



**REGULAR MEETING
OF THE VINEYARD PLANNING COMMISSION,
Wednesday, August 4, 2021 at 6:00 p.m.**

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 21, 2021

4. BUSINESS ITEMS

4.1 Public Hearing – Zoning Text Amendment (ZTA) for VZC 15.48.070 and VZC 15.48.040 modifying the language regarding monument and wall signs. Ordinance Number 2021-08.

- The Planning Commission will hold a public hearing and consider proposed amendments to VZC 15.48.070 Sign Standard Table and VZC 15.48.040. Following the public hearing, the Planning Commission will take appropriate action.

4.2 Public Hearing – Zoning Text Amendment (ZTA) for VZC 15.34.160 & VZC 15.12.060 modifying setbacks and location requirements for swimming pools. Ordinance Number 2021-07.

- The Planning Commission will hold a public hearing and consider proposed amendments to VZC 15.34.160 & VZC 15.12.060. Following the public hearing, the Planning Commission will take appropriate action.

4.3 Public Hearing – Zoning Text Amendment (ZTA) for VZC 15.32.230 and VZC 15.38.030. Ordinance Number 2021-06.

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

5. WORKSESSION

5.1 Planning Commission Training Opportunities

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: August 3, 2021

NOTICED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



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

Commissioners Present and Voting:

Chair Bryce Brady
Commissioner Amber Rasmussen
Commissioner Anthony Jenkins
Commissioner Jeff Knighton
Commissioner Tim Blackburn

Other Commissioners Present:

Commission Jessica Welch

Staff Present: Planning Technician Cache Hancey, Planner II Briam Amaya Perez, City Engineer Naseem Ghandour, Assistant Public Works Director Chris Wilson

Others Present: Tim Ryan with Bout Time, Ryan Nichols with Nichols Naylor Architects, and Resident David Lauret

CALL TO ORDER: Chair Brady called the meeting to order.

1. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE: Commissioner Blackburn gave an invocation.

2. OPEN SESSION -

3. MINUTES REVIEW AND APPROVAL:

3.1 July 7, 2021

COMMISSIONER RASMUSSEN MOTIONED TO APPROVE THE JULY 7, 2021 MINUTES AS RECORDED. COMMISSIONER KNIGHTON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSIONER KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.

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.

Planner II Briam Amaya Perez introduced the applicant and described the scope of the project. There was a discussion regarding the patio size being shortened to allow for a pedestrian walkway as well as lowering the slope of the patio roof.

 The proposed conditions were modified from the staff report to reflect the changes requested from the Planning Commission.

 **COMMISSIONER KNIGHTON MOTIONED TO APPROVE THE BOUT TIME SITE PLAN WITH THE FOLLOWING CONDITIONS:**

1. THAT THE FENCED OUTDOOR PATIO IS REDUCED TO 12-FEET TO ALLOW A 36-INCH MINIMUM WALKWAY ALONG THE EASTERN EDGE OF THE EXISTING SIDEWALK. THE FENCED PATIO CAN EXTEND TO THE NORTH UP TO THE NORTHEAST CORNER OF THE EXISTING BUILDING
2. THERE WILL BE NO NEW CROSSWALK EXTENDING TO THE EAST FROM THE SOUTHEAST CORNER
3. THE APPLICANT MUST REVISE THE DESIGN THAT IS CONSISTENT IN CONCEPT WITH THE ELEVATIONS THAT HAVE BEEN PROVIDED ON PAPER SUCH THAT THE CANOPY OVER THE PATIO IS A LOWER SLOPE AND MATCHES THE DEPTH OF THE EXISTING EXTERIOR CANOPY
4. THE APPLICANT WILL SUBMIT THE ACTUAL MATERIAL BOARD AND SITE PLAN TO STAFF TO ENSURE THAT THE COLORS TIE IN WITH THE EXISTING BUILDINGS
5. THE APPLICANT WILL PROVIDE A STRATEGY THAT MAXIMIZES THE SAFETY AND CONVENIENCE OF PEDESTRIAN FLOW AROUND THE OUTDOOR SEATING AREA
6. THE APPLICANT PAYS AN OUTSTANDING FEE AND MAKES ANY REDLINE CORRECTIONS
7. THE APPLICANT IS SUBJECT TO ALL FEDERAL, STATE, AND LOCAL LAWS

COMMISSIONER JENKINS SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.

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.

 **COMMISSIONER JENKINS MOTIONED TO OPEN THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.**

 **COMMISSIONER KNIGHTON MOTIONED TO CLOSE THE PUBLIC HEARING. COMMISSIONER BLACKBURN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY,**

COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.

Assistant Public Works Director Chris Wilson mentioned his concern that the city light fixtures were too tall to fit within the 20-foot allowance in the ordinance. Due to this, he suggested that the ordinance be continued to the following Planning Commission to ensure we can have accurate height information.

 **COMMISSIONER JENKINS MOTIONED TO CONTINUE THE ORDINANCE TO AUGUST 4, 2021. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.**

5. WORKSESSION

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

 City Engineer Naseem Ghandour gave a report regarding the Trailside Elementary School trail connection and the Sunset Park trail connection.

7. ADJOURNMENT

 **COMMISSIONER KNIGHTON MOTIONED TO ADJOURN THE MEETING. COMMISSIONER RASMUSSEN SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: CHAIR BRADY, COMMISSIONER RASMUSSEN, COMMISSIONER JENKINS, COMMISSION KNIGHTON, AND COMMISSIONER BLACKBURN VOTED AYE. THE MOTIONED CARRIED UNANIMOUSLY.**

Certified Correct On:

CERTIFIED BY: /s/ Cache Hancey

Cache Hancey, Planning Technician



Community Development

DATE: August 04, 2021
FROM: Briam Amaya Perez, Planner II
TO: Planning Commission
ITEM: Consideration of ordinances to update the Vineyard Zoning Code
APPLICANT(S): Resident Initiated and City Initiated

INTRODUCTION:

These ordinances have been properly noticed in the newspaper, posted on the Vineyard City website and the Utah State Public Notice website, and mailed to all affected entities. Property owners near any proposed zoning changes were notified consistent with the requirements of state code.

*Ordinance 2021-08: Amendment to VZC 15.48.040 'General' and VZC 15.48.070 'Sign Standard Table'
City Initiated*

This text amendment proposes changes to how monument signs and wall signs are measured and permitted.

*Ordinance 2021-07: Amendment to VZC 15.34.030 'Accessory Buildings'
Resident Initiated*

This text amendment has been proposed by applicant, Spencer Gothberg, with Infinity Pools Design. This text amendment proposes changes to VZC 15.34.030 'Accessory Dwelling Units'. The changes include adding a section that considers swimming pools and spas as part of the primary building if they are within six (6) feet of the primary building; as such they must adhere to the building setback of the primary building. The applicant has asserted that allowing swimming pools and spas to be located within six (6) feet of a primary building will increase the homeowner's full enjoyment of his property, increase his property value, and increase his family's overall health and happiness. Allowing this provision will also contribute to the aesthetic appeal of the home and his family's convenience of access to their swimming pool.

*Ordinance 2021-06: Amendment to VZC 15.32.230 'Requirements for Walls and Fences' and VZC 15.38.030 'Parking Requirements'
City Initiated*

This text amendment proposes changes to VZC 15.32.230 'Requirements for Walls and Fences'. The changes include language that regulates various elements of a retaining wall and 'terraced' retaining walls such as maximum height, measuring processes, permit requirements, construction deadlines, and more. Furthermore, the ordinance includes language that allows fences and walls to be built on top of retaining walls.

This text amendment also proposes changes to VZC 15.38.030 'Parking Requirements'. As discussed in the July 28, 2021, Planning Commission meeting, this amendment seeks to create consistency between VZC 15.38.030 'Parking Requirements' and VZC 15.36.030 'Project Site Planning and Building Design Requirements' regarding site lighting standards. Both codes will now read that the maximum allowed height for private parking lot lighting shall be twenty (20') feet.

RECOMMENDATION:

Staff is recommending approval of the proposed ordinances.

PROPOSED MOTION:

"I move to recommend approval of the proposed zoning ordinance text amendment: Ordinance 2021-06"

"I move to recommend approval of the proposed zoning ordinance text amendment: Ordinance 2021-07"

"I move to recommend approval of the proposed zoning ordinance text amendment: Ordinance 2021-08"

ATTACHMENTS:

Ord. 2021-06

Ord. 2021-07

Ord. 2021-08

**VINEYARD
ORDINANCE 2021-08**

**AN ORDINANCE OF THE CITY OF VINEYARD UTAH AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.48.040 'GENERAL' AND
SECTION 15.48.070 'SIGN STANDARD TABLE'; 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 August 4, 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 August 11, 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 Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.48.040 General” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.48.040 General

Signs shall be allowed within the city according to the regulations contained in this section. It shall be unlawful to erect or otherwise display a sign without complying with the applicable terms and provisions of this section.

1. Sign Permit Required: Prior to erecting, construction, placement, relocation, alteration,

and/or modification of any sign, a sign permit shall be obtained from the city except as exempted within this Title. Such application for sign permit shall be subject to standards, procedures and other requirements of this section.

2. Permit Exemptions: The following items are exempt from permit requirements but shall conform to the specifications of this Title and sign definitions listed in Section 15.48.080:
 - a. Official Signs, signs of a noncommercial nature and in the public interest, erected by, or on the order of a public officer
 - b. Incidental signs not over 6 SF in size
 - c. Standard sign maintenance
 - d. Interior signs that are not visible or intended to be visible from the public-way
 - e. Site address
 - f. Flags
 - g. Temporary signs except as stated within this Title
 - h. Window Signs
3. Permit Application Process
 - a. Except as otherwise noted in this Title, it shall be unlawful for any persons to erect, alter, construct, or relocate any sign within the city without first obtaining a permit. In addition, electrical permits are required for electrical signs.
 - b. A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain:
 - i. The number of proposed signs
 - ii. The location of the sign/s on the building or premises
 - iii. Plans and specifications including attachment details
 - iv. Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs
 - v. Building elevations/details denoting the areas designated for wall mounted signage
 - vi. All plans shall show complete details to include size, materials, colors, method of support or attachment
 - vii. Any additional materials required by the city in order to approved the sign permit for issuance
 - c. Prior to the issuance of any sign permit application, the city shall collect a sign permit fee in accordance with a fee schedule established by the city council.
 - d. If installation of a sign has not commenced under any permit issued under the provision of this Title within one hundred eighty (180) days from the date of such permit, or upon completion of building, such permit shall become null and void.
 - e. All signs for which a permit is required shall be subject to the following inspections:
 - i. Footing inspection on all freestanding signs exceeding six (6') feet in height
 - ii. Inspection of all braces, anchors, supports, and connections, including

wall signs

- iii. All signs containing electrical wiring shall be subject to the city's adopted electrical code, inspected to meet code compliance and; all electrical components shall bear the label of an approved testing agency.
- iv. Site inspection to ensure that the sign has been constructed according to the approved application and valid sign permit

f.

4. Sign Standard Waiver

- a. Purpose: A Sign Standard Waiver may be approved by the Planning Commission as an alternative to the requirements set forth in this Title for the uses and developments listed below:
 - i. Stand-alone or Multi-tenant commercial, office or employment uses
 - ii. A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres
 - iii. Shopping Centers
 - iv. Hospitals
 - v. Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms
 - vi. Conference Centers
 - vii. Auto malls
 - viii. Indoor or Outdoor commercial recreation areas
 - ix. Commuter/light rail stations
 - x. Motor vehicle fueling stations
 - xi. Drive-thru facilities
 - xii. Gateway Feature
- b. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.
- c. Evaluation Criteria: Sign Standard Waivers shall be evaluated based on the following criteria:
 - i. Placement: All signs shall be placed where they are visible and legible. Factors to be considered include its location relative to traffic movement and access points, site features, other structures, and orientation relative to viewing distances and sight triangles. Wall signs may be approved on building walls other than the wall space occupied by the tenant in commercial centers in which some tenants have little or no visibility from the street.
 - ii. Quantity: The number of signs that may be approved within any development shall be sufficient to provide necessary facilitation of internal circulation of vehicular and pedestrian traffic and way finding for safety of the occupants of vehicles and pedestrians. Factors to be

considered shall be those that impact safety considerations such as the size of the development and the number of development sub-areas.

- iii. Height: All signs shall be no larger than necessary for visibility and legibility. In no event shall a Sign Standard Waiver contain a freestanding sign that exceeds by more than twenty feet (20') for multi-tenant signs and ten feet (10') for single tenant signs.
- iv. Sign Area: In no event shall any sign exceed more than twenty-five percent (25%) any maximum sign area standard permitted by this Title.
- v. Design Features and Materials: Sign design themes and materials shall be compatible with the architecture, colors, and materials of the project.

d. Procedure

- i. A sign permit application shall be submitted to the Planning Department on an application formatted and maintained by the city. The application shall contain:
 - (1) The number of proposed signs
 - (2) The location of the sign/s on the building or premises
 - (3) Plans and specifications
 - (4) Final elevations/details, in color, showing the dimensions, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs
 - (5) Building elevations/details denoting the areas designated for wall mounted signage
 - (6) Photometric Plan for signs with illumination
 - (7) All plans shall show complete details to include size, materials, colors, method of support or attachment
 - (8) A narrative describing why a waiver is needed
 - (9) Any additional materials required by the city planner or authorized designee
- ii. Once staff has deemed the application complete the application will be taken to the next reasonable Planning Commission meeting.

e. Other

- i. Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title.

5. Nonconforming Signs

- a. Reasonable repair and maintenance of nonconforming signs shall be allowed. In the event a nonconforming sign is damaged or vandalized, the nonconforming sign must be restored to it previous condition within six (6) months or the nonconforming status of the sign shall be forfeited.
- b. If any entity that utilizes nonconforming sign ceases operation for a period of one (1) year, the nonconforming status of the sign shall be forfeited.
- c. Not later than six (6) months after forfeiture of nonconforming status, such nonconforming signs shall be removed at the property owners expense. Any forfeited nonconforming sign not removed with this six (6) month period shall

be considered an abandoned sign for the purpose of enforcement.

6. Prohibited Signs

- a. Signs located within any public street, right of way, or other public property, except as allowed in this Title.
- b. Any sign located so as to conflict with the clear visibility of public devices controlling traffic or to impair the safety of a moving vehicle by distracting the vision of the driver.
- c. Any sign which is not specifically permitted in this Title.
- d. Signs which bear or contain statements, words, symbols, images or depictions that are obscene or indecent as to minors as those terms are defined in the U.C.A.
- e. Signs with intermittent or flashing illumination, animated or moving signs and video/television/computer displays. Except as allowed within this Title.
- f. Any inflatable object used for promotional or sign purposes.
- g. Billboards.
- h. Pole or Pylon signs
- i. Portable/A-frame signs
- j. Abandoned signs
- k. Signs emitting sound
- l. Wall mounted box cabinet signs over six (6) square feet in size. , not including projecting signs
- m. Bench signs
- n. Vehicle signs, does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposed and/or personal transportation
- o. Roof signs
- p. Neon signs larger than 3 square feet in sign area
- q. Permanent signs installed, attached, or painted to fences
- r. Flying Banner Signs

7. Measurement of Sign Area

- a. Single-faced sign
 - i. For signs having a distinct border or boundary, the sign area shall be calculated by multiplying the length times the width of the entire surface contained within the border, boundary, sign board, or sign face.
 - ii. For signs with no distinct border or boundary, the sign area shall be calculated by computing the area of a simple rectilinear figure consisting of not more than eight perpendicular lines that contain all of the writing, representations, emblems, logos, or other display elements of the sign.
- b. Double-faced sign
 - i. For signs with two (2) identical faces, arranged back to back in parallel planes, and where the sign faces are separated by no more than thirty-six (36) inches, the sign area shall be calculated for one side only.
- c. Multi-faced sign

- i. For a sign with more than one face, the area shall be calculated by adding together the area of all sign faces visible from any point.
8. Measurement of Sign Height
 - a. Sign height shall be measured as the distance from the base of the sign to the highest portion of the sign.
 - b. Ground shall not be augmented in a manner that adds height to the sign.
 - c. Clearance for projecting signs shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other structural elements.
9. Sight Triangle
 - a. No sign or sign structure shall obstruct traffic by obscuring the vision of motorist. A minimum sign distance triangle of thirty (30) feet shall be maintained at all street and driveway intersections; larger sign distance triangles may be deemed necessary by the City Engineer.
10. Sign Location
 - a. No sign shall be placed within the public right-of-way, park strips along roadways or within an easement.
 - b. No sign shall be attached to any street post, street sign or other structures within the public right-of-way except where allowed.
 - c. No sign may occupy a sight triangle.
 - d. No sign or sign structure shall be located within five (5) feet of a property line.
 - e. No sign shall be placed in such a position as to endanger pedestrian, bicyclists, or traffic on street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
 - f. On any property where permission to erect and maintain the sign has not been given by the owner or lease holder.
11. Sign Illumination

The artificial illumination of signs, either from an internal or external source, shall be designed to eliminate negative impacts on surrounding rights-of-way and properties. The following standards shall apply to all illuminated signs:

- a. External light sources shall be steady, stationary, directed and shielded light sources directed solely onto the sign.
- b. Signs shall not have exposed fluorescent tubes or incandescent bulbs.
- c. Internally illuminated signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated. A halo effect is not allowed except through a Sign Standard Waiver.
- d. Electrical raceways and conduits shall be placed so that they are not within public view, not exceed the sign copy, and shall be painted the same colors as the wall surface.
- e. Signs with electrical components shall be constructed, inspected and approved by the Building Department
- f. Awnings with back-lit text or graphics are not allowed
- g. Lighting fixtures shall be decorative and architecturally compatible with the building.

SECTION 2: AMENDMENT “15.48.070 Sign Standard Table” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.48.070 Sign Standard Table

Sign Types	Max. Sign Area	Max. Height	Setback/Location	Max. Number	Special Provisions
<i>OS, A-1, and residential districts</i>					
Monument (development entry ways)	25 SF	5 Feet	30' clear zone shall be maintained per any street corner, curb cut out of driveway, measured from the nearest edge of the driving surface	2 per entry way into a development	places of worship and private school located within residential districts shall be permitted 1 sign that meets these requirements
Wall	6 SF	Shall not extend above the lowest portion of a flat roof, the top of a parapet wall, or above the eaves line/fascia of any roof type		2 per pedestrian or vehicular entrance	
Temporary	6 SF	4 Feet	Shall be located on private property and shall not encroach into the public right of	2 per lot	Refer to 15.48.060 for temporary sign regulations

			way.		
Sign Types	Max. Sign Area	Max. Sign Height	Setback/Location	Max. Number	Special Provisions
<i>BP, FOI, M, I, RC, RMU, FMU, PF</i>					
Monument (single tenant)	40 SF	6 Feet	5 feet from property line and out of any site visibility lines	1 sign for single users. 2 signs for properties with frontage on 2 arterial streets.	May extend no more than 20% over the allowed height for the purpose of architectural embellishment. No commercial content may extend into embellishment.
Monument (multi-tenant)	80 SF	150 Feet	5 feet from property line and out of any site visibility line	1 per each street frontage. Master Development Properties with 800 FT or more frontage shall be permitted 1 sign per every 400 feet of frontage.	With three (3) two (2) or more tenants of separate businesses or organizations

Wall	1 SF per every 1 linear foot of building frontage not to exceed 60 SF per sign or a total of 120 SF <u>10% of the primary facade of the building.</u> <u>5% of the secondary facade of the building.</u> <u>Sign area may be exchanged between facades, not to exceed 15% of the primary facade and 10% of the secondary facade, unless approved through a sign standard waiver.</u>	Minimum 8' above finished grade Shall not extend above the lowest portion of a parapet wall, or above line/fascia of any roof type.	Located within the middle 80% of the building frontage, measured from lease line to lease line.	1 per elevation, maximum 42. <u>except as approved through a sign standard waiver</u> Includes projecting signs.	Shall not project more than 15 inches from the wall. If sign projects less than 3 inches from wall, the 8' foot height requirement need not be met but may not be lower than the lowest point of any window.
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Awning	50% of the awning	8' minimum clearance to grade required for the lowest portion of the awning.	Street fronting face of the awning	1 per awning	Shall be included in the total size for wall signs.
Projecting	No maximum area for sign type	Minimum 8' clearance to back of curb required for the lowest portion of the projecting sign. The top of the sign shall be located below the windows on the second-floor building		1 per storefront entrance	Shall be included in the total size for wall signs.
Window	Shall not occupy more than 25% of the total area of a single window surface				Any sign located inside of a building within 6 feet of an exterior window shall be counted as a window sign. All video displays visible from an exterior window are prohibited.

Temporary	30 SF Window: 25%	Freestanding: 8ft. Shall not extend above the second story of the building the sign is displayed on. Shall maintain at least 8' from grade to bottom of sign.	Shall be located on private property and not encroach into the public right of way.	2 Per lot	Refer to 15.48.060 for temporary sign regulations.
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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

**VINEYARD
ORDINANCE 2021-07**

**AN ORDINANCE OF THE CITY OF VINEYARD UTAH AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.34.030 'ACCESSORY
BUILDINGS'; 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 August 4, 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 August 11, 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** “15.34.030 Accessory Buildings” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.030 Accessory Buildings

1. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
2. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
3. Accessory buildings, excluding residential-detached garages,, excluding residential-

detached garages, are only permitted within the rear yard and street side yards of corner lots.

4. Accessory buildings located within the street side yard of a corner lot shall maintain a minimum setback distance of three (3') feet from the street side property line.
Accessory buildings located within street-side yards of a corner lot shall be screened with a fence with a minimum height of 5' 6", from the street right-of-way on the front and sides and from neighboring properties adjoining the subject parcel on the rear property line.
5. Accessory buildings, excluding residential-detached garages, located within the street side yard of a corner lot shall not exceed a height of ten (10') feet.
6. Setbacks and building height standards for residential-detached garages located in side yards are found in Section 15.12.060 Dimensional Standards Table.
7. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
8. Accessory buildings shall meet all of the required dimensional standards of VZC 15.12.060.
9. Accessory buildings shall comply with the requirements of the adopted Building Code, as applicable.
10. No mobile home, travel trailer, boat, or similar recreational vehicle shall be used as an accessory building.
11. No shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object shall be used as an accessory building.
12. No accessory buildings shall be rented, leased, or sold separately from the rental, lease, or sale of the primary building, except as allowed in VZC 15.34.060.
13. No accessory building shall be used as a permanent dwelling unit, except as allowed in VZC 15.34.060.
14. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of VZC 15.34.120.
15. Swimming pools and spas are considered part of the primary building if they are within six (6') feet of the primary building; as such, they must adhere to the building setbacks of the primary building.

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

**VINEYARD
ORDINANCE 2021-06**

**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 August 4, 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 August 11, 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:

A M E N D M E N T

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 include any wall or other similar system, including stacked rocks/boulders, intended to resist the lateral displacement of earth or other materials.
- b. A building permit will be required for retaining walls with a height greater than four (4') feet, measured from the bottom of the footing to the highest point of the retaining wall.
- c. The submittals for a building permit shall include a certified engineering design and a site plan with slope/grades defined. Retaining walls shall be designed to meet local building and engineering codes. In addition to the certified engineering design, the design engineer shall inspect the construction of the retaining wall and certify that the retaining wall was built per the approved design and shall submit that certification to the city within fourteen (14) days of the completion of the retaining wall.
- d. The height of any single retaining wall shall not exceed eight (8') feet.

measured from the finished grade to the highest point of the retaining wall. Any retaining wall needing to exceed this limit, shall be designed as a terraced retaining wall (a tiered retaining wall consisting of two or more walls whereby the upper wall is set back from the underlying wall).

- e. Terraced retaining walls shall be constructed out of one (1) type of material. For each additional terraced wall, each wall shall be constructed out of material that is similar in look, color, and texture. The terraces of a retaining wall shall be stepped to form benches which shall be a minimum distance of one-half (1/2) the height of the lower retaining wall and shall be landscaped. Benches shall be measured from the top back of the lower retaining wall to the bottom face of the terraced retaining wall.
 - f. Fences and walls are permitted to be located on top of retaining walls, but shall meet applicable height requirements.
 - g. For rear or side property lines, where a fence is placed on top of a retaining wall, the combined exposed face shall not exceed fourteen (14') feet in height at any single point, measured from the finished grade of the underlying retaining wall to the highest point of the fence. Retaining walls that exceed eight (8') feet in height shall be terraced in accordance with subsection five (5) of this section.
 - h. Where retaining walls were erected as part of a subdivision approval, the design and construction of any additional retaining walls shall first be submitted for review and approval by the city, based on plans and specifications certified by a certified structural engineer, and erected using the colors and materials as were approved for the subdivision.
 - i. The landscape and drainage for retaining walls shall be maintained by the property owner(s).
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:

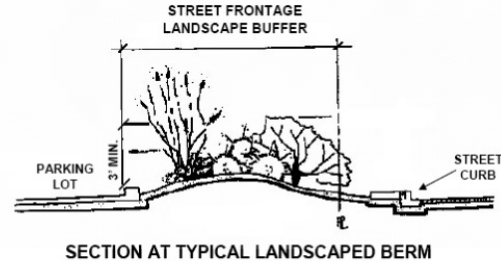
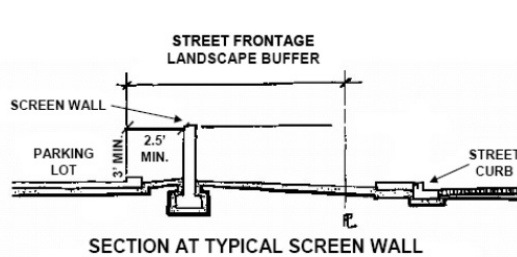
Type	Width	Length*
Standard	9 Feet	20 Feet
Parallel	8 Feet	24 Feet

* 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 (20~~5~~) 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.

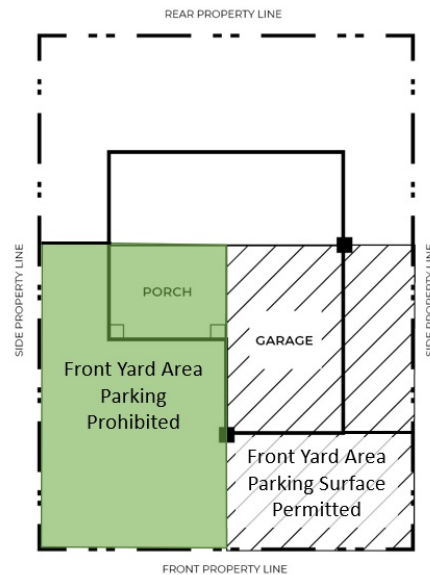
2. **Off-street Parking Requirements.** The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Planner through the site plan approval process.

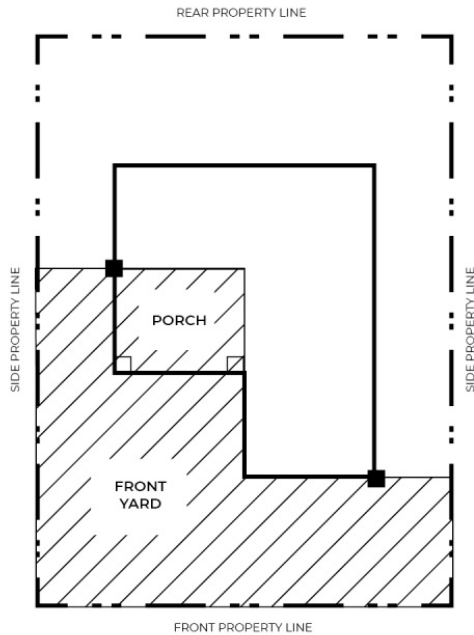
a. **Residential Uses.** Parking Spaces Required:

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.
	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building,	One (1) space per one hundred fifty (150) sq. ft. of floor area

Financial Services	automatic teller machine, and similar uses	
	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 Manufacturing	Facilities providing manufacturing and assembly services	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
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	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

	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 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 accessory offices	One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
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.
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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



Community Development

Date: August 8, 2021
From: Cache Hancey, Planning Technician
To: Planning Commission
Item: Training Opportunities for the Planning Commission

OVERVIEW:

To continue the education and training of current Planning Commission members, Vineyard City is offering a catalog of training opportunities. The cost of each of these trainings will be covered by Vineyard City.

- Utah League of Cities and Towns Annual Conference. September 30th, 2021.
- Office of Property Rights Ombudsman. Date as requested.
 - Free training on a variety of topics, including, land use & development, eminent domain and takings law.
- APA Utah Annual Conference. September 9-10, 2021.