. THE MOTION CARRIED UNANIMOUSLY.

Certified Correct On:

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician

Community Development

Date: July 21, 2021
From: Briam Amaya Perez, Planner II
To: Planning Commission
Item: Bout Time Site Plan
Permit: PLAN21-339 (CityInspect)
Address: 568 N Mill Rd Suite No. 106, Vineyard, Utah, 84059
Applicant: Ryan Naylor, Nichols Naylor Architects
Owner: 600 Mill LLC



ANALYSIS

The applicant, Ryan Naylor (Nichols Naylor Architects), is requesting approval of a site plan at The Yard 'Plat A' Subdivision. Bout Time Pub and Grub is a sports bar serving up food and drinks. The subject property is located directly west of the Megaplex Theatres at Geneva. The unit being leased to 'Bout Time' measures 3,605 SF and is zoned Regional Mixed-Use (RMU). The RUM zoning district is intended to provide commercial, employment, and residential uses...with intensities and densities that promote a mix of day and nighttime activities. The Vineyard Zoning Code (VZC) classifies Bout Time as a 'Restaurant'—an outrightly permitted use in this zoning district.

The applicant is proposing an outdoor dining area on the east side of the property along the entire edge of the building. This dining area will be enclosed by a 3-foot (3') railing and an overhead canopy. The height of the canopy will measure 15' 10", the length will measure 55' 1 (1/4)", and the width will measure 15' 3".

FINDINGS

Retail/commercial “spill-out” such as this outdoor dining area activate the public realm and provide visual interest and a sense of urban scale and vibrancy to the neighborhood.

As the outdoor dining area will extend the entire width of the sidewalk, pedestrian access will be removed entirely on that side of the building. Alternative pedestrian routes have been proposed.

The applicant has revised the site plan to include a five-foot (5') sidewalk clearance for pedestrians along the southern end of the dining area. The applicant is also proposing a new, painted crosswalk leading from here to the existing ADA access aisle in the parking lot in front of the Megaplex Theatres (see Site Plan attached). This crosswalk will include a new ADA ramp with truncated domes. Staff considers that this pedestrian circulation strategy could cause conflicts between pedestrians and disabled persons wishing to use the ADA access aisle.

The applicant was asked to submit a materials board/visual cue that would allow staff to gauge the consistency of surface details, ornaments, and other building elements with the existing development and surroundings. Sufficient detail was not provided. Unless a materials board or some visual cue is provided, Staff has no way of evaluating for design consistency.

STAFF RECOMMENDATION

Staff recommends approval of the site plan, provided the following conditions are met.

CONDITIONS

1. The applicant shall provide a strategy that meets fire access requirements and maximizes the safety and convenience of pedestrian flow around the outdoor seating area.
2. The applicant shall meet all building design requirements.
3. The applicant shall observe the city's 'Nuisances General' ordinance outlined in the Municipal Code, Section 8.08.101(C)(2)(p).
4. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.
5. The applicant pays any outstanding fees and makes any redline corrections.
6. The applicant is subject to all federal, state, and local laws.

PROPOSED MOTION

“I move to approve the site plan as requested by Ryan Nichols (Nichols Naylor Architects) with the proposed conditions.”

ATTACHMENTS

Site Plan

Exterior Elevations

Scope of Work

Floor Layout (informational only—not required for a SP approval)

Analysis

Zoning		Regional Mixed-Use (RMU)	
Use		Restaurant	
Lot Size		NA	
Building Square Footage		0.08 ac (3,605 SF)	
Building Height		Allowed: 60’ Actual: 26’ 4”	
Minimum Front Yard		Required: 25’ Actual: NA	
Minimum Rear Yard		Required: NA Actual: NA	
Minimum Side Yard for Interior Lots		Required: 15’ Actual: NA	
Minimum Side Yard for Corner Lots		Required: NA Actual: NA	
Landscaping		Minimum Required: 10% Actual: NA	
Parking Stalls		NA: parking cannot be added or taken away from this area	
ADA Parking Stalls		Minimum Required: NA	
VZC 15.36 Site Planning and Building Design Requirements			
Category	Standard	Staff Comments	Compliance
15.36.030.1 Subdivision and Project Features	All subdivisions and other projects shall include subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the City. Such features may include subdivision and project entry features, public art pieces, streetscape designs, and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and <i>useable</i> parks and open spaces.	This building design which includes retail/commercial spill-out enhances the streetscape and adds significant visual interest to the area.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a Building Design	The City encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A

15.36.030.1.a.i View Protection	Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominate rooflines shall be avoided.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii Building massing	In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.ii.1 Coherent building design	All sides of a building may have a visual or other impact and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A
15.36.030.1.a.ii.2	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.iii Reduced roof mass	The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only)	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A

15.36.030.1.a.iv Varying Roofline	Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.1.a.v Architectural details	Surface details, ornaments, and other building elements that enrich the character of a building are encouraged. Attention to detail, including all building and architectural design elements shall be required. The following architectural details are desirable and encouraged: - Stonework - Exposed beams and columns - Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features - Covered entries, patios, walkways, breezeways, bays, and balconies - Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs - Accessories such as art features, benches, pots, lamps, artwork, and sculptures.	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A
15.36.030.2. Building Additions	Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing building	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A
15.36.030.3 Accessory Buildings and Structures	Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure.	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A

15.36.030.4 Mechanical Equipment	Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted mechanical or communications equipment shall be a color to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall blend with the color and design details of all the buildings.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.5.a. Building Location	All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A
15.36.030.5.b Building Location	All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.	The applicant has proposed a pedestrian circulation pattern that may conflict with dedicated ADA facilities.	☐ Yes ☒ No ☐ N/A

15.36.030.5.c Building Location	All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable	The applicant has proposed a pedestrian circulation pattern that may conflict with dedicated ADA facilities.	☐ Yes ☒ No ☐ N/A
15.36.030.5.d Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.6 Pedestrian Scale	Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye level.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.7 Building Materials and Textures	Exterior building materials shall be similar to and compatible with those found in a rural setting. Restraint should be used in the number of different exterior building materials selected. Masonry, wood siding, board and batten, lap siding and exposed wood structural members are encouraged in natural colors or earth tone finishes.	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A
15.36.030.8.a Building Material Color	All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior buildings colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors. Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A

	color and materials, as the main buildings.		
15.36.030.8.a Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down, spout, mechanical and electrical equipment, railings, window shading devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A
15.36.030.9 Subdivision and Site Design and Layout	All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.9.a.i.	All buildings and structures shall be arranged to preserve and provide open space and to protect views . The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	integrated into the subdivision or site plan design.		
15.36.030.9.a.ii.	Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located on adjacent properties.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.10 Site Access	The location and number of access points to the site, the interior circulation pattern , and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience , and should be harmonious with proposed and neighboring buildings.	The applicant has proposed a pedestrian circulation pattern that may conflict with dedicated ADA facilities.	☐ Yes ☒ No ☐ N/A
15.36.030.11 Noise Impact	Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.	The proposed development shall observe the city's 'Nuisances General' ordinance outlined in the Municipal Code, Section 8.08.101(C)(2)(p).	☒ Yes ☐ No ☐ N/A
15.36.030.12 Views	Due to the community quality and character created by the surrounding scenic beauty, it is essential that the Town and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	Canyon, West Mountain, and Utah Lake		
15.36.030.13 Landscaping Design Standards	Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year-round site beautification, blend with the natural landscape and highlight building design features.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.13.a Landscape Buffers	Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.13.b Transitional Landscaped Areas	Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.13.c Landscape Materials	All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berms, contouring, rocks, and boulders.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

15.36.030.13.d Plant Size, Spacing, and Scale	The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and space of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.13.e Streetscape Landscape Treatments	All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.14 Wall, Fences, and Other Visual Barriers	Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than 30 feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.	The railing around the perimeter of the outdoor seating area shall be constructed using long-lasting, durable materials.	☒ Yes ☐ No ☐ N/A
15.36.030.15 Non-vegetative Ground Cover	Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken and	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	interspersed with plant materials.		
15.36.030.16 Landscape Maintenance	All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.36.030.17 Site Light Standards	To protect views of the night sky, all outside shall be “down lighting” so that lighting does not trespass to adjoining properties. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.17. a.	Warming lighting colors are encouraged. Blue-white colors or fluorescent and mercury vapor lamps are prohibited.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.17. b.	All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.36.030.17. c. Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

17.36.030.18.a. Project, Site and Building Sign Standards	The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
17.36.030.18.b	Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
17.36.030.c	All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

VZC Chapter 15.38 Parking and Loading Requirements

Category	Standard			Staff Comments	Compliance
15.38.030.1.e Parking Stall Dimensions	Type	Width	Length	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
	Standard	9 ft	20 ft		
	Parallel	8 ft	24 ft		
	The front of the parking space may overhang 2 feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a 4 foot wide clearance for pedestrian access (a total of 6 feet from the curb face to the opposite edge of the walkway).				
15.38.030.1.f. Parking Aisle Dimensions	Angle	1way Aisle	2way Aisle	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
	90 deg.	24 ft	24 ft		
	60 deg.	18 ft	22 ft		
	45 deg.	18 ft	20 ft		

	30 deg.	18 ft	20 ft		
15.38.030.1.g. Parking Lots	Parking lots shall be designed in groupings no larger than 200 spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.			NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.h. Within Structures	The off-street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street provisions of this Section			NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.i. Circulation Between Bays.	Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except for one, two, or three-family dwellings.			NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.j. Surfacing	All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust free surface. Such area shall not be considered as part of a required landscape area.			NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

15.38.030.1.k. Striping	Except for one, two, and three-family dwellings, all parking stalls shall be marked with painted lines not less than 4" wide	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.l. Lighting	Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of 25 feet in height above the surface parking for non-residential uses and 16 feet for residential uses.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.m. Protruding Vehicles	All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.n. Screening	All off-street parking lots of 4 or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination there-of at 3 feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of 2.5 feet back from the edge of the parking stall.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.i. Parking Area Landscaping	5% of the gross parking surface area shall be of disperse interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. Acceptable interior landscaping designs: 1) 5' by 5' tree diamonds placed not more than 6 parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with 90 degree parking spaces. 2) Min. 5' wide landscape medians with trees planted 40 feet apart 3) Min. 5' wide landscape islands and peninsulas with at least 1 tree 4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.		
15.38.030.1.o.ii.	Parking areas should be buffered from adjacent residential property and screened from streets, so automobiles are not visible below the average headlight height. Screen methods may include landscaped berms, low walls, and hedges	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.iii.	Access drives, internal circulation drives, parking area, and pedestrian walkways shall be designed to provide safety and convenience for both	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.		
15.38.030.1.o.iv.	In projects greater than 1 acre, every parking space should be no greater than 150 feet from a walkway leading to a building entrance.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.v.	Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should related to adopted area plans, planned parking area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.vi.	The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.vii.	Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
15.38.030.1.o.viii.	All sites shall meet the requirements of the Americans with Disabilities Act ("ADA")	The applicant has proposed a pedestrian circulation pattern that may conflict with dedicated ADA facilities.	☐ Yes ☒ No ☐ N/A

15.38.030.1.o.ix.	Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.x.	Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.o.xi.	A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.	The applicant has proposed a pedestrian circulation pattern that may conflict with dedicated ADA facilities.	☐ Yes ☒ No ☐ N/A
15.38.030.1.p.i. Maintenance	It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.p.ii. Maintenance	Shrubs within a landscape island shall be maintained to a maximum height of 3 feet and all trees at maturity within such planters shall maintain a minimum clearance of 6 feet from the lowest branch to the adjacent grade elevation.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.q. Use of Required Parking Areas for Parking Only	Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	inoperable vehicles, except when permitted as a Temporary Use.		
15.38.030.1.r. Signs	No sign shall be located as to restrict the sight lines and orderly operation and traffic movement within any parking area.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.i. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses	Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.	NA	☐ Yes ☐ No ☒ N/A
15.38.030.1.s.ii	Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.		
15.38.030.1.s.iii.	Height of such structures shall be limited to 10 feet		
15.38030.1.s.iv.	All canopies shall include a fascia		
15.38.030.1.s.v.	Setbacks are measured from property line to nearest edge of canopy.		
15.38.030.1.s.vi.	All required landscaping, parking or otherwise, shall be provided.		
15.38.030.2.c. Off-street Parking Requirements Non-residential uses.	Medical Offices and Clinics: 1 space per 200 SF of floor area.	NA	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.i. Mixed Uses	In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.	NA	☐ Yes ☐ No ☒ N/A
15.38.030.2.d.ii. Mixed Uses	A horizontal mixed-use development may reduce the amount of required parking by 10% if the project is a	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	mixed-use development that includes, as part of an integrated development plan, both residential and non-residential uses or by 25 if the property is within a ¼ mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a Registered Professional Engineer, to be approved through the development or site plan approval process.		
15.38.030.2.e. Calculation Spaces	In case of fractional results in calculating parking requirements, the required numbers of the sum of the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.38.030.2.f. Joint Use Parking			☐ Yes ☐ No ☒ N/A
15.38.030.2.g. Offsite Parking			☐ Yes ☐ No ☒ N/A
15.38.040 Off-Street Loading Requirements			☐ Yes ☐ No ☒ N/A
VZC Chapter 15.40 Landscaping			
Category	Standard	Staff Comments	Compliance
15.40.080.1.a. Landscape Improvements and Guarantees	All landscape improvements (landscape materials, irrigation system, screening walls et.) shall be installed and paid for by the developer on the site in accordance	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit an amount sufficient to guarantee installation of the landscaping and irrigation system, the City Planner may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed 6 months. In those instances where the City Planner approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Planner.		
15.40.080.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of 2-inch caliper in size. All evergreen trees shall be a minimum of 6 feet in height. All shrubs shall be a minimum of 5 gallon in size.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.c. Plant Installation	Plants installed pursuant to this Chapter shall conform to installation standards within the approved Vineyard Tree Manual	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.d. Plant Materials	Plants shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	grouped together in landscape zones as much as possible. The applicant shall provide water requirements for all plant material. Plant materials shall be chosen from the approved Vineyard Tree Manual.		
15.40.080.1.e. Limitation on the Use of Turf.	Turf shall be limited to 60% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determine by the City Planner are subject to this limitation.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.f. Natural Topping of Landscape Areas	All landscaped areas shall be finished with a natural topping material which may include but not limited to the following: turf, groundcover, planting, decorative rock (2 inches minimum depth and a minimum size of ½ inch), or wood mulch (4 inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.g. Irrigation Standards		NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.h. Separate Connection		NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.i. Soil Preparation		NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

15.40.080.1.j. Protection of Landscaped Areas	Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.k. Use of Landscaped Areas	No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.1.l. Detention Basins		NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.2.a. Onsite Landscaped Areas	For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than 5% of the net site area, whichever is greater.	NA	☐ Yes ☐ No ☒ N/A
15.40.080.2.b.	For all development within all other zoning district, landscaped areas shall be provided on the site in an amount equal to or greater than 20% of the net site area. For the purposes of this section, landscape areas shall also include plazas.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.2.c.	All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.		
15.40.080.2.d.	The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.3.a. Landscaped Buffers	A minimum 10-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.	NA	☐ Yes ☐ No ☒ N/A
15.40.080.3.b.	The landscape buffer areas shall be improved with a minimum of 1 screening tree spaced at each 15-foot interval of the property boundary being screened.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

15.40.080.4. Parking Lot Landscaping	Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.5. Building Foundations	For each elevation visible from a public or private street, a minimum of 5-foot foundation planting area shall be provided.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.6.a. Street Frontages	The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows: Arterial: 25 Feet Collector: 20 Feet Local Streets: 15 feet	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.6.b. Street Frontages	The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows: Arterial: 20 feet Collector: 15 feet	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.6.c. Street Frontages	The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	with adopted street cross-section designs.		
15.40.080.6.d. Street Frontages	Turf shall be limited to 30% of the total landscape street frontage area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.6.e. Street Frontages	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than 1 tree and 10 shrubs for every 20 feet of street frontage. Or 1 tree and 10 shrubs for every 40 feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of 65% of the total street frontage landscaped area.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
15.40.080.7. Cumulative Totals	Quantities of plants required by each of this Chapter which apply to that projected submitted to the town for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

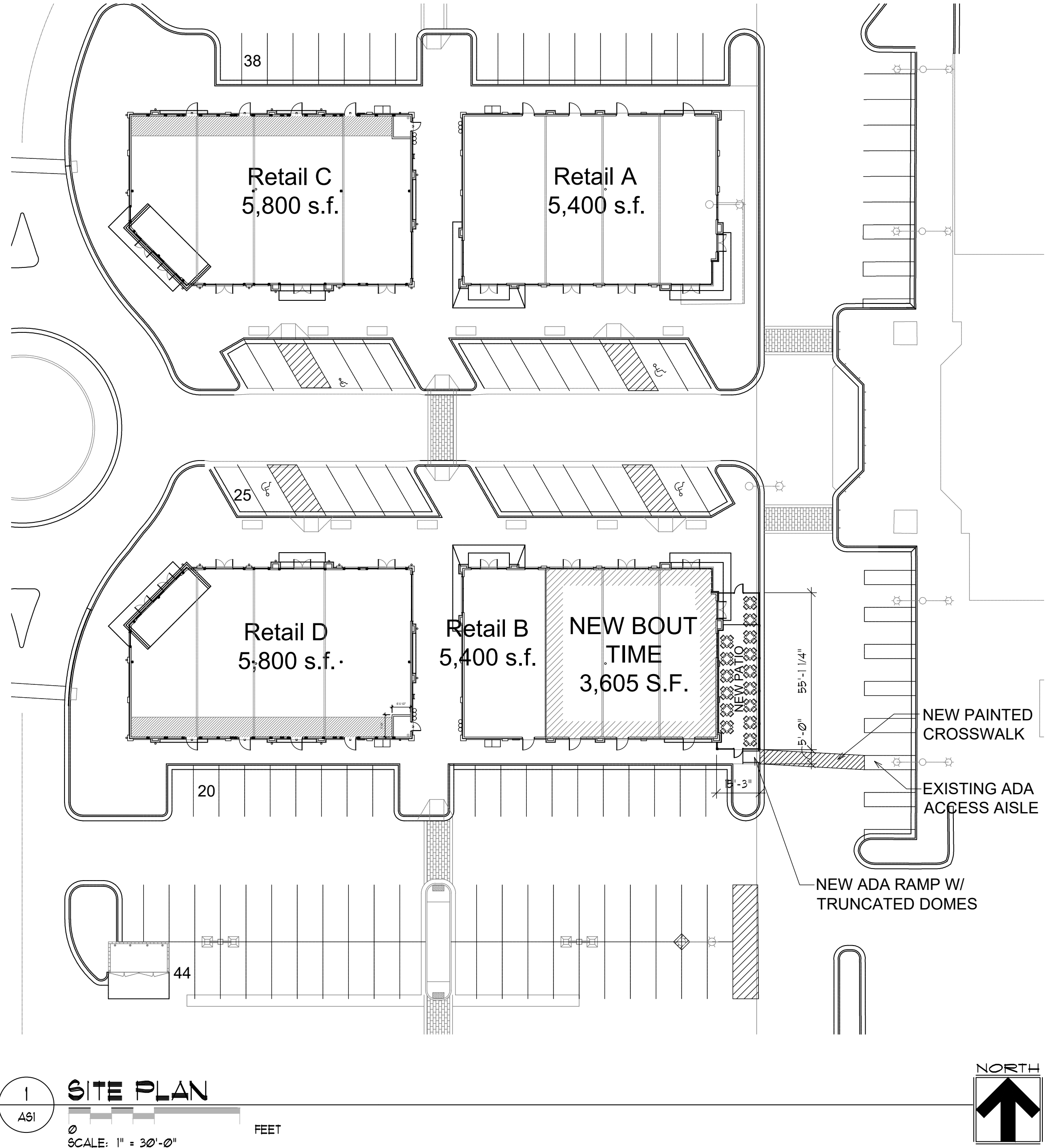
VZO: Special Purpose Zoning Districts – Chapter 2 Regional Mixed-Use District			
Standard	Standard	Staff Comments	Compliance
2.08.1.a. Project Characteristics	All projects within the RMU District shall have the following characteristics:	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

	Multiple buildings which may accommodate one or more uses		
2.08.1.b.	All projects within the RMU District shall have the following characteristics: Buildings on the site connected by internal streets and drives, and pedestrian connections and pathways		☐ Yes ☐ No ☒ N/A
2.08.1.c.	All projects within the RMU District shall have the following characteristics: At least one major private or public space, such as a plaza, park, town square, or other gathering space	The proposed site plan meets this requirement.	☒ Yes ☐ No ☐ N/A
2.08.2. Minimum Acreage	The minimum acreage required for a Development Plan shall be ten (10) acres; provided, however, that a parcel of less than 10 acres may be approved, subject to compliance with all provisions of this ordinance and approval by the City Council	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
2.08.4. 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.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A

2.08.5. Building Height	Maximum allowed: 60 FT	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
2.08.6. Setbacks	Arterial – 25 feet Collector – 20 feet Local – 15 feet	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
2.08.7. 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, buffer yards, alteration of building mass, and the addition of landscaping, walls, or both to ameliorate such impacts.	Sufficient detail was not provided.	☐ Yes ☒ No ☐ N/A
2.08.8. Separation Between Industrial Uses		NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
2.08.9.a.i. Mixed Use Requirements	Each development shall be designed in such a way that it is well integrated within	The proposed site plan shall maintain the direct, convenient, and safe flow of pedestrian	☐ Yes ☐ No ☐ N/A

	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.	traffic around the perimeter of the proposed outdoor seating area.	
2.08.9.a.ii.	Projects shall develop a comprehensive open space network that uses plazas and other open space elements to connect uses. Open space areas and the paths link them shall facilitate the integration of adjacent land uses on the site.	NA: this has already been addressed in the master development agreement.	☐ Yes ☐ No ☒ N/A
2.08.9.a.iii.	Each development shall provide an on-site system of pedestrian walkways and/or public sidewalks throughout the RMU district. Connections shall be made to provide direct pedestrian and bicycle travel from within the development to adjacent uses and/or sites, transit stops, perimeter sidewalks, major destinations. In order to provide efficient pedestrian connections to adjacent destination, the City may require additional sidewalks, walkways, or bike paths not associated	The proposed site plan shall meet this requirement.	☒ Yes ☐ No ☐ N/A

	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 an between the following points: 1) The primary entrance or entrances to each building 2) Existing or planned transit stops, stations, and park-n-rid location 3) Trail systems, where determined appropriate either by the City based on the Master Trails Plan. 4) On-site amenities 5) Adjacent development		
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PROJECT NUMBER

21-12

REVISIONS

1 OWNER REVISION
7-7-2021

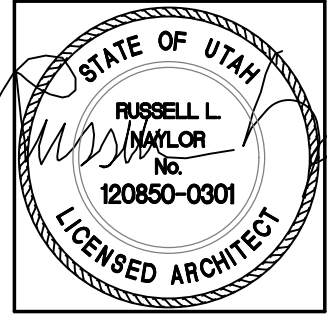
SHEET TITLE

SITE
PLAN

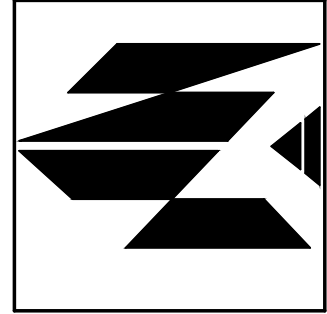
PROJECT/OWNER

BOUT TIME
PUB AND GRUB
568 N. MILL ROAD, SUITE #106
VINEYARD, UTAH

ARCHITECT



NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
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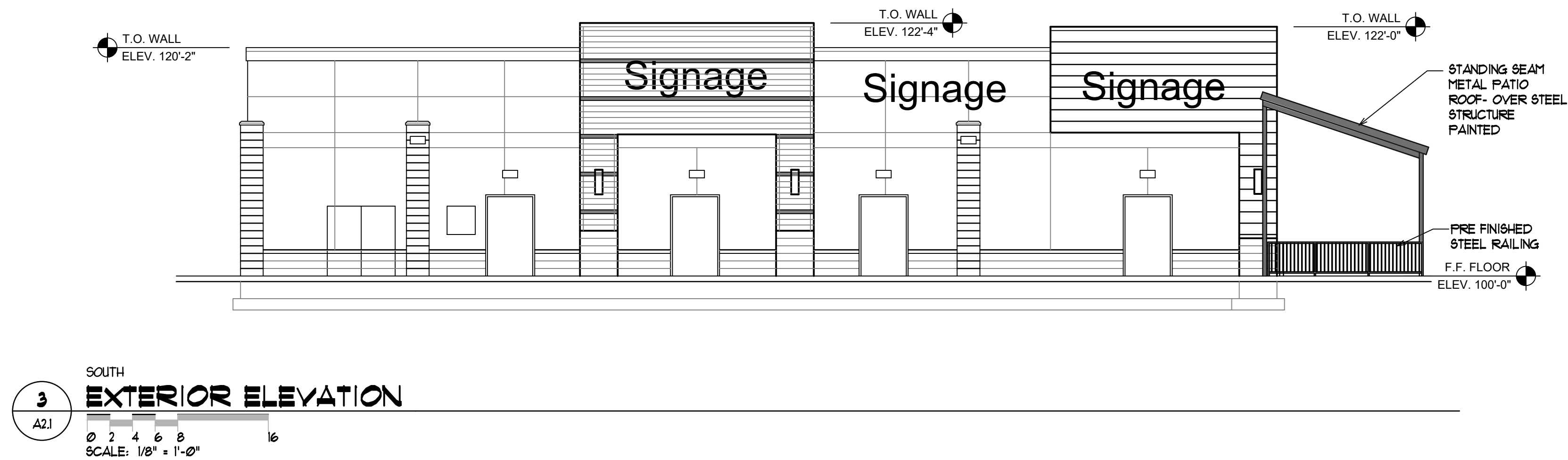
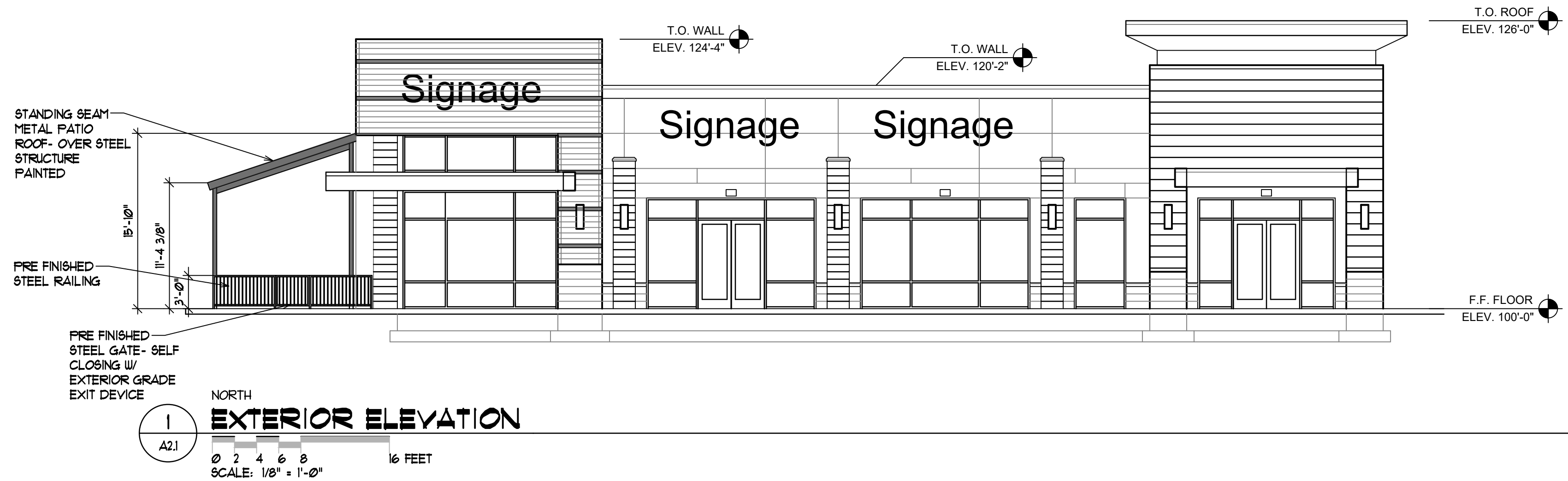


DATE

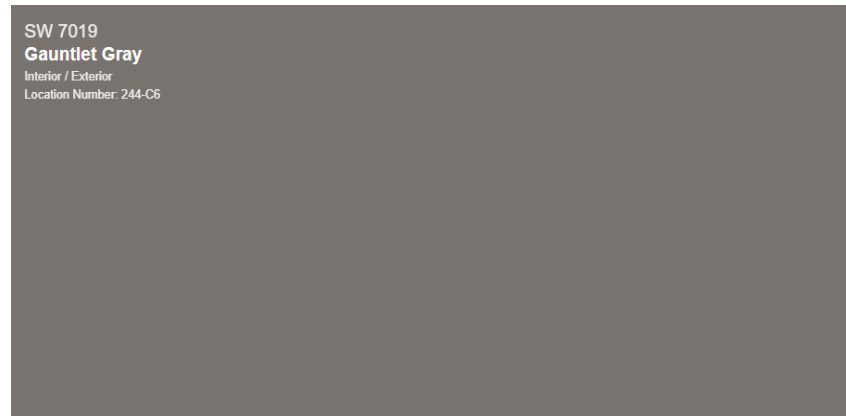
MAY 26, 2021

SHEET NUMBER

AS1



standing seam metal roofing
mbci charcoal grey



painted steel and railing
to match SW7019 Gauntlet Gray

MATERIAL SAMPLES



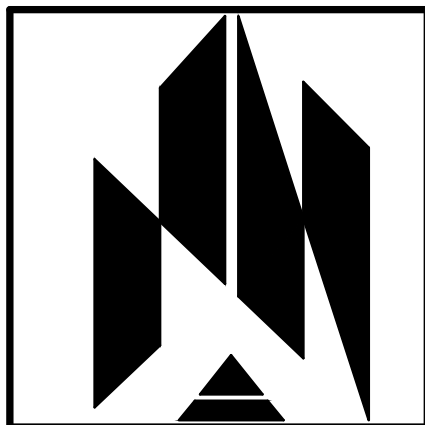
standing seam metal roofing
mbci charcoal grey



painted steel and railing
to match SW7019 Gauntlet Grey

MATERIAL SAMPLES

EAST
2
A2.1
EXTERIOR ELEVATION
0 2 4 6 8 16 FEET
SCALE: 1/8" = 1'-0"



NICHOLS NAYLOR
ARCHITECTS

10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095

SUITE 201
(801)487-3330

**VINEYARD
ORDINANCE 2021-05**

**AN ORDINANCE OF THE CITY OF VINEYARD UTAH AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.32.230 'REQUIREMENTS FOR
FENCES AND WALLS' AND SECTION 15.38.030 'PARKING REQUIREMENTS;
PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND
SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING
AN EFFECTIVE DATE.**

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

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

WHEREAS, the Planning Commission held a public hearing on July 21, 2021, and after fully considering public comment and staff recommendations recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on July 28, 2021; and

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

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

SECTION 1: AMENDMENT "15.32.230 Requirements For Fences And Walls" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.230 Requirements For Fences And Walls

1. Height.

- a. No fence, wall, or similar structure shall be erected on any required rear or side yard to a height in excess of six (6) feet, except as otherwise specified in this section. Fences or walls located on the front property line or on the side property line within the front yard shall not exceed a height of forty two (42) inches. Fence and wall height shall be measured from finished grade.
- b. Fences and wall heights shall comply with clear view triangle requirements of corner lots and driveways areas as required in Section 15.32.280 and 15.32.290 of the view VZO areas.
- c. Any fence and wall higher than six (6) feet shall require a Building Permit.
- d. Solid, sight-obscuring fences and walls, separating commercial, public utilities and industrial uses from residential uses zones, may be required as a buffering and screening treatment not to exceed eight (8) feet, except for required clear view areas. Fence and wall height of up to eight (8) feet may be approved for public utilities and industrial uses by the planner for safety and security purposes.
- e. The finished grade shall not be specifically altered to increase fence or wall height.

2. Sports Court Fencing.

- a. Residential sports court fencing, not to exceed ten (10) feet in height, shall only be permitted around tennis courts, badminton courts and other similar play areas provided that fences over six (6) feet in height are located in the side and rear yards and setback a minimum distance of three (3) feet from the side property line and three (3) feet from the rear property line. Residential sports court fencing shall be installed for the purposes of enclosing sports court areas only.
- b. Sports court and field fencing within established city parks or city open space areas may exceed six (6) feet in height as determined necessary by the City Manager or his/her designee.
- c. Sports court fencing over six (6) feet in height shall be made of open wire construction of galvanized steel or other corrosion-resistant material.

3. Retaining Walls

- a. Retaining walls shall not exceed six feet in height. Fences and walls are permitted to be located on top of a retaining wall and may contain an additional six feet in height in side and rear yards and 42" in front yards.
- b. Retaining walls greater than four feet (4') in height will require a building permit (height is measured from the bottom of the footings to the top of the wall).

4. Compatible Design. All walls and fences shall be compatible with the surrounding landscape and the architecture and building materials of buildings on and adjacent to the property.

5. Quality of Construction. All walls and fences shall be constructed in a workman-like manner according to industry standards.

6. Maintenance of Fences and Walls. All fences and walls shall be maintained in good repair. Areas adjacent to the wall or fence shall be maintained by the property owner.

7. Special Zoning Districts or Planned Developments. In addition to these standards,

property located within a special zoning district shall comply with all applicable requirements of [VZC 15.14 Special Purpose Districts](#). Property located within a planned development shall comply with all standards listed in any associated development agreement.

SECTION 2: AMENDMENT “15.38.030 Parking Requirements” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.38.030 Parking Requirements

1. Off-street parking spaces shall be provided according to the following provisions and standards.

- a. **General Provisions**

- i. **Floor Area.** The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas except as may be provided or modified herein.
 - b. **Change of Use or Occupancy of Buildings.** Off-street parking and loading spaces as required herein shall be provided at the time of any new uses of land or construction of a new building. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Section are provided.
 - c. **Parking for a Residential Use.** Off-street parking facilities for residential uses shall be utilized solely for the parking of licensed and operable passenger vehicles owned by the occupants of the residence or the parking of passenger automobiles by guests of said occupants.
 - d. **Accessible Parking**
 - i. Accessible parking for non-residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC) as amended.
 - ii. Accessible parking for multiple-family residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Federal Fair Housing Act (FFHA) and International Building Code (IBC) as amended.
 - e. **Parking Stall Dimensions.** The following shall be the minimum parking stall size:

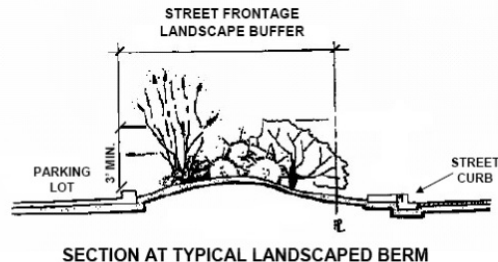
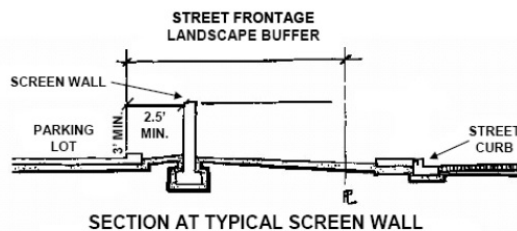
Type	Width	Length*
Standard	9 Feet	20 Feet
Parallel	8 Feet	24 Feet

* The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).

- f. **Parking Aisle Dimensions.** The following shall be the minimum parking aisle width:

Parking Angle	One-Way Aisle	Two-Way Aisle
90 degree	24 Feet	24 Feet
60 degree	18 Feet	22 Feet
45 degree	18 Feet	20 Feet
30 degree	18 Feet	20 Feet

- g. **Parking Lots.** Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.
 - h. **Within Structures.** The off street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Section.
 - i. **Circulation Between Bays.** Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except one, two or three-family dwellings.
 - j. **Surfacing.** All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust-free surface. Such area shall not be considered as part of a required landscape area.
 - k. **Striping.** Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four inches (4") wide.
 - l. **Lighting.** Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of twenty-five (205) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.
 - m. **Protruding Vehicles.** All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.
 - n. **Screening.** All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall.



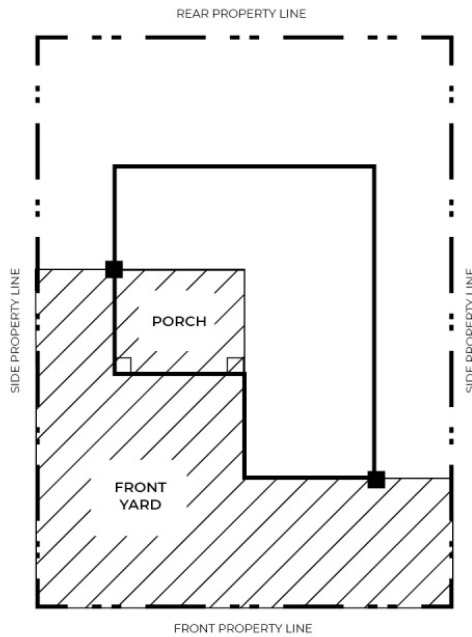
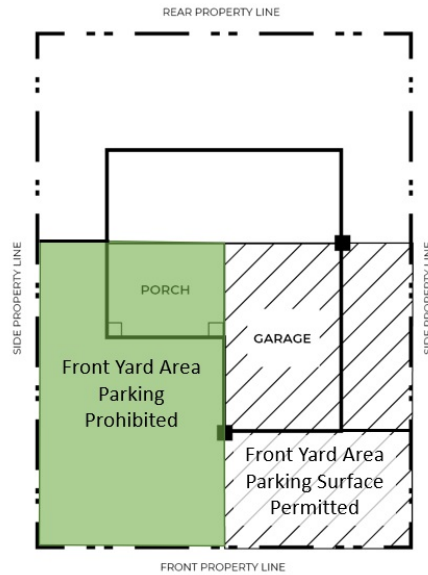
- o. **Parking Area Landscaping**

- i. Five percent (5%) of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. The following are acceptable interior landscaping designs:
 - (1) Five (5) feet by five (5) feet tree diamonds placed not more than six (6) parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with ninety (90) degree parking spaces.
 - (2) Minimum five (5) feet wide landscape medians with trees planted forty (40) feet apart;
 - (3) Minimum five (5) feet wide landscape islands and peninsulas with at least one (1) tree;
 - (4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.
 - ii. Parking areas should be buffered from adjacent residential property and screened from streets so automobiles are not visible below the average headlight height. Screening methods may include landscaped berms, low walls, and hedges.
 - iii. Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.
 - iv. In projects greater than 1 acre, every parking space should be no greater than one hundred fifty (150) feet from a walkway leading to a building entrance.
 - v. Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should relate to adopted area plans, planned parking in the area, or to existing area parking schemes. The Planning Commission may increase or reduce the minimum required number of parking spaces required based on city approved parking studies.
 - vi. The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.
 - vii. Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.
 - viii. All sites shall meet the requirements of the Americans with Disabilities Act ("ADA").
 - ix. Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.
 - x. Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple-family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.
 - xi. A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.
- p. Maintenance**
- i. It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.
 - ii. Shrubs within a landscape island shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.
- q. Use of Required Parking Areas for Parking Only.** Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.
- r. Signs.** No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking area.
- s. Parking Canopies, Non-Residential and Multi-Family Residential Land Uses**
- i. Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.
 - ii. Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.
 - iii. Height of such structures shall be limited to 10'.
 - iv. All canopies shall include a fascia.
 - v. Setbacks are measured from property line to nearest edge of canopy.
 - vi. All required landscaping, parking or otherwise, shall be provided.
- 2. Off-street Parking Requirements.** The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Planner through the site plan approval process.
- a. Residential Uses.** Parking Spaces Required:

Dwelling Types	
Single-family	4.0 Spaces/Unit
Two-family	4.0 Spaces/Unit
Three-family	4.0 Spaces/Unit
Multi-family**	
Efficiency/Studio	1.0 Spaces/Unit
1 Bedroom	1.5 Spaces/Unit
2 Bedrooms	2.0 Spaces/Unit
3 Bedrooms	3.0 Spaces/Unit
**In addition to the required spaces, 0.5 guest stalls per unit shall be included.	

b. Additional Residential Parking Requirements

- i. All standard front-entry garage and carport entrances shall be setback a minimum of eighteen (18) feet from the street right-of-way line, access easement or private roadway tract.



- ii.
- iii. It shall be unlawful to park or store any vehicle within the front or side yard of a single-family residence use unless such parking or storage is on an improved, dustproof parking surface such as concrete or asphalt or crushed rock or aggregate that is a minimum of three inches thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within

the front yard of a single residence use shall be on or contiguous to a legal driveway.

- iv. Single-family residences may contain a parking surface in the front yard area, bounded by the garage facade (internal square footage dedicated to the garage), the front property line, and the side property line adjacent to the garage area. The front yard area between the front entry into the home, front property line, and side property line opposite of the side property line adjacent to the garage area shall not contain parking or surface material dedicated toward parking, except to allow driveway access to a detached residential garage. In no case shall parking areas or driveways cover more than sixty-five percent (65%) of the front yard area.

v.

vi.

- vii. Prior to construction, property owners are responsible for meeting with the City Engineer, or her/his designee to ensure parking areas and driveways do not conflict with public utilities, easements, or meters.

- viii. Any work conducted within the public-right-of-way, including parking strips and driveway approaches, must be approved through a right-of-way permit prior to construction.

- ix. Grade/Slope for residential driveways shall not exceed 8%, anything higher shall receive approval from the City Engineer.

- c. **Nonresidential Uses.** The number of parking spaces for non-residential uses shall be provided as follows:

NON-RESIDENTIAL SPACES		
USE	DESCRIPTIONS	PARKING RATIO
ADMINISTRATIVE & FINANCIAL		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per two hundred fifty (250) sq. ft. of floor area.
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine, and similar uses	One (1) space per one hundred fifty (150) sq. ft. of floor area
	Financial institutions with drive-through facilities	In addition to the above, a sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces.
Unspecified Office Use		One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
AUTOMOBILE RELATED		
Auto Services	Facilities providing general vehicle service or repair, and similar services	Three (3) spaces per service bay, plus one (1) space per three hundred (300) sq. ft. of gross floor area excluding service bay(s).
	Facilities providing fast or express service bays or lanes	In addition to the above, a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Article)	One (1) space per one thousand (1000) sq. ft. of gross floor area, plus one (1) space per six thousand (6000) sq. ft. outdoor vehicle display area.
Automobile Towing & Impound Facilities	Facilities for towing, dismantling, recycling, impound, and storage of junk vehicles, to include sanitary landfills and similar uses	Four (4) spaces or one (1) space per one thousand (1000) sq. ft. of floor area whichever is greater.
Car Washes	Facilities for the cleaning of vehicles,	One (1) space per three hundred (300) sq. ft. of office floor area, plus a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.

	Self-service facilities for the cleaning of vehicles	A minimum of four (4) spaces and the requirements above.
EATING & DRINKING ESTABLISHMENTS		
Restaurants	Eating establishments and similar services	One (1) space per one hundred (100) sq. ft. of floor area including outdoor seating
Taverns, Bars, Pubs & Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	One (1) space per fifty (50) sq. ft. of serving area, plus one (1) space per two hundred (200) sq. ft. for preparation area.
ENTERTAINMENT & RECREATION		
Adult Uses	Establishments for adult entertainment that emphasize adult-oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio, and similar facilities	One (1) space per fifty (50) sq. ft. of floor area
	Adult specialty shops for purchase of adult books, video, and similar products	One (1) space per three hundred (300) sq. ft. of floor area
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges, and adult uses	One (1) space per two hundred (200) sq. ft. of floor area, or one (1) space per four (4) fixed seats of design capacity whichever is greater
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center, and similar indoor facilities	One (1) space per two hundred (200) sq. ft. of floor area
	Bowling Alleys	Two (2) spaces per lane, plus two (2) spaces per billiard table, plus one (1) space per each five visitor gallery seats
Outdoor Amusement & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium, and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sports activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf, and similar places	One (1) space per one thousand (1000) sq. ft. of activity area
	Golf course and driving range	One (1) space per two hundred (200) sq. ft. of main building floor area, plus one (1) space per every two (2) practice tees in driving range, plus four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Light Industrial and	Facilities providing manufacturing and assembly	One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus

Manufacturing	services	one (1) space per three hundred (300) sq. ft. office or retail floor area
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	A minimum of four (4) spaces and one (1) space per five thousand (5000) sq. ft. of designated outdoor area or one (1) space per three hundred (300) sq. ft. office floor area whichever is greater.
Unspecified Industrial Use (Shell Building)		One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Warehousing	Facilities providing warehousing of material and goods and similar uses	One (1) space per one thousand (1000) sq. ft. of warehouse area, plus one (1) space per three hundred (300) sq. ft. office floor area.
	Mini-storage facilities and similar uses	One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	One (1) space per five hundred (500) sq. ft. of sales or display area, plus one (1) space per one thousand (1000) sq. ft. of indoor storage area, plus one (1) space per two hundred (200) sq. ft. of retail or office floor area.
GENERAL RETAIL		
Retail	Establishments providing general retail sales and services in a single store on a single lot, not part of a shopping center	One (1) space per three hundred (300) sq. ft. of floor area.
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned, or managed as a unit)	One (1) space per two-hundred-fifty (250) sq. ft. of floor area. Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) sq. ft. of public area within these uses.
	Establishments providing drive-through services including liquor stores, laundries and dry cleaners, pharmacies and similar services	In addition to the above, one hundred (100) linear feet of stacking space exclusive of drive aisles and parking spaces.
Unspecified Retail Use (Shell Building)		One (1) space per two hundred fifty (250) sq. ft. of floor area.
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, daycare or preschool center	One (1) space per four hundred (400) sq. ft. of floor area.

Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	One (1) space per two hundred (200) sq. ft. of floor area.
Religious Assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	One (1) space per four (4) seats in main assembly area based on design capacity.
School	Public, charter or private educational institutions for Elementary and Junior High	One (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
	Senior High	Two (2) spaces per classroom, plus one (1) space per employee, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Secondary Education	Public or private facilities providing education in a college, university, trade or vocational school, and similar institutions	Five (5) spaces per classroom, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	One (1) space per three (3) beds.
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	One (1) space per use.
LODGING		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	One (1) space per room, plus one (1) space per one hundred (100) sq. ft. of restaurant and bar serving area, plus one (1) space per one hundred (100) sq. ft. of outdoor seating serving area, plus ten (10) minimum spaces for visitors parking, plus one (1) space per two hundred (200) sq. ft. of meeting room floor area.
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	One (1) space per room.
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	One (1) space per two hundred (200) sq. ft. of gross activity area, or one (1) space per RV or trailer whichever is greater.
MEDICAL		
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including	One (1) space per two hundred fifty 250(200) sq. ft. of floor area.

	accessory offices	
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	A minimum thirty (30) spaces for emergency services or two (2) spaces per bed, plus one (1) space per employee whichever is greater.
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	One (1) space per one hundred fifty (150) sq. ft. of floor area.
PERSONAL SERVICES		
General Professional Services	Establishments providing general professional services such as cabinet and carpentry making, custom dressmaking and alteration, watch and clock repair, dry cleaning & laundry, pet care, messenger delivery, photographic developing & printing, blueprint production, travel information & similar professional services	One (1) space per two hundred (200) sq. ft. of floor area.
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	One (1) space per one hundred fifty (150) sq. ft. of floor area.
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity plus one (1) space per funeral vehicle.

d. Mixed Uses

- i. In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.
- ii. A horizontal mixed use development may reduce that amount of required parking by ten (10) percent if the project is a mixed use development that includes, as part of an integrated development plan, both residential and non-residential uses or by twenty-five (25) if the property is within a quarter of a mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a licensed engineer to be approved through the development or site plan approval process.

e. Calculating Spaces. In case of fractional results in calculating parking requirements, the required numbers of the sum for the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.

f. Joint Use Parking

- i. Up to fifty percent (50%) of the parking facilities required by this Section for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.
- ii. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a **licensed engineer** with demonstrated experience conducting parking studies, to be reviewed by the Planning Commission. Following a recommendation by the Planning Commission, the City Council will make a decision to either deny the request, approve the request, or approve the request with conditions .as
- iii. The City Council may use the parking study a basis for reducing the amount of onsite parking required for specific uses defined under the following nonresidential categories listed in table 15.38.030(2)(c): Eating & Drinking Establishments, Entertainment and Recreational Uses and Medical Uses.
- iv. Conditions Required for Joint Use
 - (1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.
 - (2) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

- (3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the County Recorder.

g. Offsite Parking

- i. Any off-site parking which is used to meet the requirements of this Section shall be regulated by this Ordinance and shall be subject to the conditions listed below:
- (1) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Section.
 - (2) Reasonable access from off-site parking facilities to the use being served shall be provided.
 - (3) The site used for meeting the off-site parking requirements of this Section shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the City Clerk and County Recorder.
 - (4) Offsite parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process.
 - (5) Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the primary entrance of the principal use being used, unless approved through the site plan approval process.
- h. Bicycle Parking. Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters and others on the site.
- i. Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.
- ii. Bicycle Rack General Requirements.
- (1) Racks shall be of an "inverted-U" design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.
 - (2) Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.
 - (3) Racks shall be located in a convenient, highly visible, active, and well-lit area.
 - (4) Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.
 - (5) Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack's high point should be at least thirty-two (32) inches.
 - (6) Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.
 - (7) Racks should have a minimum of three (3) feet between rack elements (side by side).
 - (8) A minimum of five (5) feet of aisle width shall be provided between rows of bikes.
 - (9) Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
John Earnest	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Chris Judd	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder Vineyard