



**NOTICE OF A JOINT WORK SESSION OF THE
VINEYARD CITY COUNCIL AND PLANNING COMMISSION,
A SPECIAL PLANNING COMMISSION SESSION
AND A REGULAR CITY COUNCIL MEETING
October 26, 2022, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council and Planning Commission will hold a joint work session, a special Planning Commission session and a regular City Council session on Wednesday, October 26, 2022, at 6:00 p.m., in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, Utah. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE – *to be announced*.

2. JOINT WORK SESSION AND PUBLIC HEARINGS

2.1 DISCUSSION – Lakefront – Boardwalk Park

Morgan Brim will lead a discussion on the Lakefront Boardwalk Park. No action will be taken at this time.

2.2 PUBLIC HEARING – Zoning Text Amendment (Ordinance 2022-18)

The City Council and Planning Commission will hold a joint public hearing to receive comments regarding proposed zoning text amendments to Section 15.34.060 Accessory Dwelling Units. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure. No action will be taken at this time.

2.3 PUBLIC HEARING – Zoning Text Amendment (Ordinance 2022-19)

The city Council and Planning Commission will hold a joint public hearing to receive public comments regarding proposed zoning text amendments to modify the district use table, change the street façade requirements, modify the parking study section, and change other minor aesthetic requirements of the Downtown Vineyard Special Purpose Zoning District. No action will be taken at this time.

PLANNING COMMISSION SPECIAL SESSION

3. BUSINESS ITEMS

3.1 DISCUSSION AND ACTION - Zoning Text Amendment (Ordinance 2022-18)

The Planning Commission will consider and discuss the proposed zoning text amendments to Section 15.34.060 Accessory Dwelling Units. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure. The Planning Commission will consider and discuss a recommendation to the City Council.

3.2 DISCUSSION AND ACTION - Zoning Text Amendment (Ordinance 2022-19)

The Planning Commission will consider and discuss the proposed zoning text amendments to modify the district use table, change the street façade requirements, modify the parking study section, and change other minor aesthetic requirements of the Downtown Vineyard Special Purpose Zoning District. The Planning Commission will consider and discuss a recommendation to the City Council.

CITY COUNCIL REGULAR SESSION

4. PUBLIC COMMENTS

(15 minutes)

“**Public Comments**” is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three minutes. Because of the need for proper public notice, immediate action **cannot** be taken in the Council Meeting. If action is necessary, the item will be listed on a future agenda, however, the Council may elect to discuss the item if it is an immediate matter of concern.

Public comments can be submitted ahead of time to pams@vineyardutah.org.

5. MAYOR AND COUNCILMEMBERS’ REPORTS/DISCLOSURES/RECUSALS

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

(3 minutes each)

6.1 City Manager Ezra Nair

7. CONSENT ITEMS

7.1 Approval of the October 12, 2022, City Council Meeting Minutes

8. APPOINTMENTS

8.1 Youth Council Executive Committee

With the advice and consent of the City Council, Mayor Fullmer will appoint members to the Youth Council Executive Committee.

9. PRESENTATIONS/RECOGNITIONS/AWARDS

No items were submitted.

10. BUSINESS ITEMS

10.1 DISCUSSION AND ACTION - [Zoning Text Amendment \(Ordinance 2022-18\)](#)

The City Council will discuss the proposed zoning text amendments to Section 15.34.060 Accessory Dwelling Units. The zoning text amendment would allow accessory dwelling units to be located within a detached accessory structure. The mayor and City Council will act to adopt (or deny) this request by ordinance.

10.2 DISCUSSION AND ACTION - [Zoning Text Amendment \(Ordinance 2022-19\)](#)

The City Council will discuss the proposed zoning text amendments to modify the district use table, change the street façade requirements, modify the parking study section, and change other minor aesthetic requirements of the Special Purpose Zoning District. The mayor and City Council will act to adopt (or deny) this request by ordinance.

11. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- (a) discussion of the character, professional competence, or physical or mental health of an individual
- (b) strategy sessions to discuss collective bargaining
- (c) strategy sessions to discuss pending or reasonably imminent litigation
- (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- (f) discussion regarding deployment of security personnel, devices, or systems;
- (g) the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#);

12. ADJOURNMENT

The next Planning Commission meeting is scheduled for Wednesday November 2.

The next City Council meeting is scheduled for Wednesday, November 9, 2022

This meeting may be held in a way that will allow a councilmember to participate electronically. The Public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Salt Lake Tribune, posted at the Vineyard City Offices, the Vineyard website, the Utah Public Notice website, and delivered electronically to city staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON: October 25, 2022

CERTIFIED (NOTICED) BY: /s/ Pamela Spencer
PAMELA SPENCER, CITY RECORDER



Community Development

Date: October 26, 2022
From: Morgan Brim, Community Development Director
To: Planning Commission & City Council Joint Meeting
Item: 2.2/3.1/10.1 Ordinance 2022-18: Work Session, Public Hearing & Action to consider a proposed Zoning Text Amendment to allow Accessory Dwelling Units within detached accessory structures
Applicant: City-Initiated
Location: Single-family residential lots with a square footage of 12,000 or greater

BACKGROUND

The proposed ordinance provides greater allowance for detached structures to be used for accessory dwelling units (ADU). The current code limits ADUs to be located in the existing primary residence or located above a detached garage. Detached structures without a garage or with an ADU on the ground floor are currently not permitted. This change would provide the ability for owners to construct an ADU in a detached structure without a garage. The private market has responded to the high cost of housing with many options to purchase ADU kits or plans for home owners to construct themselves.



All code requirements of zoning ordinance section 15.34.060 Accessory Dwelling Units apply. These include:

- A minimum lot size of twelve thousand (12,000) square feet
- External appearance compatible with primary residence
- ADUs shall not be sold separately from the primary home
- The property shall maintain owner-occupancy status
- Only one ADU is permitted on the property. Property may not contain both an internal ADU (within the primary residence) and a detached structured ADU.
- Dimensional standards of the Dimensional Standards Table for primary and accessory structures shall apply
- ADUs shall not have separate meters from the primary structure
- A minimum of five onsite parking spaces are required
- A separate address is required for the ADU
- An ADU application is required which is followed by approval of a business license
- Applicable building and fire codes apply

GENERAL PLAN ANALYSIS

On September 14, 2022, the City Council approved an update to the Moderate-Income Housing Element of the General Plan. This update included adding several State recommended strategies to increase the overall inventory of moderately priced housing, including reducing barriers to attached and detached accessory dwelling units. The following goals and strategies are supported by the general plan.

9.08.020 Goal 2

ENCOURAGE AND PROMOTE AFFORDABLE HOUSING DEVELOPMENTS BY INCENTIVIZING DEVELOPERS TO BUILD THIS TYPE OF HOUSING.

STRATEGY 2: Adopt ordinances which allow for a variety of residential areas and building types providing for a range of housing alternatives and densities to meet the needs of a diverse population.

9.08.030 Goal 3

PROVIDE THE FRAMEWORK FOR THE SUCCESSFUL INTEGRATION OF A MIX OF HOUSING TYPES IN THE COMMUNITY'S VARIOUS NEIGHBORHOODS.

STRATEGY 5: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

OPTIONS

Many options exist for the Planning Commission and City Council to consider. Below are three options provided by staff:

1. Recommend approval of the ordinance as presented.
2. Recommend denial the ordinance.

3. The City Council may approve the ordinance with suggested amendments. The Planning Commission suggested reducing staff's proposal of allowing ADUs in detached structures with a minimum lot size of 15,000 square feet to 12,000 square feet. This amendment would have greater applicability to a larger inventory of lots in the city. The Planning Commission felt 12,000 square feet provided a large enough lot size to accommodate a separate unit. A second amendment limits the size of the detached accessory dwelling unit to 1,200 square feet. All other code requirements related to detached structures and accessory dwelling units would apply. Requirements related to height, setbacks, parking, building codes and rear yard coverage apply. The proposed Ordinance 2022-2018 contains the amended minimum lot size of 12,000 square feet and maximum floor area of 1,200 square feet.

OPTIONAL MOTIONS

1. *"I motion to recommend approval of Ordinance 2022-18 Accessory Dwelling Units."*
2. *"I motion to recommend denial Ordinance 2022-18 Accessory Dwelling Units based on the following findings..."*
3. *"I motion recommend approval of Ordinance 2022-18 Accessory Dwelling units with the following modifications..."*

ATTACHMENTS

- Ordinance 2022-18 Accessory Dwelling Units

**VINEYARD
ORDINANCE 2022-18 ACCESSORY DWELLING UNITS - DETACHED
ACCESSORY STRUCTURES**

**AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE
VINEYARD ZONING ORDINANCE SECTION 15.34.060 ACCESSORY DWELLING
UNITS TO PROVIDE LOCATIONAL ALLOWANCES FOR ACCESSORY
DWELLING UNITS TO BE LOCATED WITHIN DETACHED ACCESSORY
STRUCTURES; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS
AND SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, the Planning Commission held a public hearing on October 5, 2022 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 October 12, 2022; 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** “15.34.060 Accessory Dwelling Units” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.34.060 Accessory Dwelling Units

Purpose: The purpose of the accessory dwelling unit ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners.

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
 - a. ~~Over a detached garage, provided the parking within the garage is not eliminated or converted to living space, stairs or otherwise disrupts required parking~~ Detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.;
 - b. Within a home provided access to the accessory dwelling unit shall meet all applicable fire and building codes. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
2. **Minimum lot size:** A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an internal accessory dwelling unit. A minimum lot size of twelve thousand (12,000) square feet is required for lots containing a detached accessory dwelling unit.
3. **Maximum detached accessory dwelling unit size:** Detached accessory dwelling units shall not exceed a square footage of one thousand two hundred square feet.
4. **External appearance:** The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.
5. **Sale of principle dwelling:** An accessory dwelling unit shall not be sold separately from the sale of the principle dwelling located on the same lot.
6. **Owner occupied:** The property owner shall live within the home or detached structure located on the property containing the accessory dwelling unit. ~~home containing the accessory dwelling unit shall be the primary residence of the property owner.~~
7. **Number of units:** A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
8. **Dimensional standards:** Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in VZC 15.64 Table of Uses and Development Standards for attached or detached accessory buildings.
9. **Utilities:** An accessory dwelling unit shall be ~~connected to, and~~ served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.
10. **Parking:** A single-family dwelling with an accessory dwelling unit shall provide a minimum of five (5) onsite parking spaces located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a

driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).

11. **Addresses:** The single-family dwelling and accessory dwelling unit shall have unique addresses.
12. **Entrance:** Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes.. Only one (1) front entrance of the primary home shall be visible from the front yard.
13. **Application:** An accessory dwelling unit application may only be approved if the property meets the standards listed in this section. An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
14. **Business License:** All Accessory Dwelling Units shall maintain a Vineyard City Business License to be renewed biennially, subject to property inspection for code compliance by a Vineyard City staff member.
15. **Compliance with adopted codes:** Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____

Presiding Officer

Attest

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder,
Vineyard



Community Development

Date: October 26, 2022
From: Morgan Brim, Community Development Director
To: Planning Commission & City Council Joint Meeting
Item: 2.3/3.2/10.2 Ordinance 2022-19: Work Session, Public Hearing & Action to consider a proposed Zoning Text Amendment to Vineyard Downtown Special Purpose District
Applicant: Pete Evans, representing Flagborough
Location: Vineyard Downtown Special Use District Boundaries



BACKGROUND

The Vineyard Downtown Ordinance update was approved in April of 2020 to accommodate a new design planned by Jeff Speck and DPZ & Associates. To date, development of the downtown district has focused toward infrastructure like roads and utilities and the opening of the frontrunner station and parking lot. The applicant has submitted two site plans for blocks five and six of the downtown district located on the southwest section of the district adjacent to the lake promenade. In reviewing these plans staff found inconsistencies with the downtown district code. These elements include decreased surface parking lot landscaping, transparency coverage, porch & entry requirements and amenity phasing.

It was anticipated modifications to the downtown ordinance would be needed to accommodate vertical development. Reviewing the first site plans assisted staff and the applicant to understand areas for modification.

ANALYSIS

The applicant proposes several zoning text amendments to the Downtown Special Purpose District. These amendments are as follows:

- Table 3.08.010(1)
 - Modifies Downtown Station, and Mixed-Use subdistricts use table to include single family-household as a permitted use (up to 5% of units)
 - Modifies the Station, Mixed-Use, Lakefront Commercial, and Village General subdistricts to allow detached single family as a permitted use (Up to 5% of units)
- Section 3.01.010.04.21
 - Removes Taxi Cab as a prohibited use
- Table 3.10.020(1)(3) Street Façade Requirements
 - Modifies minimum ground story transparency to 40%
 - Allows single floor buildings for design and commercial purposes while requiring an average building height in excess of two stories
 - Includes 9-12' as the minimum ground floor height
 - An exception for demise lines is provided for buildings greater than six stories in height
- Section 3.10.040
 - Deleted transparency requirements for entries
 - Removes requirements for stoop size
 - Inserted "except where code requirements are such that access to units would need to vary"
- Section 3.12.030
 - Clarifies coverage allowances for partially enclosed and fully enclosed structures within specific open space types
- Section 3.10.050
 - Amends material requirements to add metal paneling as a primary façade material and removes it from secondary material list
 - Adds fiber cement as an optionally approvable shutter material
 - Amends waste container location and amenity requirements
- Section 3.12.10
 - Modifies fencing allowances within open space types with approval by the city planner
 - Add aquatic use as a permitted use
- Section 3.14.010
 - Clarifies temporary surface parking lots may have reduced landscaping with requirements to increase landscaping 25% above code requirements if a parking structure, open space or buildings are not developed in their place
- Section 3.14.030
 - Branch height requirements are modified for trees not used for privacy screening adjacent to buildings
- Section 3.16.010

- Parking study requirements are amended to allow a parking study at specific unit thresholds with specifications on how to choose a parking consultant

OPTIONS

The Planning Commission and City Council may choose among many options. The following three options are provided by staff, but many others may exist.

1. Approval of the ordinance as presented.
2. Denial of the ordinance.
3. The ordinance may be approved with amendments to any of the proposed sections of the Downtown Special Purpose District. These amendments should be clarified in the motion so the meeting record is accurate.

PLANNING COMMISSION OPTIONAL MOTIONS

1. *"I motion to recommend approval of Ordinance 2022-19 Vineyard Downtown Special Purpose District."*
2. *"I motion to recommend denial Ordinance 2022-19 Vineyard Downtown Special Purpose District based on the following findings..."*
3. *"I motion recommend approval of Ordinance 2022-19 Vineyard Downtown Special Purpose District with the following modifications..."*

ATTACHMENTS

- Ordinance 2022-19 Vineyard Downtown Special Purpose District

**VINEYARD
ORDINANCE 2022-19**

AN ORDINANCE OF THE VINEYARD CITY COUNCIL, VINEYARD, UTAH, AMENDING THE DOWNTOWN VINEYARD (TOWN CENTER) SPECIAL PURPOSE DISTRICT SECTION 3 OF THE ZONING CODE; AMENDING USE ALLOWANCES FOR ATTACHED AND DETACHED SINGLE FAMILY HOMES, REMOVING TAXICAB BUSINESS ALLOWANCE, AMENDING GROUND FLOOR TRANSPARENCY REQUIREMENTS, HEIGHT STANDARDS, BUILDING MATERIALS, STANDARDS FOR BUILDING ENTRANCES, PORCHES, STOOPS, MODIFYING WASTE CONTAINERS LOCATION REQUIREMENTS, AMENITY PHASES AND ALLOWANCE FOR BONDING, ADDING APPROVAL PROCESS FOR OPEN SPACE FENCES AND PERMITTING AQUATIC CENTERS, ESTABLISHING STANDARDS FOR TEMPORARY PARKING LOTS, LANDSCAPING STANDARDS, TREE BRANCH HEIGHTS, AND DETAILING PARKING STUDY REQUIREMENTS, AND CLARIFYING BUILDING DEMISE LINE STANDARDS; 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 ordinance; 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 and City Council held a public hearing on October 26, 2022; and

WHEREAS, the Planning Commission after considering public comment, recommended approval to the City Council; 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 in compliance with the Vineyard General Plan, adopts 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** “3.08.010 General Requirements” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.08.010 General Requirements

1. **General Provisions.** The following general provisions apply to the uses outlined in this section.
 - a. A lot may contain more than one use.
 - b. Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
 - c. Uses are either permitted by right in a district, permitted by right with specific development or design parameters, or require a Conditional Use Permit in order to be developed.
 - d. Each use may have both indoor and outdoor facilities unless otherwise

specified.

2. **Organization.** The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.
 - a. Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the staff may interpret the use as permitted.
 - i. The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - ii. If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the staff may interpret the use as also requiring a Conditional Use Permit.
 - b. Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a land use that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this code or in a development agreement.
3. **Use Table.** *Table: 3.08.010(1) Uses by District.* Uses by District outlines the permitted uses in each land use district. Each use is given one of the following designations for each zoning district in which that use is permitted.
 - a. Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.
 - b. Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use, as well as meet the requirements of the Conditional Use.
 - c. Listed uses that are not permitted in the district are indicated by "NP".

Table: 3.08.010(1) Uses by District					
Uses	Districts				
	Downtown Station	Downtown Mixed Use	Village General	Lake Front Residential	Lake Front Commercial
Mixed Use	P	P	P	NP	P
Single-household Detached	P* NP	P* NP	P* NP	P	P* NP
Single-household Attached	NP *	NP *	P	P	P* NP
Multi-household	P	P	P	P	P
Student Housing	C	C	NP	NP	NP
Lodging	P	P	P	NP	P
Civic Building	P	P	P	NP	NP
Civic Space	P	P	P	P	P
Commercial	P	P	P	NP	P
Food and Beverage (F&B)	P	P	P	NP	P
Entertainment	P	P	P	NP	P
Office	P	P	P	NP	P
Home occupations	P	P	P	P	P
Parking Structures	P	P	P	P	P

KEY: C - Conditional P - Permitted NP - Not Permitted * Use may only account for up to five percent (5%) of district's units.

4. Prohibited Uses

The following uses are prohibited in Downtown Vineyard :

1. Automobile sales and leasing, except where no vehicles are stored outside.
2. Bail bonds
3. Billboards
4. Blood plasma center
5. Car title loan business
6. Check cashing/deferred deposit loan
7. Commercial outdoor recreation, except in the Lake Front Commercial District and events in Geneva Park
8. Detention facility/jail as a principal use
9. outdoor gun range

10. Outside storage of construction material and equipment, refuse outside of an approved container, junk such as inoperable vehicles and appliances, and other items not coincident with sales, seating, or retail display of adjacent businesses. Boat Storage in the Lake Front Commercial District does not constitute inoperable vehicles.
11. Moving truck rental
12. Non-stealth wireless communication facilities
13. Non-stealth radio towers
14. Indoor/Outdoor kennel as a principal use
15. Call services and service-oriented escort bureaus
16. Pawnshop
17. Sale and/or lease of mobile homes, travel trailers, campers, motorcycles and other recreational vehicles
18. Secondhand precious metal dealer/processor and/or precious gem dealer
19. Self-storage facility, excluding boat storage in the Lake Front Commercial District
20. Sexually-oriented business
- ~~21. Taxicab business~~
22. Fraternity/sorority houses

SECTION 2: AMENDMENT “3.10.020 Explanation Of Building Standards” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.10.020 Explanation Of Building Standards

The following explains and further defines the standards outlined in Table 3.10.020(1) .

1. **Building Siting.** The following explains the line item requirements in Table 3.10.020(1) within the first section entitled “Building Siting”.
 - a. Multiple Principal Structures. The allowance of more than one principal structure on a lot.
 - b. Front Property Line Coverage. Refer to *Figure 3.10.020(2) Measuring Front Property Line Coverage*. . Measurement defining the minimum percentage of street wall or building facade required along within the allowable front setback range. The width of the principal structure(s) (as measured within the setbacks) is divided by the maximum width of the front property line minus any required side or corner setbacks. Sites along the Vineyard Connector are exempt . Sites along the Vineyard Connector are exempt.
 - i. A forecourt, providing a small courtyard along the front facade, qualifies as sufficient coverage of the property line provided the forecourt is lined on three sides with building facades and is no greater than 3,000 square feet in area.
 - ii. Some districts allow side-yard parking to be exempted from the front lot line coverage calculation. If such an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet.



Figure 3.10.020(2). Measuring Front Property Line Coverage

- c. **Front Setback.** The setback parallel to the front property line.
 - i. Building components, such as awnings, signage, galleries, and arcades are permitted to encroach beyond the setback to within two feet of curbs. Such components must maintain a minimum 8' clearance over sidewalks.
 - ii. Building components including trim, door and window surrounds, chimneys, decks, terraces, stoops, and porches are permitted to encroach beyond the setback but not beyond the property line.
 - iii. All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - d. **Corner Setbacks.** The setback parallel to the side property line.
 - i. All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
 - e. **Minimum Side Yard Setback.** The minimum required setback along a side property line.
 - f. **Minimum Rear Yard Setback.** The minimum required setback along a rear property line.
 - g. **Minimum & Maximum Lot.** The minimum or maximum width of a lot, measured at or parallel to the front property line.
 - h. **Permitted Parking Location.** The location where parking and loading is permitted.
 - i. "Rear" means parking must be located behind a building relative to the street right-of-way.
 - ii. "Side" means that up to 65' of parking may be located between buildings and a side property line, excluding side-street property lines.
 - iii. "Off-site" means that parking may be provided using shared parking.
 - i. **Vehicular Access.** The permitted means of vehicular ingress and egress to the lot.
 - i. Alleys shall always be the primary means of access when present.
 - i. When alleys are not present, a driveway may be permitted from street. If, no alley or side street present a driveway may be permitted from primary street
2. **Height.** The following explains the line-item requirements within the second section "Height."
Refer to *Figure: 3.10.020(3)*.
- a. **Minimum Overall Height.** The minimum overall height for the building required within the setback range; stories above the required minimum height may be stepped back from the facade.

- a. **Maximum Overall Height.** The sum of a building's total maximum height.
 - i. Half stories are located dormer style completely within the roof structure with street-facing windows .
- b. **Ground Story and Upper Story, Minimum and Maximum Height.** A permitted range of height in feet for each story. Refer to *Figure: 3.10.020(3)* Additional information is as follows:
 - i. Floor height is measured in feet between the finished floor and finished ceiling of each above-ground story.
 - ii. Floor height requirements apply only to street-facing facades.
 - iii. Where a story exceeds the maximum story height, it is counted as multiple stories by dividing the story height by the maximum story height and rounding up.

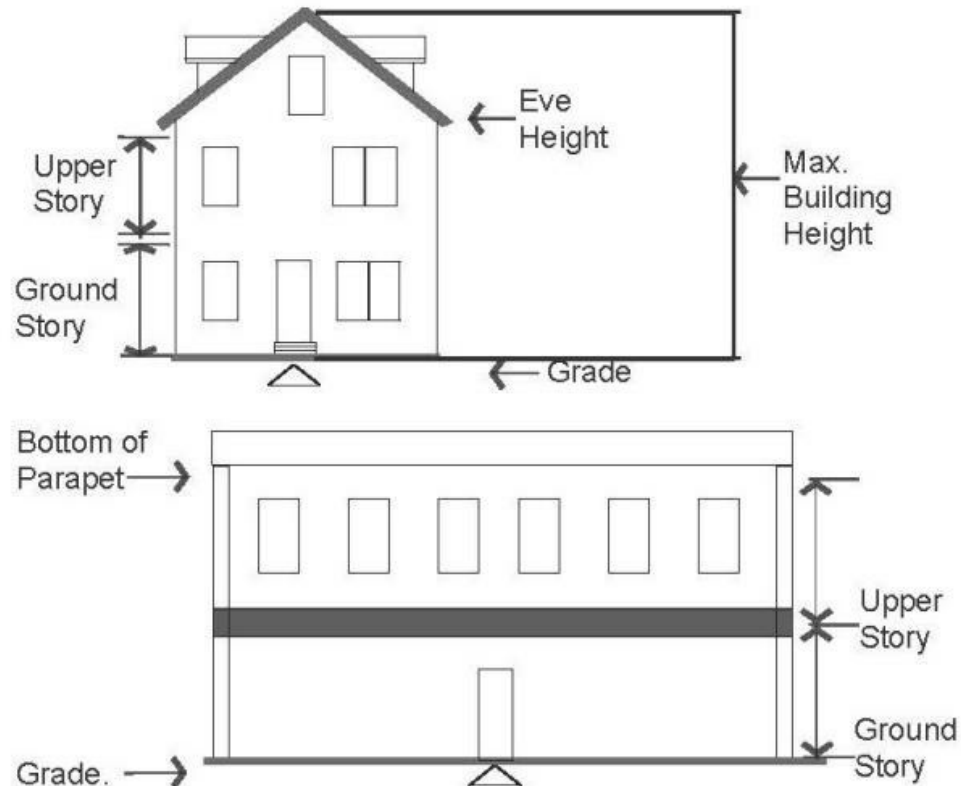


Figure 3.10.020(3). Measuring Heights

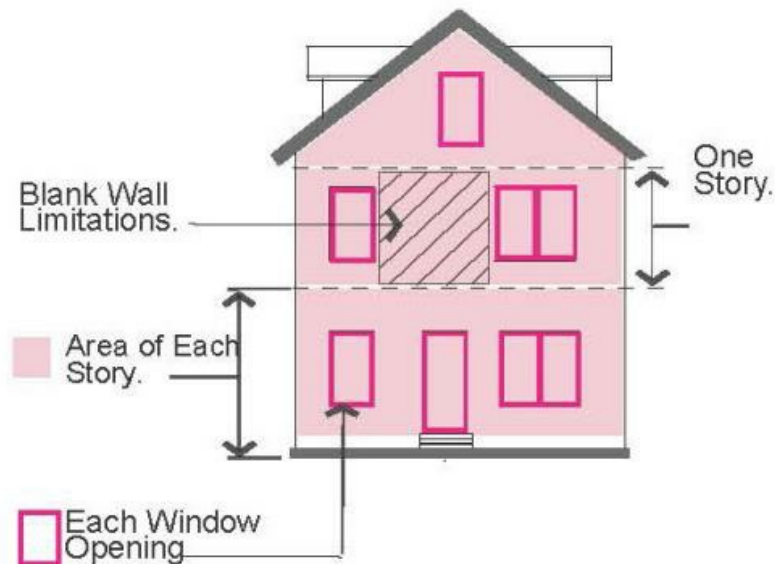
3. **Street Facade Requirements.** The following explains the line-item requirements in Table 3.10.020(1), within the third section titled "Street Facade Requirements." Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior facades not required to meet these standards unless otherwise stated.
 - a. **Minimum Ground Story and Upper Floor Glazing.** (Refer to *Figure 3.10.020(4)* Measuring Glazing per Facade.)The minimum amount of glazing required along facades facing toward streets.
 - i. *Glazing is any glass in windows or doors, including any mullions and frames, that is highly transparent with low reflectance.*
 - ii. Ground Story Glazing, when defined separately from the overall minimum glazing, shall be measured between the base of building and ten' from the average grade at the base of the front facade.
 - iii. A general Minimum Glazing requirement shall be measured from floor to floor of each story.
 - b. **Blank Wall Limitations.** A restriction of the amount of non-glazed area permitted on a facade

with street frontage. If required, the following shall both be met for each story:

- i. No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless.
 - ii. No horizontal segment of a story's facade greater than 30' in width may be windowless.
- c. The Entrance Type(s) permitted for front facade entrance(s). A mix of permitted Entrance Types may be utilized. Refer to 3.10.040 Entrance Types for definition of and additional requirements for each Entrance Type.
 - d. Required Street Entrances. The number of or spacing between building entrances along rights-of-way
 - e. Demise Lines. Except for buildings greater than six (6) stories in height, building facades greater than 200' in length must change in material, massing, or both to appear as multiple



Measuring Ground Floor Glazing on a Storefront base.



Measuring Glazing on Each Story.

buildings. **Figure 3.10.020(4). Measuring Glazing**

4. **Towers.** The following explains the line item requirements within the fourth section in Table 3.10.020(1) titled "Towers."

- a. Tower. A tower is a rectilinear or cylindrical vertical element that must be used with other roof types. Refer to Figure 3.10.020(5).
- b. *Maximum Tower Size.* Towers are limited to a footprint of 200 square feet for residential uses and 500 square feet for non-residential uses.
- c. *Number of Towers.* Towers are limited to one per building.
- d. *Tower Height.* Tower Height is not limited.
- e. *Occupied Space.* Towers may be occupied by the same uses allowed in upper stories of the building to which it is applied or public access.
- f. *Tower Cap.* The tower may be capped by the parapet, pitched, low-pitched, or flat-roof types, or the spire may cap the tower.

Figure 3.10.020(5)

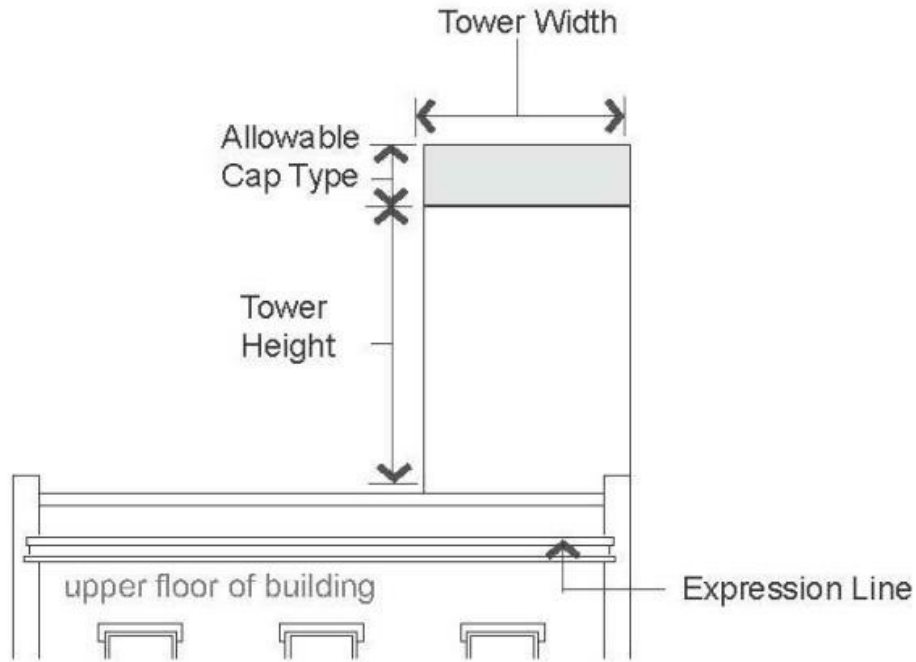


Figure 3.10.020(5). Tower

Table: 3.10.020(1) Building Standards					
Districts					
	Station	DTMU	Lake From Commercial	Village General	Lake Front Residential
(1) Building Siting					
Multiple Principal Structures	P	P	P	P	P
Minimum Front Setback	0'	0'	0'	5'	0' Non-residential 5' residential
Maximum Front Setback	10'	10'	15'	15'	15' Non-residential 20' Residential
Minimum Side Yard	0' or 5'	0' or 5'	0' or 5'	0' or 8'	0' or 5'

Setback					
Minimum Read Yard Setback	5'	5'	5'	5'	5' From Alley 20' No Alley
Vineyard Connector ROW Setback	10' min.	10' min.	10' min.	10' min.	14' min.
Permitted Parking Location	Rear or Off-site	Rear or Off-site	Rear, Side, or Off-site	Rear or Off-site	Rear or Side
Front Property Line Coverage	70% min.	70% min.	60% min.	60% min.	n/a
(2) Height					
Minimum Overall Height	2 Stories* ***	2 Stories** **	1 Story	1 Story	1 Story
Maximum Overall Height	No max.	No max.	3 stories ***	5 stories	4 stories
Ground Story: Minimum Height	14' *	14'*	12' *	9'	9'
Ground Story: Maximum Height	24'	24'	24'	20'	18'
Upper Stories: Minimum Height	9'	9'	9'	9'	9'
Upper Stories: Maximum Height	14'	14'	14'	14'	14'
(3) Street Facade Requirements					
Minimum Ground Story Transparency Measured between 0' and 10' above grade	640%**	40%	640%**	30%	25%
Minimum Upper Story Transparency	25%	25%	25%	20%	20%
Blank Wall Limitations	Maximum 30' blank wall along street facing facades				
Front Facade Entrance Type	Storefront, arcade, gallery, common entry for upper story uses.			Storefront, stoop, porch, common entry	stoop, porch
Required Street Entrances	One per every 75' of Frontages	One per every 100' of Frontages		One per every 150' of Frontages	n/a
(4) Towers					
Tower	Permitted, 1 per building; recommended at terminated vistas				n/a
P: Permitted - NP: Not Permitted					

* For residential ground floor uses, the ceiling must be at least 9'-12' above sidewalk grade, and the minimum story height is 9'.

**For residential ground floor uses, the minimum ground story transparency is 40%.

***Buildings may exceed the maximum building height, up to 6 stories, provided no more than 30% of buildings, based upon ground floor square footage, may exceed 3 stories.

****One Story buildings are allowable where they are for design or commercial requirements. The average building height shall be in excess of 2-stories.

SECTION 3: AMENDMENT “3.10.040 Entrance Types” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.10.040 Entrance Types

Entrance-type standards apply to the ground story and visible basement of front facades of all Building as defined in this Section.

1. **General.** The following provisions apply to all entrance types.
 - a. Intent. To guide the design of the ground-story of all buildings to relate appropriately to pedestrians on the street.
 - b. Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types unless otherwise stated.
 - c. Primary Entrance. All primary entrances to all buildings are required to have a 5' minimum protective entrance for the purpose of protecting the user from precipitation and snow roof slides and may encroach in the front setback. Protective entrances may include gables, awnings, over-hanging structures, etc.
 - d. Measuring Transparency. Refer to 3.10.020 Explanation of Building Standards for information on measuring building transparency.
2. **Storefront Entrance Type.** The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to *Figure: 3.10.040(1)*.
 - a. Elevation. Storefront elevation shall be between zero- and one-foot above sidewalk.
 - b. Horizontal Facade Division. Horizontally define the ground-story facade from the upper stories.
 - c. Entrance. All entries shall be recessed from the front facade closest to the street.
 - i. Recess shall be a maximum of eight' deep, measured from the portion of the front facade closest to the street.
 - ii. When the recess falls behind the front setback, the recess shall be no wider than eight feet.

Figure 3.10.040(1) Storefront Entrance Type

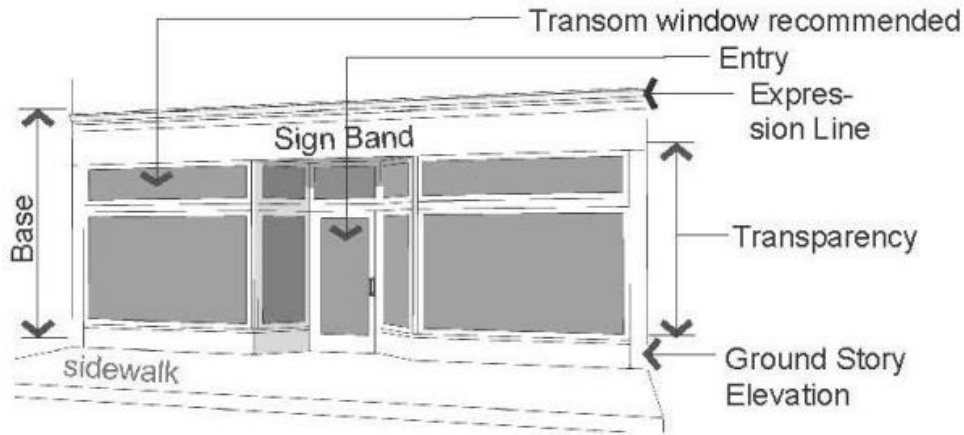


Figure 3.10.040(1). Storefront Entrance Type

3. **Arcade Entrance Type.** An arcade is a condition where a building extends over the sidewalk and, as a result, sidewalk uses are covered by the building. Refer to figure 3.10.040(2)
 - a. Elevation. Storefront elevation shall be between zero- and one-foot above sidewalk.
 - b. Combined Entrance Type. The building facade within the arcade must meet the standards of a storefront or common entry.
 - c. Clearance. At least 12' of clearance must be provided between the sidewalk and ceiling of the arcade.
 - d. Columns. Columns should be as thin as structurally practical, no wider than 2'x3'. Intercolumniation should be regular.

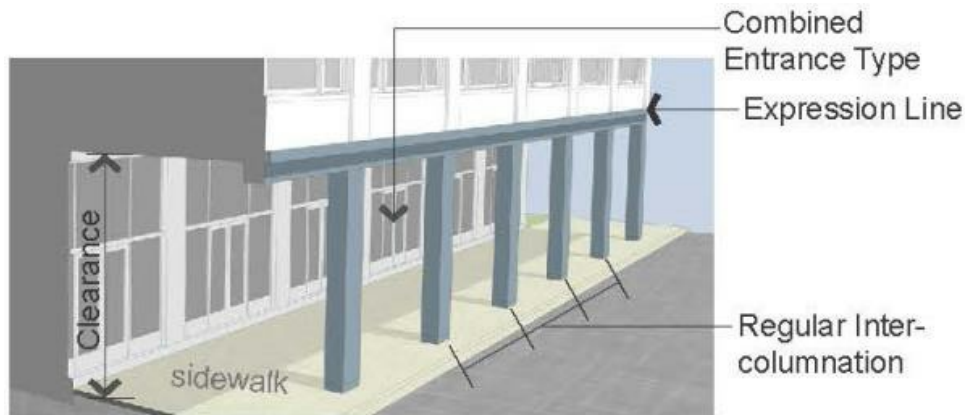


Figure 3.10.040(2). Arcade Entrance Type

4. **Gallery Entrance Type.** A gallery is a condition where a column-supported canopy extends over the sidewalk and, as a result, sidewalk uses are covered. Refer to figure 3.10.040(3).
 - a. Elevation. Storefront elevation shall be between zero- and one-foot above sidewalk.
 - b. Combined Entrance Type. The building facade within the gallery must meet the standards of a storefront or common entry.
 - c. Clearance. At least 12' of clearance must be provided between the sidewalk and ceiling of the gallery.
 - d. Columns. Columns should be as thin as structurally practical, no wider than 2'x3'. Intercolumniation should be regular.

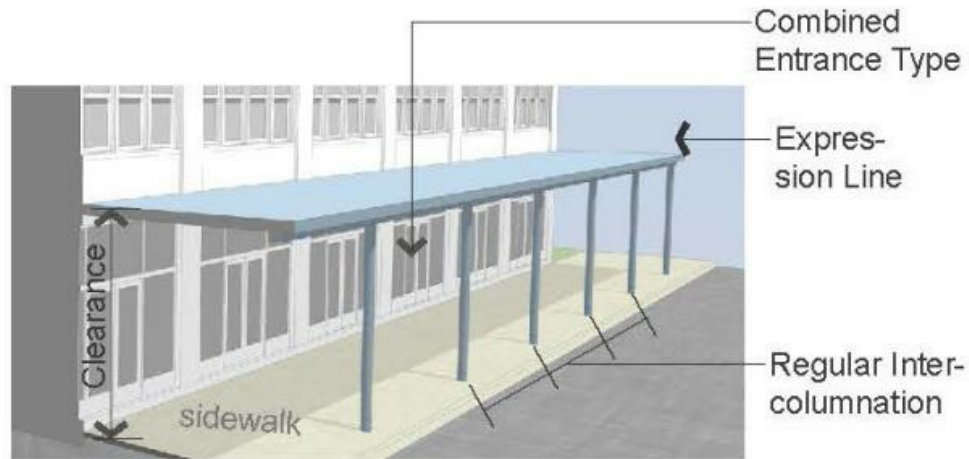


Figure 3.10.040(3). Gallery Entrance Type

5. **Common Entry Type.** A common entry provides a collective entrance to one or more uses within the building. Refer to figure 3.10.040(4)
- a. Elevation. Storefront elevation shall be between zero - and two-feet above sidewalk.
 - b. Uses. Common entries are permitted for office, residential, institutional, lodging, and commercial services that do not include merchandise sales.
 - c. ~~Transparency. Entry doors must be at least 70% transparent, the remainder of the facade must be at least 30% transparent.~~

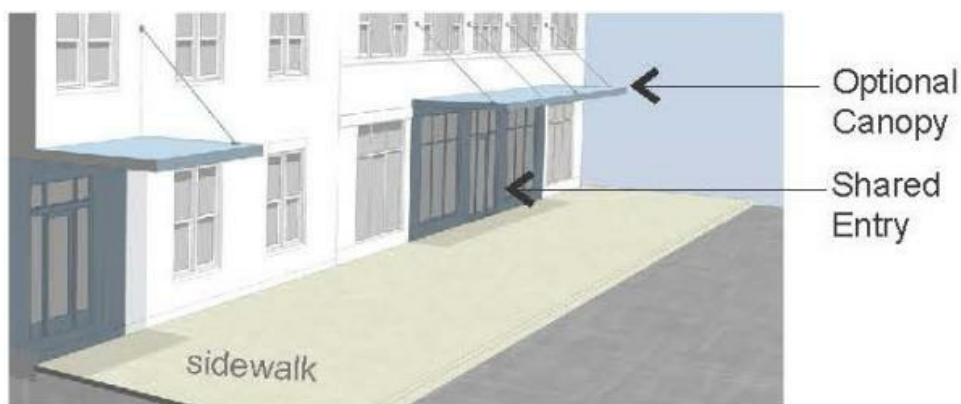


Figure 3.10.040(4). Common Entry Type

6. **Stoop Entrance Type.** A stoop is an unroofed, open platform. Refer to *Figure: 3.10.040(5) Stoop Entrance Type.*
- a. ~~Stoop Size. Stoops shall be a minimum of 3' deep and 6' wide.~~

- b. Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement. Except where code requirements are such that access to units would need to vary.
- c. Entrance. All entries shall be located off a stoop.

Figure 3.10.040(5): Stoop Entrance Type

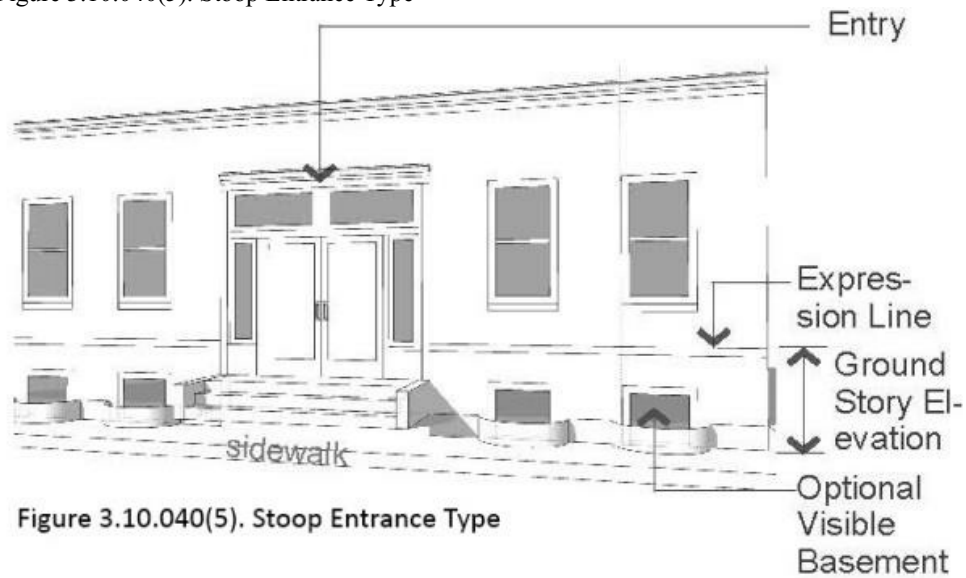


Figure 3.10.040(5). Stoop Entrance Type

7. **Porch Entrance Type.** A porch is a raised, roofed platform that may or may not be enclosed on all sides. Refer to Figure 3.10.040(6).

- a. Transparency.
 - i. If enclosed, a minimum of 40% of the enclosed porch shall be comprised of highly transparent, low reflectance windows.
- b. Porch Size. The porch shall be a minimum of 5' deep and 8' wide.
- c. Elevation. Porch elevation shall be located a maximum of 2'-6" above the sidewalk without a visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- d. Height. Porch may be two stories to provide a balcony on the second floor.
- e. Entrance. All entries shall be located off a porch.

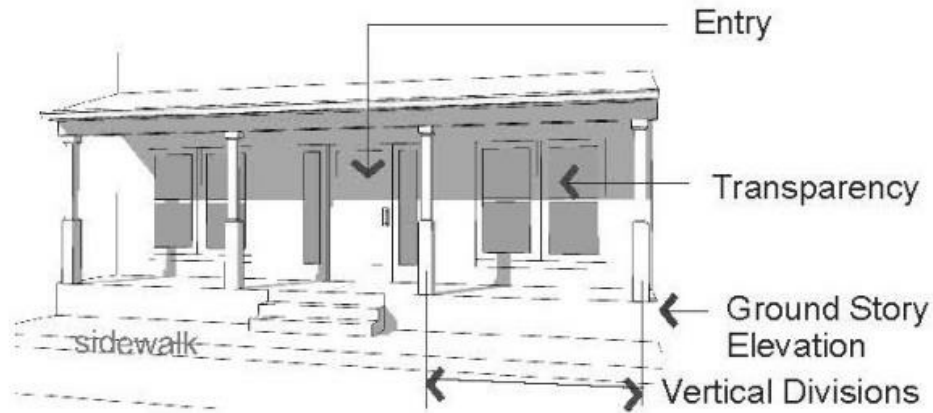


Figure 3.10.040(6). Porch Entrance Type

SECTION 4: **AMENDMENT** “3.10.050 Additional Design And Mix Standards” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

AMENDMENT

3.10.050 Additional Design And Mix Standards

The following outlines Downtown Vineyard design standards that affect a building’s appearance and place cohesiveness. They improve the physical quality of buildings, enhance the pedestrian experience, and protect the character of the neighborhood.

1. Materials and Color

- a. Primary Facade Materials. 80% of each facade shall be constructed of primary materials.
 - i. Permitted primary building materials include high quality, durable, natural materials such as stone, brick, fiber, cement board, shingles, architectural concrete, panel siding, architectural metal panels and glass, or stucco. Other high-quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high-quality local installations.
- b. Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; and metal for beams, lintels, trim, and ornamentation; ~~and exterior architectural metal panels and cladding.~~
 - i. The City Planner may accept materials not covered in this chapter and modify the exterior materials and colors requirements if architectural improvement is clearly demonstrated.
- c. Roof Materials. Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles

or standing seam, slate, and ceramic tile. “Engineered” wood or slate may be approved during the site plan process with an approved sample and examples of successful, high-quality local installations. Rooftop solar panels are permitted.

- d. Appropriate Grade of Materials. Commercial-quality doors, windows, and hardware shall be used on all Building with the exception of the Mansion, Townhouse, and the small-lot single-family buildings. Fiber cement board may be substituted for wood.
- e. Prohibited materials list: vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

2. Awnings, and Shutters

- a. Awnings. All awnings shall be canvas or metal. Plastic awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awning side panels are prohibited.
- b. Shutters. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or metal. Engineered wood or fiber cement products may be approved during the site plan process with an approved sample and examples of successful, high-quality local installations.

3. Livable Balconies, Patios, and Porches.

The following applies in all locations where balconies, patios, and/or porches are incorporated into the facade design facing any street or parking lot.

- a. ~~Size. Balconies, patios, and porches, shall be a minimum of 25 square feet, with a minimum depth of 4'. Multi-family residential units must include balconies for at least 25% of the units within DTMU and DTS.~~
- b. Connection to Building. Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- c. Railings. May vary and may promote privacy within the balcony; railings do not have to be open.
- d. Projection of Balconies. Balconies may project into the setback as permitted, but not over the public ROW.
- e. ~~Porches. 50% of the small-lot single-family dwellings shall have front porches.~~

- 4. **Drive-thru.** Drive-thrus and their means of access must be located behind buildings relative to streets. Hotel drop-offs are not considered drive-thrus.
- 5. **Pedestrian Circulation.** Walkability principles shall be adhered to on site and shall include pathways to the Lake Promenade Street through the proposed development at a minimum of 500' intervals or as specified in the passages and pathways plan, Figure 3.10.050(1). These pathways shall be an intuitive route and include pedestrian cues such as distinct paving, lighting, signage, and landscaping. Pathways must be at least 12' wide, but may include wider pedestrian streets and emergency vehicle accessways. Where connecting to Lake Road, viewsheds to the lake must be integrated into the pathway design and siting.
- 6. **Meters and Equipment Placement.** Equipment shall be screened from view and not located on a public street, except as approved by the City Engineer.
- 7. **Waste Containers.** Waste Containers shall be located below ground when feasible. Where below-ground collection is not ~~possible~~ feasible, and where waste containers are to be located outside of a building footprint, waste containers shall be located out of public view, a minimum of 10' from any public right-of-way property line and screened with landscaping or a structure built of durable materials, such as brick.
- 8. **Building Mixes in the DTS, DTMU, and LFCD Districts.** The following requirements will expire in the DTS and DTMU when the total square footage of non-residential use exceeds 1,000,000 square feet between DTS and DTMU districts.
 - a. Building Mixes in the DTS District. Residential development will be permitted to the degree that the total proposed and existing residential gross square footage is equal to or less than 80% of the total amount of anticipated building square footage of the DTS District over the 15-year period after the

effective date of this Code.

- b. Building Mixes in the DTMU District. Residential development will be permitted to the degree that the total proposed and existing residential gross square footage is equal to or less than 75% of the total amount of anticipated building square footage of the DTMU District over the 15-year period after the effective date of this Code.
 - c. Building Mixes in the Lake Front Commercial District. Until 75,000 square feet of non-residential space is constructed, residential development will be permitted to the degree that the total proposed and existing residential gross square footage is equal to or less than 30% of the total amount of anticipated building square footage of the Lake Front Commercial District over the 15 year period after the effective date of this Code.
9. **Amenity Requirements.** Multi-family units, excluding the Lake Front Residential district, must meet the following amenity levels of service, within public or private spaces. If the following amenity levels of service will not be installed at the time of building completion, a certificate of occupancy shall be issued for the building only upon (1) a showing that the necessary amenities are planned in an upcoming development phase and (2) upon the posting of a bond in the estimated amount of the required amenity improvements. The term of the bonding for the completion of the required amenity shall not exceed 12 months.
- ~~The exception is that e~~ Each item ~~is~~ shall be well maintained and kept operational and built to a public, commercial, or industry standard:
- a. *Three residential amenities are required within 1/8 mile of all residents including but not limited to the following list*
 - i. secure bicycle storage (must be covered and must be under surveillance, or within public view)
 - ii. Community gathering area (may be inside private building or in the public realm - if outside must include some type of overhead shade structure)
 - iii. Meeting room (must include tables and chairs)
 - iv. Outdoor dining (must include tables and chairs and a defined edge)
 - v. Commercial grade playground (must be IPEMA Certified)
 - vi. Commercial grade water feature (commercial grade fountain, spray park, perennial stream, reflection pool, or water garden for stormwater detention, or other approved water related feature)
 - vii. Commercial grade barbecue (must include space for seating)
 - viii. Pocket parks (must meet the standards of 3.12.050 Commons or Courtyard)
 - ix. Commons or Courtyard (must meet the standards of 3.12.050 Commons or Courtyard)
 - x. City approved public art installation
 - xi. Cultural or historic monumentation
 - xii. Electric Vehicle (EV) charging stations (must accommodate a minimum of two vehicles)
 - b. *Three of the following amenities are required within 1/4 mile of residential uses including but not limited to the following list:*
 - i. Fitness center (must include free weights, machines, or programmed classes)
 - ii. Commercial grade outdoor fitness equipment
 - iii. Swimming pool
 - iv. hot tub
 - v. Commercial grade splash pad
 - vi. Sports court
 - vii. Plazas (must meet the standards in 3.12.030 Plazas)
 - viii. Rooftop patio or garden

- ix. Community garden
 - x. Dog park
 - c. Additional amenities may be added to the list with the approval of the City Planner and Planning Commission at the site plan review.
10. Ground Floor Non-Residential. Non-residential uses are required along the ground floor of buildings as indicated in Figure 3.10.050(2) and as follows:
- a. Depth. Non-Residential uses must extend a minimum of 30' from the frontage line identified into the depth of the building.
 - b. Active space. The first 15' of depth along the frontage line identified must be active space, which includes storage and equipment rooms and closets, restrooms, and private offices.



Figure 3.10.050(1). Pedestrian Ways

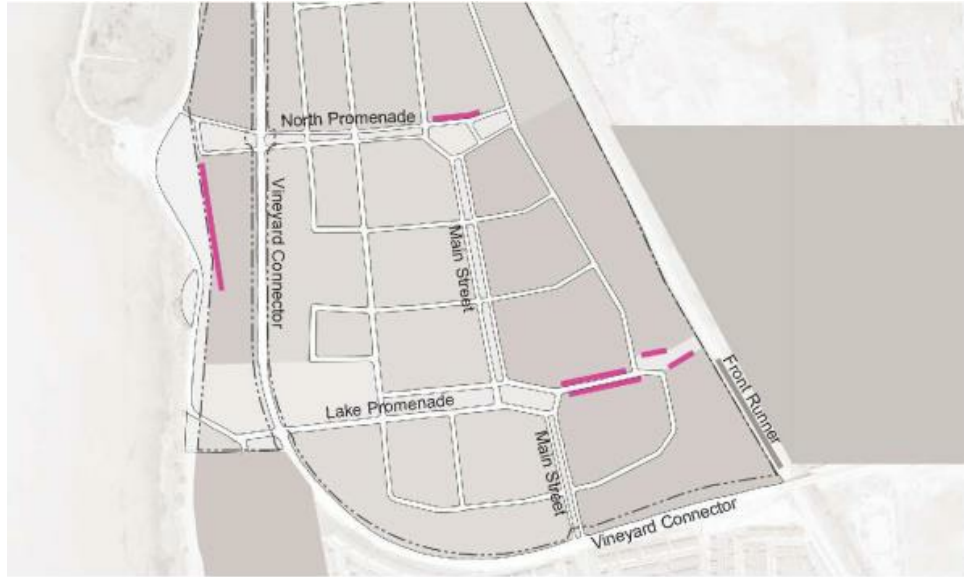


Figure 3.10.050(2). Required Ground Floor Residential

SECTION 5: AMENDMENT “3.12.010 General Requirements” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.12.010 General Requirements

1. **Intent.** Open space is an essential amenity in a walkable, urban setting. Within this district, the primary open spaces are the Lake Promenade, the North Promenade, and Geneva Park. Landscaping, lighting, and public access are essential to enhance and beautify the corridor.
2. **General Requirements.** 20% of the total project area is required as open space, calculated collectively across the Downtown, inclusive of the Promenades, Main Street, Landscaped Median, Rail Trail Corridor, and Geneva Park. All open spaces shall meet the following requirements:
 - a. A minimum of one of the Open Space Types defined by 3.12.020 through 3.12.050 must be located within 1,000 feet of every residential unit.
 - b. Fencing. Open Space Types may incorporate fencing as part of the development plan for those areas as approved through the site plan process. The North Promenade, Lake Promenade, and Geneva Park may incorporate fencing provided that the following requirements are met. ~~may incorporate fencing provided that the following requirements are met.~~
 - i. Height. Side and rear fencing shall be a maximum height of 60" unless approved by the City Planner for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, ball courts, etc.
 - ii. Level of Opacity. Fence opacity shall be no greater than 60%.
 - iii. Type. Chain-link fencing is not permitted along any street with the exception of dedicated sports fields, court fencing, or dog park fencing approved by the City Planner. Vinyl fencing is not permitted.
 - iv. Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 150' or 1/3rd the length of the open space, whichever is greater.

- c. Ownership. Open Space Types may either be publicly or privately owned.
 - d. Vineyard Heritage. The city will incorporate heritage-based elements within the design of Downtown open space areas. These elements may include but are not limited to heritage markers, placements of historic artifacts, and consistently themed amenities such as park benches, trash cans, and street lights.
 - e. Continuity. Connections to existing or planned trails or open-space types shall be made when the open space abuts, such as the Lake Front Trail, Promenade, etc.
 - f. The applicant or developer shall be responsible to complete all public/private open space and residential amenities required prior to certificate of occupancy of all associated site plan buildings. The City may elect to utilize funds from the Redevelopment Agency generated by this project area to bring all improvements to completion. The Planning Commission is responsible for the approval of all open space areas through the site plan process.
3. **Definition of Requirements.** The following further explains or defines the requirements included in Tables from 3.12.020(1) through 3.12.050(1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.
- a. Size.
 - i. Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - ii. Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 3.12.020(1).
 - iii. Maximum Impervious and Semi-Pervious Surface Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.
4. **Stormwater in Open Space Types.** Stormwater management practices, such as storage and detention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels. Underground detention may be approved by the City Engineer.
5. **Design Based Open Space Reductions.** Bonuses in the form of open space reductions may be awarded, as follows:
- a. The City Planner may grant a reduction of the open space requirement of up to 5% of the total on-site open space required for improvements that meet the City Park Improvement Standards which includes elements such as:
 - i. Bicycle repair stations
 - ii. Public art
 - iii. Seating and furnishings
 - iv. Electric vehicle charging
 - v. Transit Shelter enhancements
 - vi. Pavilions, trails, and landscaping
 - vii. Playgrounds and splash-pads
6. **In Lieu Substitutions for Open Space Requirements.**
- a. Intent. The City finds that in certain circumstances, land in other locations may be substituted for on-site open space requirements where it is advantageous to create important and critical open space areas such as the Promenade within Downtown Vineyard .
 - b. Applicability. “In-lieu substitution” or “in lieu of open space substitutions” are encouraged for the benefit of the Downtown by application to the City

Planner under the following circumstances:

- i. In-lieu substitutions of land intended to fulfill the requirements for open space may be allowed when it is factually established, by a qualified land appraiser, that the substituted land is at least equal to or greater than the value of land compared with the development property as if developed fully as proposed. The City may determine to approve the land area to be appraised both from the original site and the proposed substituted site prior to the appraisal. The appraiser will be selected by and contract with the City. The fees for the appraisals will be reimbursed to the City at cost by the developer. New appraisals may not be required if recent information or appraisals are readily available.
 - ii. Any land which has been dedicated, set-aside, platted, or otherwise approved as open space may not be substituted or used for any purpose other than those allowed in this Chapter.
- c. Types of Open Space Substitutions Available: The following options are available to developers to propose to the City for in lieu substitutions for open space requirements:
- i. Cash in lieu: The City may, at its sole discretion, accept cash in lieu of open space requirements where such funds can be more effectively used to acquire land at a more appropriate or significant location consistent with the Downtown Vineyard Vision, as described in this ordinance. Cash-in-lieu payments shall not be accepted until a qualified appraisal, authorized by the City and at the cost of the applicant, identifying the value of the original land for which the in-lieu substitution is proposed, based on the use that will be permitted if the open space requirement is removed, and for which cash in-lieu shall be offered. The City shall be obligated to use in-lieu funds within the Downtown for uses identified in this Chapter, and shall diligently pursue purchase of the land for this purpose to prevent erosion of purchasing power.
 - ii. Land in lieu: The City may, at its sole discretion, accept land in lieu of open space requirements under the following conditions:
 - (1) The proposed land to be substituted is consistent with the Downtown Vineyard plan map identifying substitute sites for open space;
 - (2) Other land is acceptable to and approved by the City as open space in a location determined by the City to be a substitute site;
- d. In lieu substitution applications shall first be reviewed by the City Planner as a part of the initial application. Approval of the in-lieu substitution shall be obtained from the City Council before final Site Plan or issuance of a building permit, whichever occurs first.

SECTION 6: **AMENDMENT** “3.12.020 Lake Promenade” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

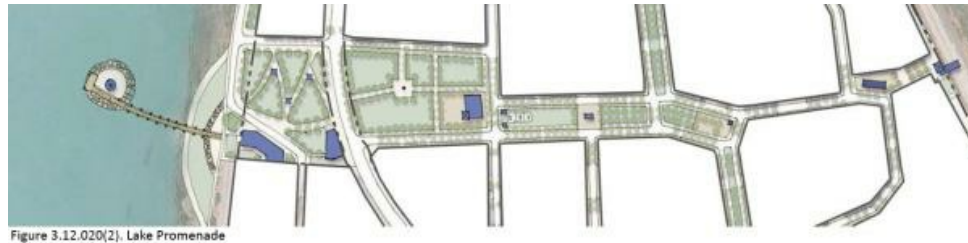
3.12.020 Lake Promenade

1. **Intent.** To complete the Lake Promenade as the premier open space for the Downtown. The Promenade includes a series of diverse and unique spaces and experiences. Each space

supports a different collection of activities, from passive recreation like walking and relaxing, to active recreation like biking and basketball, and programmed activities like markets and festivals.

- a. Additional improvements may be installed in the Lake Promenade and become credited to the open space requirement as approved by the City Planner.

Figure: 3.12.020(2) Lake Promenade



2. Block Descriptions (east to west)

- a. Block 1 - closest to the Station; this block provides a point of arrival at the inter-modal hub, with active uses along its edges and a market hall. The space is designed as a paved, shared-space plaza, which seamlessly transitions to the Shared Street.

- b. Block 2 - between the station and the Traffic Square, Shared Street is a tight corridor promoting shopping and dining in a narrow "main street" condition unique to the region. Shared Street is a shared space street where pedestrian activity rules the entire streetscape and vehicles are accommodated at very low speeds.
- c. Block 3 - at the intersection of Main Street and the Promenade, a Traffic-Square creates a gathering space for events like skating and holiday festivals, flanked by civic buildings and the tallest buildings in the Downtown. The Traffic-Square distributes car traffic at slow speeds, but its primary function is as an urban heart of the Downtown.



Figure 3.12.020(3). Lake Promenade View from Block 3 towards the Lake

- d. Block 4 - between the Traffic Square and Civic Square, this linear green-way, Central Promenade, provides a treed space ideal for walking, as well as art festivals and farmer's

markets.

- e. Block 5 - between the Central Promenade and Vineyard Connector is a large civic square, which can accommodate important civic buildings like a library. The square is formal, with expanses of grass to relax or play on and ample benches along the square's walkways. The Space is ideal for festivals and movies in the park.
- f. Block 6 - between Vineyard Connector and the lake, a gently sloping green provides stormwater management and a meandering path to the lake. The southern edge is lined with civic buildings like the city hall.

Table: 3.12.020(1) Lake Promenade Requirements		
(1) Dimensions		
	Minimum Size (acres)	12 acres minimum total
	Maximum Size (acres)	None
	Minimum Dimension (feet)	60' at Market Street and the Transit Plaza, 200' elsewhere
	Minimum Access/Exposure	Public 100% of total length
	Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Improvements		
	Playgrounds Permitted	Permitted, conditional on safety review
	Restrooms	Permitted, conditional on safety review
	Aquatic Facility	Permitted, conditional on safety review and site plan approval
	Impervious/Semi-Pervious Surface	Varies by block
	Pathway	Varies by block
	Lighting	Required, Fixtures to be dark sky compliant, warm light, and closely spaced to reduce the intensity of each luminaire
	Trees	1 per 4,000 square feet
	Landscaping	Varies by block
	Bicycle facilities	Permitted
	Seating	Permitted
	Furnishing	Permitted

g.

SECTION 7: AMENDMENT “3.12.030 Plazas” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

AMENDMENT

3.12.030 Plazas

1. **Intent.** To provide small-scale outdoor space for civic, social, and commercial purposes. The space may also include pedestrian - and building-access routes. Uses may include meeting, relaxing, performances, outdoor dining, festivals, and food vending, and may allow for casual workspaces, transit stations, bike facilities, and similar active uses.

A Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers, stamped and colored concrete, or other pervious pavers and include street furniture seating for at least four persons. Special features such as fountains, public art, game tables, accent lighting are encouraged.

Figure: 3.12.030(2) Typical Plaza Layout



Figure 3.12.030(2). Typical Plaza Layout

Table: 3.12.030(1) Plaza Requirements		
(1) Dimensions		
	Minimum Size (acres)	0.01
	Maximum Size (acres)	1.0
	Minimum Dimension (feet)	20' in one direction
	Minimum Access/Exposure	100% of total plaza length open to the street along a minimum of one side, except at the transit station
	Clear Zones	6' minimum pedestrian-clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels		
	Permitted Districts	All
	Frontage Orientation of Adjacent Parcels	Corner, Street, Plaza
(3) Improvements		
	Designated Sports Fields Permitted	Not permitted
	Playgrounds Permitted	Permitted
	Partially Enclosed Structures Permitted	Permitted to max of 20% of plaza space, spaces in excess require site plan approval
	Full Enclosed Structures Permitted	Permitted to max of 20% of plaza space or 30% combined with partially enclosed structures, whichever is less, spaces in excess require site plan approval
	Impervious/Semi-Pervious Surface	90% maximum
	Lighting	Required; max 16' fixture height
	Seating	1 per 600 square feet
	Trees	1 per 2,500 square feet, excluding structures
	Landscaping	Principally hardscaped

SECTION 8: **AMENDMENT** “3.12.040 Pocket Park” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.12.040 Pocket Park

1. **Intent.** To provide an informal, small- to medium-scale outdoor space for active and passive recreation. Pocket Parks are encouraged in all districts. They may be privately owned and

access controlled. Activity areas may include small playgrounds, vegetable gardens, barbecues, pavilions, and outdoor gathering areas.

Figure: 3.12.040(2) Examples of Measuring the Minimum Dimension of Open Space Types

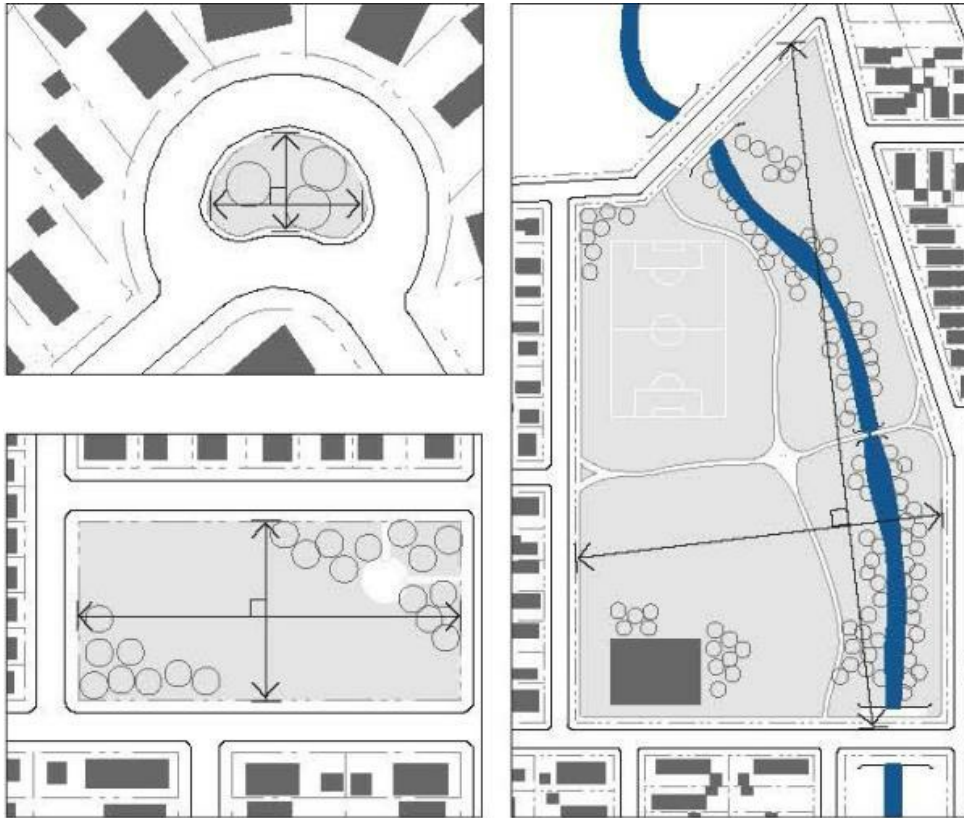


Figure 3.12.040(2). Example of Measuring the Minimum Dimensions of Open Space Types

Figure: 3.12.040(3) Typical Pocket Park Layout



Figure 3.12.040(3). Typical Pocket Park Layout

3.12.040(1) Pocket Park Requirements		
(1) Dimensions		
	Minimum Size (acres)	0.1
	Maximum Size (acres)	1.0
	Minimum Dimension (feet)	30' in one direction
	Minimum Access/Exposure	Minimum of 30' along a street
	Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising
(2) Adjacent Parcels		
	Permitted Districts	All
	Frontage Orientation of Adjacent Parcels	Front of Corner Side
(3) Improvements		
	Designated Sports Fields Permitted	Not permitted
	Playgrounds Permitted	Permitted
	<u>Partially Enclosed Structures Permitted</u>	<u>Permitted with site plan approval</u>
	Fully Enclosed Structures Permitted	Permitted for max of 10% of space, <u>spaces in excess require site plan approval</u>
	Impervious/Semi-Pervious Surface	30% + 10% maximum, <u>spaces in excess require site plan approval</u>
	Lighting	Required; max 16' fixture pole height; meet minimum illuminating Engineering Society safety standards
	Seating	1 per 900 square feet
	Trees	1 per 2,500 square feet
	Landscaping	50% live plant material in planter areas

SECTION 9: AMENDMENT “3.12.050 Commons Or Courtyard” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.12.050 Commons Or Courtyard

- 1. Intent.** To provide outdoor amenities and living space to property tenants. Amenities may include playgrounds, swimming pools, spa pools, rooftop gardens, tot lots, vegetable gardens, barbecues, pavilions, and outdoor gathering areas. Courtyards are typically internal to a development and may be privately owned and access controlled, but are encouraged to be located adjacent to and opening onto streets.

Figure: 3.12.050(2) Typical Commons



Figure 3.12.050(2). Typical Commons

Figure: 3.12.050(3) Typical Commons and Courtyards



Figure 3.12.050(3). Typical Commons and Courtyard

Table: 3.12.050(1) Commons for Courtyard Requirements		
(1) Dimensions		
	Minimum Size (acres)	0.1
	Maximum Size (acres)	1.0
	Minimum Dimension (feet)	45' in one direction
	Minimum Access/Exposure	No street frontage required. Two access points minimum; 20' minimum width each.
	Clear Zones	4' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising
(2) Adjacent Parcels		
	Permitted Districts	All
	Frontage Orientation of Adjacent Parcels	Corner side, side, or rear
(3) Improvements		
	Designated Sports Fields Permitted	Small scale permitted such as pickle ball, tennis, and basketball
	Playgrounds Permitted	Permitted
	Partially Enclosed Structures Permitted	Permitted to max of 10% of space, spaces in excess require site plan approval
	Fully Enclosed Structures Permitted	Permitted with site plan approval
	Impervious/Semi-Pervious Surface	30% + 10% maximum
	Lighting	Required; max 16' fixture pole height
	Seating	1 per 900 square feet
	Trees	1 per 2,500 square feet
	Landscaping	50% live plant material in planter areas

SECTION 10: **AMENDMENT** “3.14.010 General Requirements” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.14.010 General Requirements

1. **Intent.** The landscape standards outlined in this section are designed to meet the following set of goals:
 - a. To provide for a healthy green landscape and develop a street canopy.
 - b. To improve the appearance of streets and create a buffer between pedestrian

- and vehicular travel lanes.
 - c. To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
 - d. To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
 - e. To shade large expanses of pavement and reduce the urban heat-island effect.
 - f. To enhance the appearance and property values of the community, building sites, and the overall landscape.
2. **Applicability.** Landscaping, trees, and buffers shall be installed as detailed in the Landscape ordinance.
- a. The amount of on-site landscape square footage required (not including public right-of-way) is 50% of required open space. If the open space requirement is reduced through “In Lieu of Open Space” as shown in 3.12 Open Space, then the required landscape square footage is also reduced.
 - b. Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:
 - i. Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - ii. Points of Access. Buffering is not required at driveways or other points of access to a lot.
 - iii. DTS, DTMU, and LFC districts do not require any buffer other than parking lot buffers.
 - c. Streetscape. Landscaping along streets is required as outlined in 3.06 Street Types.
 - d. Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the City Planner. In the event that a parking lot is a temporary use, and such parking lot is anticipated to become developed as part of a future development phase, the Applicant or Developer shall not be required to submit a parking lot landscape plan that is in compliance with this section. For temporary parking lots, the Applicant or Developer shall submit a simplified, temporary landscaping plan showing proposed landscape locations and buffering for approval by the City Planner. If the temporary parking lot is not developed as a parking structure, buildings or open space within seven (7) years from the date of approval of the temporary parking lot, the property owner shall submit a new parking lot plan with a 25% increase of landscaping coverage as required by code.
 - e. Unless otherwise specified in this chapter, all requirements of the Vineyard Municipal Code and [Vineyard Tree and Landscape Manual](#) pertaining to landscape requirements shall apply.
 - f. Street Trees. Refer to 3.06 Street Types and the Vineyard Municipal Code, and [Vineyard Tree and Landscape Manual](#) for appropriate street-tree specifications.

SECTION 11: **AMENDMENT** “3.14.030 Street Trees And Streetscape Design” of the Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

A M E N D M E N T

3.14.030 Street Trees And Streetscape Design

1. **Intent.** To line all new streets with a consistent and appropriate planting of trees, pavement design, and identity to establish tree canopy for environmental benefit and a

sense of identity for all new streets.

2. **Streetscape Design Submittal.** A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:
 - a. Street Trees. Trees meeting the minimum requirements of Part 4, below, shall be included in the streetscape design, with details related to tree pits, and tree planting to meet the requirements of 3.14.020 Part 5 Tree Installations.
 - b. Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 3.06 Street Types).
 - c. Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to 3.06 Street Types).
 - d. Landscape Design. Ground-plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
 - e. Lighting. Pedestrian and vehicular lighting shall be specified and locations and quantities noted.
 - f. Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.
3. **Minimum Street Tree Requirements.** The following standards apply to the installation of street trees.
 - a. Exception. Street Trees are not required on Alleys or Pedestrian Streets (refer to 3.06 Street Types).
 - b. Clear Branch Height. Minimum clear branch height is 8' over sidewalk and 14' over roads. [Minimum clear branch height applies to trees not used for privacy screening adjacent to buildings.](#)
 - c. Street Tree Type. Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in the [Vineyard Tree and Landscape Manual](#).
 - d. Street Tree Spacing. Street trees shall be planted as follows.
 - i. Spacing.
 - (1) Large trees must be spaced a minimum of 30' and a maximum of 60' on center.
 - (2) Medium trees must be spaced a minimum of 20' and a maximum of 40' on center.
 - ii. Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than 9' with a sidewalk, Applicant shall work with the Parks Department to determine the appropriate tree species, placement, and spacing.
 - e. Tree Wells. Where the sidewalk extends from the back of curb to the property line, tree wells should be utilized.
 - i. For tree wells adjacent to sidewalks five feet wide or less, open soil is not permitted.
 - (1) The opening must be covered with a tree grate or pervious pavement, or other material which will support a pedestrian.
 - (2) The opening in a tree grate for the trunk must be expandable.
 - f. Street Tree Lists
 - i. Street trees are limited to the species specified in the [Vineyard Tree and Landscape Manual](#) or as approved by the Public Works Director.

SECTION 12: AMENDMENT “3.16.010 General Requirements” of the
Vineyard Special Purpose Zoning Districts is hereby *amended* as follows:

AMENDMENT

3.16.010 General Requirements

1. **Intent.** Parking requirements are established to accomplish the following:
 - a. Ensure an appropriate level of vehicle parking, loading, and storage to support parking within the Downtown and districts.
 - b. Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
 - c. Provide specifications for vehicular site access.
2. **Applicability.** This section shall apply to all new developments in any district.
 - a. **Damage or Destruction.** When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be re-established based on the requirements of this section.
 - b. **Site Plan Approval Required.** Parking quantities, design, and layout shall be approved through the development application process and meet the standards of Table 3.16.010(3).
3. **Dedicated Visitor Parking.** Developers shall clearly indicate the location of dedicated visitor parking through directional signage, marked stalls, or other means to be determined in site plan review. Where on-street parking is provided, visitor parking may be accommodated by on-street parking spaces. Where parking is shared between uses, visitor parking is considered to be accommodated by the shared parking lot or structure.
4. **Parking Spillover Management Plan.** If deemed necessary, the City Planner shall require a parking spillover management plan for peak demand periods.
5. **Vehicular On-Street Parking.** On-street parking, as permitted on designated street types, shall meet the following requirements:
 - i. Parallel parking is permitted on designated street types. Individual stalls shall not be striped, except where parking is metered by per-space meters; however, a single white line or change in material may be provided to indicate the parking line.
 - ii. **Vehicular Parking Space Dimensions.** The appropriate dimensions for on-street parking spaces are 22' by 7'.
 - iii. On-street parking located directly adjacent to the site's property lines may be counted toward meeting the development's parking requirement.

Table: 3.16.010(1) Eligible Parking Rate Reduction	
Amenity	Recommended Reduction (stalls/unit)
Unbundled Parking (100%)	0.1
Bike Lockers/Storage	0.05
Development Supplied Transit Passes	0.15
Senior Housing	0.5
Student Housing (< .25 miles from campus)	0.1
Project Controlled On-Street Parking	0.1
Building within 1/4 mile of UTA Station	0.5

6. **Stormwater Management in Parking Lots.** Incorporation of stormwater management best practices is required, such as incorporating drainage swales and slotted curbs in medians and within landscaped islands in parking lots. Final design

shall meet the requirements of the City Engineer.

7. **Lighting.** Parking lot lighting shall be confined to the lot. No poles shall be located closer than 10' to any street. All lighting shall use cutoff techniques to ensure dark skies intent.
8. **Shared Parking.** Shared parking lots or structures may provide parking for uses within 1000', where a joint parking agreement is established. The Shared lot or structure may adjust the number of spaces provided to account for time-based use efficiencies between two or more uses. Reductions are calculated by multiplying the minimum amount of parking normally required for each land use by the appropriate percentage as shown in the following parking credit schedule for each of the time periods shown (see *Table: 3.16.010(2) Eligible Parking Rate Reductions (shared parking)*). The number of parking spaces required is determined by totaling the resulting numbers in each column; the column total that generates the highest number of parking spaces then becomes the parking requirement.
Neighboring property owners may share parking spaces if:
 - a. a permanent cross-access easement or other recorded agreement is established;
 - b. pedestrian access between the properties can be gained without utilizing a major public or private street;
 - c. all of the parking must be located within a 1000' radius of the main entrance of the use requesting the additional parking.
 - d. the combined parking required for all properties can be met as outlined as established for shared parking lots or structures within this section.

Table: 3.16.010(2) Eligible Parking Rate Reductions (shared parking)						
	Weekday			Weekend		
Use	8am - 6pm	6pm - 12am	12am - 8am	8am - 6pm	6pm - 12am	12am - 8am
Residential	60%	100%	100%	80%	100%	100%
Lodging	70%	100%	100%	70%	100%	100%
Commercial						
Food and Beverage	70%	100%	10%	70%	100%	20%
Office Industrial	100%	20%	5%	5%	5%	5%
All others	90%	80%	5%	100%	70%	5%
Place of Assembly	40%	100%	10%	80%	100%	50%
Religious Institution	10%	60%	5%	100%	50%	5%

9. **Minimum Vehicular Parking.** Parking is required for each use as specified in Table 3.16.010(3). If requested by the developer or city, at the cost of the developer, a parking study shall be conducted upon issuance of occupancy of the following residential unit amounts: 500 residential units, 1,500 residential units, ~~and~~ 3,000 residential units, and 5,000 residential units. The parking study shall be completed by a qualified professional with demonstrated experience in conducting parking studies. Developer will propose three qualified consultants from which the city will select one to conduct the parking study. The results of the parking study will, at a minimum, analyze the appropriateness of the requirements imposed by Table 3.16.010(3) of this section. The purpose of the parking study is to assist the City Planner and City Engineer in determining if the numeric requirements listed in table 3.16.010(3) are sufficient. The findings from the study will modify the values in the table 3.16.010(3)

and will automatically be incorporated into this section and those values will govern the minimum required parking uses. The parking study shall be completed by a qualified professional with demonstrated experience in conducting parking studies. The City Planner and Engineer, after evaluating the study, may increase, reduce, or choose to make no changes to parking requirements.

Table: 3.16.010(3) Minimum Required Parking by Use and District					
Use	DTS	TDMU	Village General	Lakefront Commercial	Lakefront Residential
Residential	1 / bedroom*	1.5 / bedroom*	1 / bedroom*		1 / bedroom*
	0.25 / visitor spaces per unit	0.25 / visitor spaces per unit	0.25 / visitor spaces per unit	0.25 / visitor spaces per unit	0.25 / visitor spaces per unit
Student Housing	0.8 / occupant per unit	0.8 / occupant per unit	0.8 / occupant per unit	0.8 / occupant per unit	0.8 / occupant per unit
Lodging	1 / 1.5 rooms	1 / 1.5 rooms	1 / room	1 / room	1 / room
Commercial					
Food & Beverage	4 / 1,000 sq. ft.	5 / 1,000 sq. ft.	5 / 1,000 sq. ft.	5 / 1,000 sq. ft.	8 / 1,000 sq. ft.
Office	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.
All Others	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.	2 / 1,000 sq. ft.
Place of Assembly	1 / 8 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats
Religious Institution	1 / 4 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats

* Maximum requirement of 2 spaces per unit, except student housing

10. **Bike Parking.** Bike Parking is required for each use as specified in Table 3.16.010(4)

Table: 3.16.010(4) Bike Parking Requirements	
Use	Bicycle Rack Spaces
Multi-Family	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per Zoning Administrator

11. **Off street Parking Setbacks.** All parking lots shall have a minimum setback from the Vineyard Connector of 5'

PASSED AND ADOPTED BY THE VINEYARD COUNCIL

_____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	_____	_____
Tyce Flake	_____	_____	_____	_____
Amber Rasmussen	_____	_____	_____	_____
Mardi Sifuentes	_____	_____	_____	_____
Cristy Welsh	_____	_____	_____	_____
Presiding Officer			Attest	

Julie Fullmer, Mayor, Vineyard

Pamela Spencer, City Recorder, Vineyard

**MINUTES OF A REGULAR
CITY COUNCIL MEETING**

City Council Chambers
125 South Main Street, Vineyard, Utah
October 12, 2022, at 6:00 PM

Present

Mayor Julie Fullmer
Councilmember Tyce Flake
Councilmember Cristy Welsh
Councilmember Amber Rasmussen

Absent

Councilmember Mardi Sifuentes

Staff present: City Manager Ezra Nair, Finance Director David Mortensen, City Attorney Jayme Blakesley, Public Works Director Naseem Ghandour, Staff Engineer Emily Dicaldo, Interim Chief Building Official Cris Johnson, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, City Planners Briam Amya Perez, and Cache Hancey, Water Manager Sullivan Love, City Recorder Pamela Spencer, Planning Commission Chair Bryce Brady

Others speaking: Mike Olsen with Home Center Construction; Eileen Miller with Utah Valley Homebuilders Association; Karoline Pershell with SRT Labs; Residents Kriste Peterson, Matthew Pederson, and Christian Haroldsen

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

 Mayor Fullmer opened the meeting at 6:00 PM. Councilmember Welsh led the Pledge of Allegiance and gave the invocation.

2. WORK SESSION

2.1 Homestead Development Agreement Amendment

Community Development Director Morgan Brim will lead a discussion about amending the Homestead Development Agreement.

 Mayor Fullmer turned the time over to Community Development Director Morgan Brim. Mr. Brim gave a brief overview of the recommended amendments to the development agreement. He then turned the time over Mike Olsen with Home Center Construction.

 Mr. Olsen reviewed Home Center Construction's plans for live/work units. There was a discussion about subleasing the units and the overall development. Eileen Miller with Utah Valley Homebuilders Association asked if these units would be in a Homeowner's Association (HOA). Mr. Olsen replied that it would. The discussion continued.

2.2 Smart City Software Presentation

Karoline Pershell from SRT Labs will present on smart cities software and a proposal for a system review for Vineyard City.

 Mayor Fullmer turned the time over to Karoline Pershell. Mr. Nair explained that staff had been working with SRT Labs for a smart cities proposal to take Vineyard to the next level.

 Ms. Pershell explained that SRT Labs was a software and engineering company that worked with smart building, smart campus, and smart city spaces. They worked with cities to help determine the infrastructure needs for data and automations. She reviewed the infrastructure in cities and the technical layer of infrastructure. She reviewed the proposal for Vineyard.

 Councilmember Flake asked what role security played in this program. Ms. Pershell replied that they worked closely with security protocols. There was a discussion about who controlled the data.

 Mayor Fullmer asked about the next steps in the proposal. Ms. Pershell replied that they would support the city's research and determine the best options.

 Mayor Fullmer asked for further questions from the council.

 Councilmember Flake said that he was looking at computer infrastructure like they looked at the in-the-ground infrastructure. If it would decomplexify the process then it would be worth the money.

 Councilmember Welsh stated that she was excited about how they could implement this with city services. She asked how they would address concerns with people not wanting things tracked. Mayor Fullmer suggested that they would be installed in utilities they felt were appropriate. Councilmember Welsh asked if they would be putting hardware onto individual's homes. Ms. Pershell replied that HB 242 was for secondary water. She thought that Vineyards meters were already at the level to for data collection. Councilmember Flake expressed concern with the state legislature wanting more control over using finite resources.

 Mayor Fullmer said that she liked this concept to help build the technological infrastructure for the downtown and have the systems connect.

3. PUBLIC COMMENTS

 Mayor Fullmer called for public comments.

 Resident Kriste Peterson living in the Parkside subdivision expressed concerns about the Central Corridor Master Plan including the wetlands, the pavilions that would be installed without any access to them, and general safety in that area. She also expressed concerns with ponds being installed in or near parks. There was a brief discussion about Ms. Peterson's concerns with the wetland portion of the project.

 Resident Matthew Pederson, living in the Lakefront subdivision, expressed concern that there were no sidewalks on the north side of the Vineyard Connector between the overpass and

97 Mill Road. There was a brief discussion about who owned the property and the overall master
98 plan.
99

100  Mayor Fullmer called for additional comments
101

102  Resident Christian Haroldsen, living in the Cottonwoods subdivision, expressed concern
103 with the online survey for the Central Corridor Master Plan. There was a discussion about the
104 survey. Councilmember Welsh recommended that residents email her if they had additional
105 comments on the plan. The discussion continued.
106

107  Mayor Fullmer called for further comments. Hearing none, she closed the public comments
108 session.
109
110

111 **4. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS**

112  Councilmember Rasmussen reported that she had attended the 1st International Academic
113 Conference on the Sustainable Development Goals “Why it Matters” at Utah Valley University,
114 sponsored by the United Nations. She also reported that had met with the Utah Division of State
115 History. They were taking five (5) years to develop the state’s history and create a history
116 museum.
117

118  Councilmember Welsh reminded everyone to take the Central Corridor Master Plan survey.
119 She reported that the Youth Council needed more youth volunteers ages 12 to 18 and that their
120 next meeting would be held on Monday October 17 from 6:00 – 7:00 pm in the City Council
121 chambers.
122
123

124 **5. STAFF, COMMISSION, AND COMMITTEE REPORTS**

125 **5.1**  City Manager Ezra Nair reported that the Boo-A-Palooza would be held on October
126 18 at 5:30 pm, weather permitting. He reported that they had hired a Planning
127 Technician. He reported that in concurrence with SB 110, staff would be working to add
128 water conservation recommendations to the General Plan. He added that staff had
129 submitted a grant application for the rail spur removal.
130

131 **5.2** Planning Commission Chair Bryce Brady had no new items to report.
132
133

134 **6. CONSENT ITEMS**

135 **6.1** [Approval of the September 28, 2022, City Council Meeting Minutes](#)

136 **6.2** [Approval of Geneva Retail Frontage Subdivision Final Plat “C”](#)

137 **6.3** [Approval of Roads and Lift Station 2 Dedication from Anderson Geneva, LLC.](#)
138 [\(Resolution 2022-46\)](#)
139

140  Mayor Fullmer called for a motion.
141

142  **Motion:** COUNCILMEMBER FLAKE MOVED APPROVE THE CONSENT ITEMS AS
143 LISTED, 6.1 - 6.3. COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL
144 WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN,
145 AND WELSH VOTED YES. COUNCILMEMBER SIFUENTES WAS ABSENT. THE
146 MOTION CARRIED WITH ONE ABSENT.

147 **7. APPOINTMENTS**

148 No names were submitted.

151 **8. PRESENTATIONS/RECOGNITIONS/AWARDS**

152 No items were submitted.

155 **9. BUSINESS ITEMS**

156 **9.1 DISCUSSION AND ACTION – SRT Labs Letter of Intent**

157 City Manager Ezra Nair is requesting approval and authorization to sign a letter of intent
158 for a systems audit by Service Robotics and Technologies (SRT) Labs.



160 Mayor Fullmer turned the time over to City Manager Ezra Nair.



162 Mr. Nair explained that approval would give him authorization to sign a letter of intent for
163 the systems audit discussed during the work session. He noted that the initial cost would be
164 \$40,000.



166 Mayor Fullmer called for questions.



168 Councilmember Rasmussen asked for clarification on what the city would get for the
169 \$40,000. Mr. Nair replied that this would review the current infrastructure and determine which
170 software and hardware they could buy to install on some of the infrastructure. He felt that this
171 would be a good time to do the project because there were grants that they could apply for such
172 as a grant for the hardware. He mentioned that the \$40,000 would come from the Capital Projects
173 budget.



175 Mayor Fullmer called for questions from the council. She asked Mr. Nair what the timeline
176 was for the project. Mr. Nair replied that it would take approximately three (3) months. There
177 was a discussion about the process.



179 **Motion:** COUNCILMEMBER FLAKE MOVED TO APPROVE AND AUTHORIZE THE
180 CITY MANAGER TO SIGN THE LETTER OF INTENT FOR A SYSTEMS AUDIT
181 PERFORMED BY SRT LABS. COUNCILMEMBER RASMUSSEN SECONDED THE
182 MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND
183 WELSH VOTED YES. COUNCILMEMBER SIFUENTES WAS ABSENT. THE MOTION
184 CARRIED WITH ONE ABSENT.

187 **10. CLOSED SESSION**



188 Mayor Fullmer called for a motion to go into a closed session.



190 **Motion:** COUNCILMEMBER FLAKE MOVED TO GO INTO A CLOSED SESSION IN
191 THE CITY COUNCIL CHAMBERS IMMEDIATELY FOLLOWING THE CITY COUNCIL
192 MEETING TO DISCUSS PENDING OR REASONABLE IMMINENT LITIGATION.
193 COUNCILMEMBER WELSH SECONDED THE MOTION. ROLL CALL WENT AS
194 FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND
195 WELSH VOTED YES. COUNCILMEMBER SIFUENTES WAS ABSENT. THE MOTION
196 CARRIED WITH ONE ABSENT.

197 **11. ADJOURNMENT**

198  Mayor Fullmer called for a motion to adjourn the meeting.

199
200  **Motion:** COUNCILMEMBER WELSH MOVED TO ADJOURN THE MEETING AT 7:07
201 PM. COUNCILMEMBER RASMUSSEN SECONDED THE MOTION. MAYOR FULLMER,
202 COUNCILMEMBERS FLAKE, RASMUSSEN, WELSH VOTED YES. COUNCILMEMBER
203 SIFUENTES WAS ABSENT. THE MOTION CARRIED WITH ONE ABSENT.

204
205 **Motion to adjourn the closed session:** COUNCILMEMBER WELSH MOVED TO ADJOURN
206 THE CLOSED SESSION AT 8:01 PM. COUNCILMEMBER RASMUSSEN SECONDED
207 THE MOTION. MAYOR FULLMER, COUNCILMEMBERS FLAKE, RASMUSSEN, AND
208 WELSH VOTED YES. COUNCILMEMBER SIFUENTES WAS ABSENT. THE MOTION
209 CARRIED WITH ONE ABSENT.

210
211
212 **MINUTES APPROVED ON:** _____

213
214 **CERTIFIED CORRECT BY:** /s/ Pamela Spencer
215 PAMELA SPENCER, CITY RECORDER
216