

**NOTICE OF A WORK SESSION WITH STAFF,  
A PUBLIC HEARING AND A REGULAR MEETING  
OF THE VINEYARD TOWN COUNCIL  
February 10, 2016 at 6:00 PM**

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Public Notice is hereby given that the Vineyard Town Council will hold a Work Session with Staff starting at 6:00 pm, Public Hearings and Regular Meeting starting at 7:00 pm, on Wednesday, February 10, 2016, in the Vineyard Town Hall; 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

**AGENDA**

**6:00 PM      WORK SESSION WITH STAFF**

**7:00 PM      REGULAR SESSION**

**1. CALL TO ORDER/PRAYER**

**2. CONSENT ITEMS:**

- a) Approval of January 13, 2016 Minutes
- b) Special Event Permit for the Groundbreaking Ceremony for Freedom Academy
- c) Approval of Final Plat 7C Tucker Row

**3. PLANNING COMMISSION UPDATE AND RECOMMENDATIONS TO THE COUNCIL:** Planning Commission Chair Wayne Holdaway

**4. STAFF REPORT**

- Public Works Director /Engineer– Don Overson
- Attorney – David Church
- Utah County Sheriff's Department – Deputy Collin Gordon
- Planner – Aric Jensen
- Finance Director – Jacob McHargue
- Town Clerk/Recorder – Pamela Spencer

**5. COUNCILMEMBERS' REPORTS**

**Nate Riley – Mayor Pro-tem – January - March**

**Julie Fullmer – Mayor Pro-tem – April - June**

**Dale Goodman – Mayor Pro-tem – July - September**

**Tyce Flake – Mayor Pro-tem – October - December**

## **6. MAYOR'S REPORT**

- North Pointe Solid Waste Special Service District - Board Member
- Mountainland Association of Governments
- Council of Governments
- Utah Lake Commission
- Economic Development Corporation Utah
- Meetings with Orem

## **7. OPEN SESSION: Citizens' Comments (Please see note below)**

(15 minutes)

## **8. BUSINESS ITEMS:**

### **8.1 PUBLIC HEARING – WatersEdge Zone Amendment (Ordinance 2016- )**

The Applicant from Flagship Homes is requesting an amendment to the WatersEdge Zone Plan to amend the existing fencing plan. The Mayor and Town Council will take appropriate action. (This item was continued from the January 13, 2016 Town Council meeting where they approved the senior housing overlay and sign plan).

### **8.2 DISCUSSION AND ACTION – WatersEdge 18-Acre Park**

(10 minutes)

Bronson Tatton with the WatersEdge development will present their proposal for the 18-acre park. The Mayor and Town Council will take appropriate action.

### **8.3 PUBLIC HEARING – Zoning Amendment (Ordinance 2016- )**

Cottonwood Partners and MIG have requested an amendment to the Vineyard Zoning Ordinance and Zoning Map for "The Forge" development. The Mayor and Town Council will take appropriate action. (this item was continued from the January 27, 2015 meeting)

### **8.4 DISCUSSION AND ACTION – Vineyard Town Code Amendment (Ordinance 2016- )**

(10 minutes)

Town Attorney David Church will present an Ordinance to change the Regular Town Council Meeting start time from 7:00 PM to 7:30 PM. The Mayor and Town Council will take appropriate action.

### **8.5 DISCUSSION – Open and Public Meetings Training**

Vineyard Attorney, David Church, will present annual training on Open and Public Meeting procedures and requirements. The Town Council as well as members of the Planning Commission will attend this training. This training is provided annually pursuant to Section 52-4-104 of the Utah State Code. (this item was postponed from the January 13, 2016 meeting).

## **9. ITEMS REQUESTED FOR NEXT AGENDA**

## **10. CLOSED SESSION**

The Mayor and Town Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of:



- (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
- (e) strategy sessions to discuss the sale of real property

## 11. ADJOURNMENT

This meeting may be held electronically to allow a councilmember to participate by teleconference.

Next regularly scheduled meeting is February 24, 2016

NOTE: “**Open Session**” is defined as time set aside for citizens to express their views. 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.

The Public is invited to participate in all Town Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Town Clerk at least 24 hours prior to the meeting by calling (801) 226-1929.

I the undersigned duly appointed Recorder for the Town of Vineyard, hereby certify that the foregoing notice and agenda was emailed to the Daily Herald, posted at the Vineyard Town Hall, the Vineyard Town website, the Utah Public Notice website, delivered electronically to Town staff and to each member of the Governing Body.

**AGENDA NOTICING COMPLETED ON:** February 9, 2016 at 5:30 PM

**CERTIFIED (NOTICED) BY:** /s/ Pamela Spencer

**P. SPENCER, TOWN CLERK/RECORDER**



## COMMUNITY DEVELOPMENT

**DATE:** February 10, 2016  
**FROM:** Aric Jensen; Town Planner  
**TO:** Town Council  
**ITEM:** "The Forge" Zone Map and Zone Text Amendment  
**ADDRESS:** Southwest corner Vineyard Connector and Geneva Road  
**APPLICANT:** Cottonwood Geneva LLC; John West and Jeff Gochmour

### BACKGROUND:

Jeff Gochmour, representing Cottonwood Geneva LLC, requests a zone map amendment and a zone text amendment for "The Forge", an urban style mixed use development located on approximately 45 acres on the southwest corner of Vineyard Connector and Geneva Road. The property is currently zoned RMU (Regional Mixed Use), which anticipates uses and development patterns similar to those proposed by the applicants; however, the proposed development contains some elements that either aren't anticipated in the RMU Zone, or that aren't permitted to the extent desired. As such, the applicants request that the Town adopt a new zone district that specifically addresses their proposal.

### ANALYSIS AND PROCEDURE:

At the previous meetings of the Council on January 13<sup>th</sup> and January 27<sup>th</sup>, 2016, the Council held a public hearing and received comments from Staff, members of the Planning Commission, the applicant, members of the public, and representatives from Anderson Development. The Council members also deliberated at length amongst themselves and requested that Staff and the applicant provide additional information for their consideration at a future meeting. Subsequent to the meeting, Staff met with the applicant and fielded additional requests for information from members of the Council. In brief, this our report:

Staff and the Planning Commission are of the opinion that the proposed development is in the best interest of the citizens of Vineyard for the following reasons:

1. The proposed text amendment does not allow uses different from the existing RMU Zoning designation; rather, it allows the applicant more flexibility to create a higher quality development than would have been allowed.
2. The subject property is part of the Town Redevelopment Area, and it is in the financial interest of the Town and its citizens that the highest property tax generating development be allowed on the property.
3. The subject property is "shovel ready", meaning the owner could commence construction as soon as he receives Town approval. This is important because the Town Center is at least 3-4 years away from being shovel ready, and so Vineyard will miss out on tens of millions of dollars of investment that will instead go to Orem, Provo, Pleasant Grove, and other communities for at least the next 4 years unless the project is permitted.

4. The proposed development will have little to no negative impact on the future Town Center; the more likely scenario is that it will bring future developers and tenants to the area and expose them to both this site and the Town Center, and will make both sites more successful. For example, there is a home builder whose business model is to develop properties adjacent to proposed Ivory Homes projects because it actually increases sales – much like fast food restaurants locating near each other in a high traffic location.
5. Restaurants require both evening AND lunch time patrons to be successful. The adjacent movie theaters and residential dwellings have the potential to bring in evening diners, but the Town lacks a professional office base to provide lunch time customers. The development of the subject property with professional office users is a crucial component to attracting restaurants on the theater property.
6. Under the current RMU zoning designation the applicant is entitled to build offices, commercial buildings, and related uses.
7. The proposed zone amendment would essentially allow the applicant to invest more into the property than currently permitted by the RMU Zone, which in turn would generate increased property taxes and RDA revenues.
8. The applicant is one of the premier professional office developers in the State of Utah. While there is always the possibility that the applicant could sell the property in the future, it would behoove the Council to do all in its power to encourage the current applicant to develop the property as proposed.

#### **RECOMMENDATION:**

After lengthy consideration, the Planning Commission voted to recommend approval of the proposed zone text and map amendment for “The Forge” with the following amendments:

1. In Section D.3. – Replace the first sentence with the following: “The quantity of residential uses approved or constructed shall never exceed one half of the quantity of non-residential uses approved or constructed, as measured in total floor area (square feet).
2. In section D.6. – Strike “decks” from the list of items that can overhang behind the setbacks. The Commission’s reasoning is that decks can accumulate, ice, snow, and other stored objects that have the potential of falling onto persons on the sidewalk or other pedestrian walkways.
3. In section D.9.2. – Replace the first sentence with the following language: “A minimum of twenty percent (20%) of the net site area of the development shall be set aside for open space, with the possibility of reducing it to not less than ten percent (10%) through open space enhancements.” The applicant originally proposed 10% total open space, but the Commission felt that was insufficient and so they proposed a standard similar to that in the Town Center zone. However, the Commission did not recommend specific language as to what constitutes “enhancements”. The applicant has prepared a series of proposed standards (attached) for the Council to consider.

4. In section D.10.2. – Add the following language: “All parking stalls associated with a land use, whether shared or individually reserved, shall be located on the same block as the use for which they are intended.” The Commission’s reasoning is that parking needs to be within a comfortable walking distance of the intended use, and the Commission and applicant agreed that within the same block is a reasonable metric.

**PROPOSED MOTION:**

I move that the Council **APPROVE** the proposed zone map and text amendment with the changes recommended by the Planning Commission (and with any modifications as determined at the meeting) with the following findings:

1. They meet the minimum requirements of Utah Code and Town Ordinances.
2. They represent sound planning and engineering precepts.
3. They further the health, safety, and welfare of the community.
4. They allow for increased investment within an existing Redevelopment Area
5. They have been requested by the property owners and developed in conjunction with their authorized agents.

**ATTACHMENTS:**

Aerial Photo

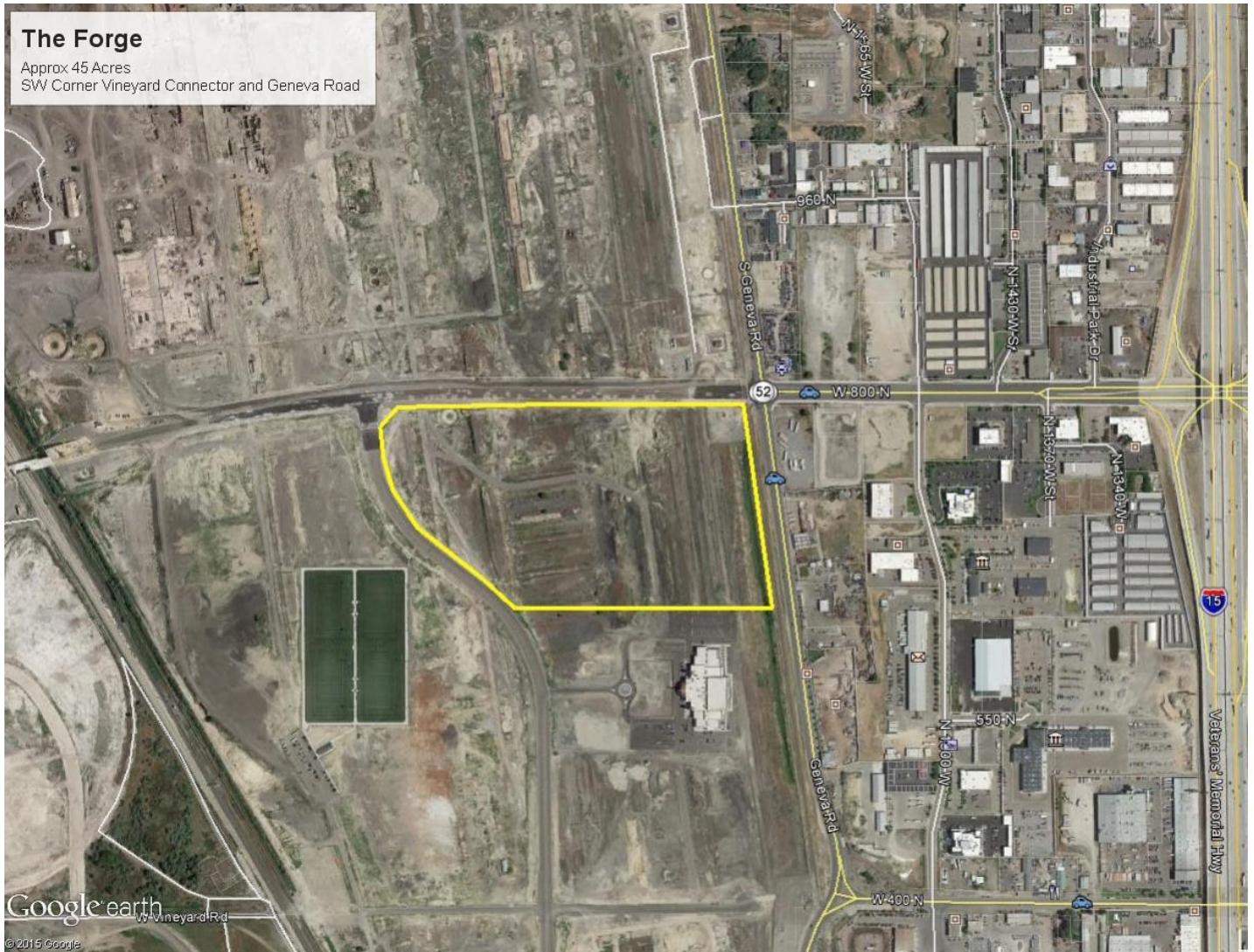
Email from Jeff Gouchnor

Proposed Open Space Standards

Application

Proposed Zoning Map and Zone Text Amendment Submittal (Electronic Copy Only)

## Aerial Photo and Map





November 20, 2015

Aric Jensen, Planning Director  
Town of Vineyard  
240 E. Gammon Road  
Vineyard, UT 84058

RE: Rezoning for The Forge at Geneva

Dear Aric,

Attached please find our application for a new **zone district** for The Forge at Geneva.

This package contains 3 parts:

A. A request for an amendment to the Vineyard Zoning Code to create The Forge District. Included, please find:

1. Application for Land Use Ordinance & Zoning District Amendment
2. Related Affidavits
3. Legal Description
4. Location map
5. Proposed text of The Forge Zone Description, including Design Guidelines
6. Illustrative Figures

B. Proposed concepts for the **Signage** element of The Forge District. The Signage element in the requested

C. For background and context we have included **oblique sketches and illustrative plan** for The Forge proposed development.

The Land Use Application Fee: \$500 (Land Use Ordinance & Zoning District Amendment) is forthcoming and will be provided to you with a hard copy of this application.

The proposed Forge District is very consistent with the Town Center District recently approved by the Town. To illustrate this, we have included in the submittal a table that compares the road standards for The Forge with those of the Town Center.

We look forward to your feedback at your earliest convenience.

Sincerely,  
MIG, Inc.

A handwritten signature in black ink that reads "Jeffrey T. Winston".

Jeffrey T. Winston, ASLA/APA  
Principal



# LAND USE ORDINANCE & ZONING DISTRICT AMENDMENT

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: JUNE 4, 2015

APPLICANT(S): COTTONWOOD GENEVA, LLC - JOHN L. WEST, JEFF GOCHNOUR

ADDRESS OF APPLICANT: 1389 CENTER DRIVE, SUITE 360, PARK CITY, UT 84098

BUSINESS PHONE #: 801-365-6210 CELL PHONE #: 801-231-4173

EMAIL ADDRESS: jwest@cottonwoodpartners.com  
jgochnour@cottonwoodpartners.com FAX NUMBER: 801-365-6201

CURRENT ZONING DISTRICT DESIGNATION: REGIONAL MIXED USE

NUMBER OF PROPOSED NEW LOTS: 1

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: A PORTION OF LOTS 1 & 2, GENEVA PARK EAST - PHASE I MEGAPLEX. 45.12 ACRES LOCATED SOUTH OF VINEYARD CONNECTOR, WEST OF GENEVA ROAD, EAST OF MILL ROAD AND NORTH OF THE MEGAPLEX SITE.

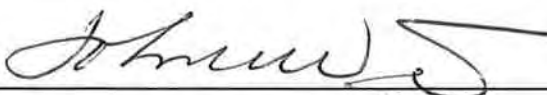
TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 45.12 ACRES

NAME OF PROPERTY OWNER(S): COTTONWOOD GENEVA, LLC.

## CHECK APPLICABLE PERMIT ATTACHMENT:

|                                     |                            |                          |                         |
|-------------------------------------|----------------------------|--------------------------|-------------------------|
| <input type="checkbox"/>            | CONDITIONAL USE PERMIT     | <input type="checkbox"/> | FINAL PLAT              |
| <input checked="" type="checkbox"/> | GENERAL MAP/PLAT AMENDMENT | <input type="checkbox"/> | LAND DISTURBANCE PERMIT |
| <input type="checkbox"/>            | MINOR PLAT AMENDMENT       | <input type="checkbox"/> | PERMITTED USE SITE PLAN |
| <input type="checkbox"/>            | PRELIMINARY SUBDIVISION    | <input type="checkbox"/> | ROAD CUT PERMIT         |
| <input type="checkbox"/>            | TEMPORARY USE PERMIT       | <input type="checkbox"/> | VARIANCE APPLICATION    |

SIGNATURE OF APPLICANT(S):



Applicant Signature

6 / 4 / 15  
Date

Co-Applicant Signature

Date

**OFFICE USE ONLY**

| <b>DATE RECEIVED</b>       |                    | <b>DATE OF APPROVALS</b> |              |
|----------------------------|--------------------|--------------------------|--------------|
| Initial Submittal          | Complete Submittal | Planning Commission      | Town Council |
| Type of Request            | Staff Comments:    |                          |              |
| <b>PAYMENT INFORMATION</b> |                    |                          |              |
| Amount Due                 | Date Paid          | Amount Paid              | Check #      |

**Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.**



**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH        }  
                              }ss  
COUNTY OF UTAH}

I, JOHN L. WEST ACTING FOR COTTONWOOD GENEVA, LLC, the undersigned and owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge I have received written instructions regarding the process for which I am applying, and the Vineyard Planning Staff have indicated they are available to assist me in making this application.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn before me, Layla Anthony, a Notary Public, on this 4th  
day of June, 2015.

[Signature]  
(Notary Public)

My commission expires: August 8, 2018



**AGENT AUTHORIZATION AFFIDAVIT**

I, JOHN L. WEST, ACTING FOR COTTONWOOD GENEVA, LLC., the undersigned and owner(s) of the real property described in the attached application, do authorize JEFF WINSTON OF MIG/WINSTON BOULDER, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 4th day of June, 2015, personally appeared before me John L. West, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]  
(Notary Public)

My commission expires: August 8, 2018



Revised: 5/28/2013

## **Land Use Ordinance or Zoning District Map Amendment Application Requirements**

- ☐ The Land Use Ordinance or Zoning District Map Amendment Application and Property Owner Affidavit shall provide all required information and be accompanied by payment of all application fees.
- ☐ Provide a map of the location of property showing all property boundaries on a minimum size of 8.5" x 11" sheet.
- ☐ Provide a legal description of the subject property.
- ☐ Show the location and dimensions of any structures on the subject property and on adjacent properties.
- ☐ Provide a written narrative describing how the proposed amendment will enhance the existing goals, objectives, and policies of the General Plan, including but not limited to: 1) the effect of the proposed amendment to advance the public health, welfare, and safety of residents of the Town, 2) the effect of the proposed amendment on the interests of Vineyard and its residents, 3) the compatibility of the proposed uses with nearby and adjoining properties, and 4) identify the community benefits of the proposed amendment.

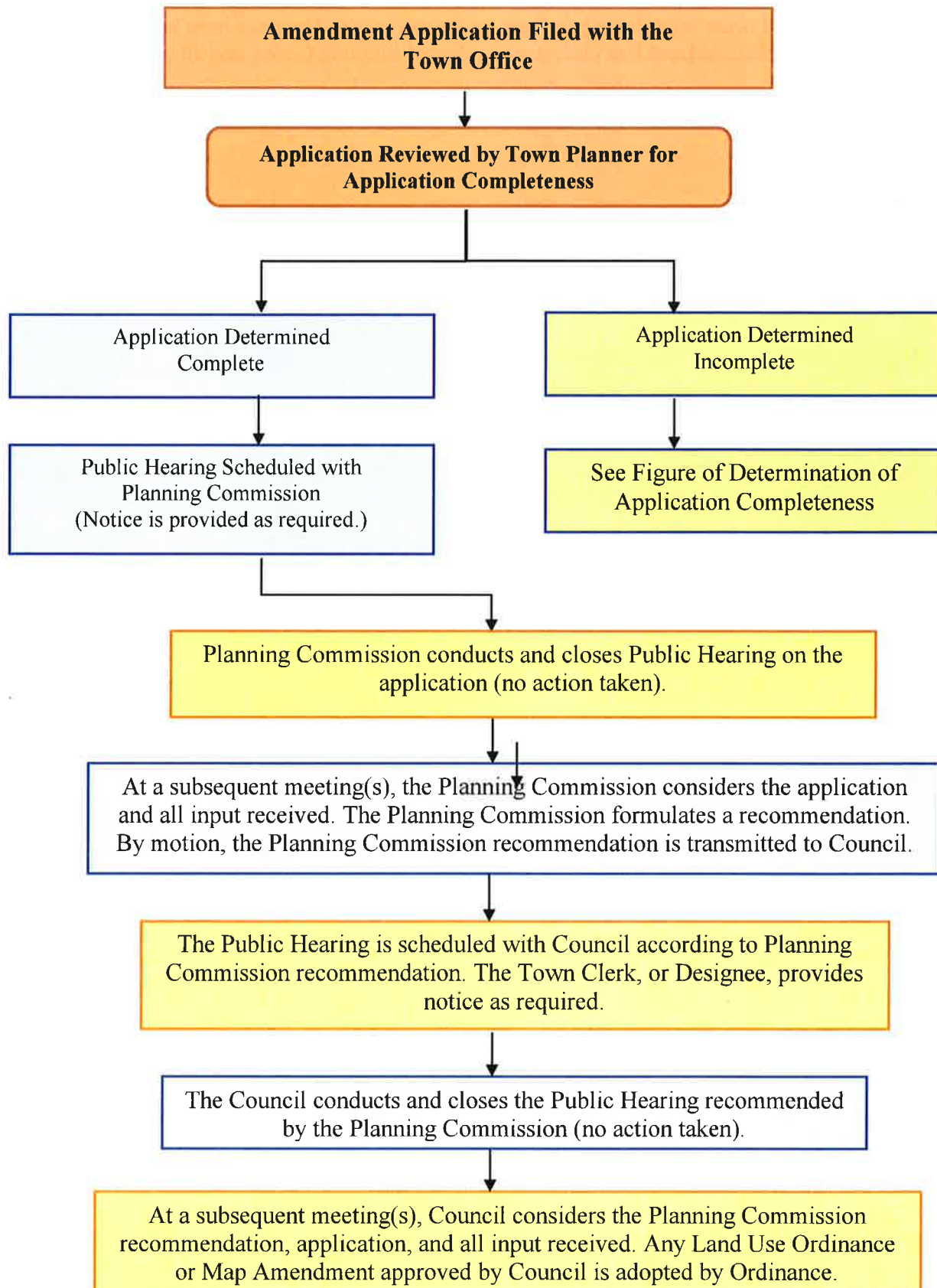
## **Procedures for Amending the Land Use Ordinance or Zoning Districts Map**

1. **Amendments to Vineyard Town Land Use Ordinance or Zoning Districts Map.** An Application for an amendment to the Land Use Ordinance or Zoning Districts Map shall be filed with the Town by presenting an application to the Town Planner.
2. **Determination of Application Completeness.** A Land Use Ordinance or Zoning Districts Map Amendment Application shall be reviewed and considered by the Town Planner for application completeness.
3. **Commission Public Hearing Required.** Prior to recommending the adoption, rejection or revision of any Land Use Ordinance or Zoning Districts Map Amendment Application, the Planning Commission shall hold a public hearing in accordance with the procedures in Chapter 9 of the Vineyard Town Zoning Ordinance and shall provide a minimum of ten (10) days' notice of such hearing.
4. **Commission Recommendation.** Following the close of the public hearing, and at a subsequent meeting(s), the Planning Commission shall formulate a recommendation on the Land Use Ordinance or Zoning Districts Map Amendment Application to Council.
5. **Commission Recommendation Transmitted to Council.** After the Planning Commission has considered the application and made its recommendation, the Planning Commission shall transmit to Council a copy of the Planning Commission's recommendation, the meeting minutes, and all other relevant materials of the proceedings before the Planning Commission. Following receipt of a copy of the Land Use Ordinance or Zoning Districts Map Amendment recommendation from the Planning Commission and all other materials, the Town Clerk/Designee shall schedule a Public Hearing with Council to consider the Planning Commission's recommendation of the Land Use Ordinance or Zoning Districts Map Amendment Application.
6. **Council Public Hearing Required.** The Council shall consider the Land Use Ordinance or Zoning Districts Map Amendment Application recommendation of the Planning Commission at a public hearing by providing a minimum of ten (10) days' notice for the required Council Public Hearing, as required by Chapter 9 of the Vineyard Town Zoning Ordinance.
7. **Council Action.** At a subsequent meeting(s) following the public hearing, the Council may: a) approve the Land Use Ordinance or Zoning Districts Map Amendment application, as presented, b) revise the proposed Land Use Ordinance or Zoning Districts Map Amendment application and approve the amendment, as revised, or c.) reject the proposed Land Use Ordinance or Zoning Districts Map Amendment application. If Council approves the proposed amendment as submitted, or as revised, then Council shall adopt the Land Use Ordinance or Zoning Districts Map Amendment by Ordinance.

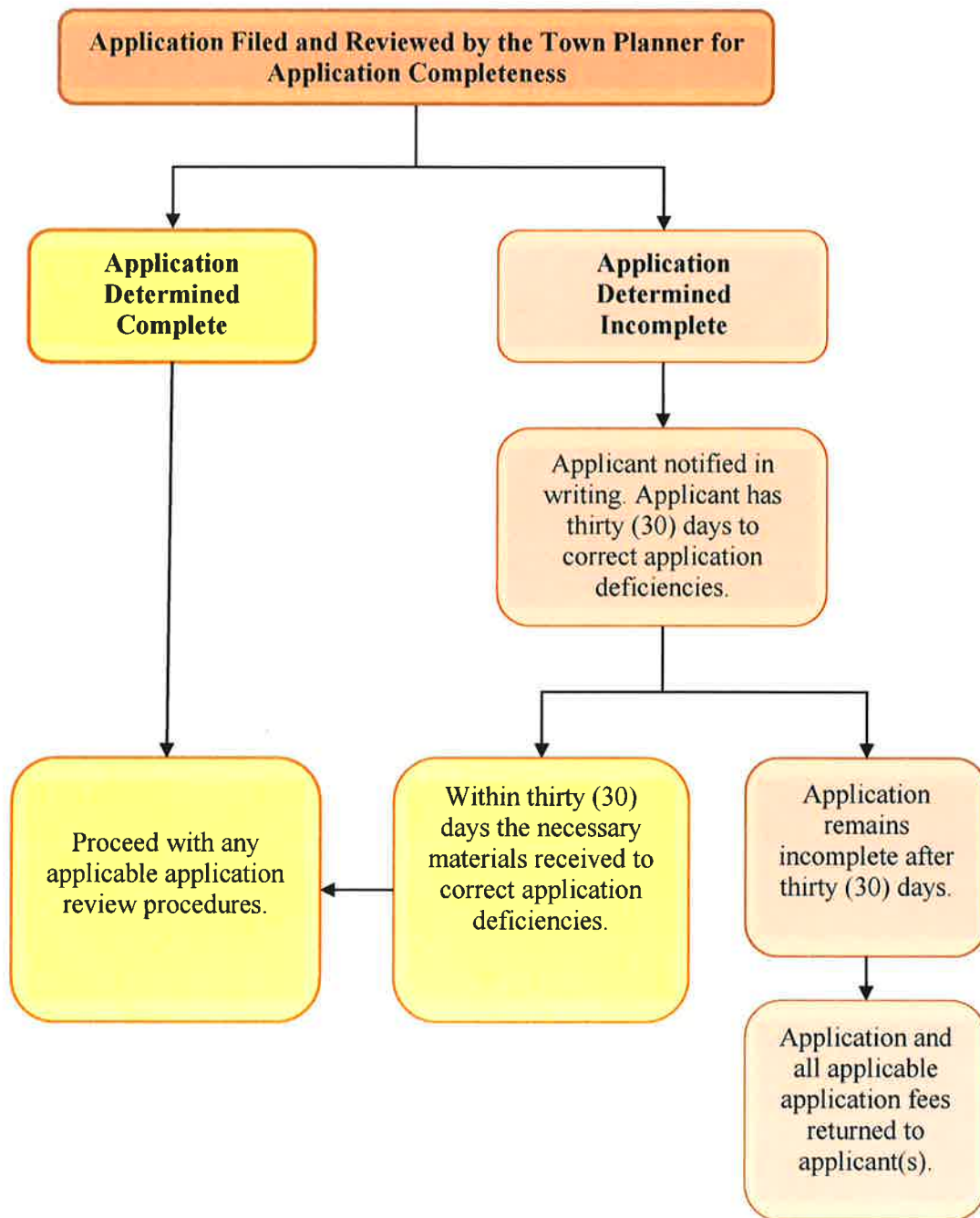
### **Effect of Land Use Ordinance or Zoning Districts Map Amendment**

The approval of a Land Use Ordinance or Zoning Districts Map Amendment application shall not authorize the development of land. If a Land Use Ordinance or Zoning Districts Map Amendment application is approved by Council, no development shall occur until the required approvals, permits and licenses have been issued by the Town, consistent with the applicable Land Use Ordinances, adopted Building Codes, and all other applicable Ordinances and requirements.

**Land Use Ordinance, Zoning Map, or Official Map  
Amendment Application Procedures**



**FIGURE 1**  
**DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES**



## Exhibit "A"

A portion of Lots 1 and 2, Geneva Park East - Phase One Megaplex, according to the official plat thereof as recorded in the office of the Utah County Recorder, more particularly described as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

Beginning at the Southeast Corner of said Section 8; thence North  $00^{\circ}47'32''$  West a distance of 1598.34 feet along the section line; thence West a distance of 204.63 feet to the real point of beginning; thence South  $08^{\circ}05'53''$  East a distance of 795.08 feet; thence South  $86^{\circ}38'21''$  West a distance of 36.41 feet to a point of curvature of a 1600.00-foot radius tangent curve to the right; thence Southwesterly along the arc of said curve a distance of 89.76 feet, said curve having a Central Angle of  $03^{\circ}12'51''$  and a chord that bears South  $88^{\circ}14'47''$  West a distance of 89.74 feet; thence South  $89^{\circ}51'16''$  West a distance of 126.74 feet; thence North a distance of 792.35 feet; thence South  $89^{\circ}59'58''$  West a distance of 1193.19 feet to a point of curvature of a 899.00-foot radius non-tangent curve to the left; thence Northwesterly along the arc of said curve a distance of 171.33 feet, said curve having a Central Angle of  $10^{\circ}55'09''$  and a chord that bears North  $46^{\circ}48'33''$  West a distance of 171.07 feet; thence North  $52^{\circ}16'08''$  West a distance of 320.41 feet to a point of curvature of a 801.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 516.45 feet, said curve having a Central Angle of  $36^{\circ}56'31''$  and a chord that bears North  $33^{\circ}47'52''$  West a distance of 507.55 feet to a point of curvature of a 87.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 34.73 feet, said curve having a Central Angle of  $22^{\circ}52'11''$  and a chord that bears North  $03^{\circ}53'31''$  West a distance of 34.50 feet; thence North  $07^{\circ}32'34''$  East a distance of 48.47 feet; thence North  $08^{\circ}00'00''$  West a distance of 120.28 feet; thence North  $35^{\circ}52'37''$  East a distance of 123.08 feet to a point of curvature of a 7928.00-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 147.28 feet, said curve having a Central Angle of  $01^{\circ}03'52''$  and a chord that bears North  $87^{\circ}15'29''$  East a distance of 147.28 feet to a point of curvature of a 7929.28-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 237.88 feet, said curve having a Central Angle of  $01^{\circ}43'08''$  and a chord that bears North  $88^{\circ}10'05''$  East a distance of 237.87 feet to a point of curvature of a 7930.00-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 134.12 feet, said curve having a Central Angle of  $00^{\circ}58'09''$  and a chord that bears North  $89^{\circ}59'38''$  East a distance of 134.12 feet; thence South  $89^{\circ}31'18''$  East a distance of 1268.07 feet; thence South  $08^{\circ}05'53''$  East a distance of 1050.79 feet to the point of beginning.

A Portion of Tax ID: 40-468-0001, 40-468-0002





## Vineyard

W Center St

Brigham Young University

### Links at Sleepy Ridge

**Powell Slough Waterfowl  
Management Area**

Riverside Country Club

Provo Municipal Airport 

### East Bay Golf Course

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# Section 741 The Forge Mixed Use District

## A. PURPOSE

The Forge Mixed Use ("MU") District is intended to encourage a mixture of commercial, office and residential uses within an urban neighborhood atmosphere. Development in the Forge MU District is intended to provide a pedestrian oriented, safe and attractive streetscape, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for urban and traditional design, pedestrian amenities and land use regulation.

## B. USES

Permitted uses in The Forge MU District shall be those specified in Table 32-3 "Table of Allowed Uses in Non-Residential Zoning Districts", as attached and amended.

## C. SITE PLANS AND BUILDING DESIGN

It is intended that development in The Forge MU District (Figure 1.1) will be subject to the following standards and regulations and Design Guidelines (Section E – Design Guidelines).

This will be accomplished by the following procedures:

**C.1. Individual Subdivision Plats and Site Plans.** A site plan for each parcel shall be submitted for review and approval by the Town of Vineyard in accordance with Chapter 14 – Permitted Uses. Individual site plans shall include a demonstration of how the proposed project will be consistent with the The Forge MU District and Design Guidelines, including the following:

- 1.1. The proposed architectural and site design concepts including style, colors, type of materials and placement of structures.
- 1.2. A description of the landscaping treatment, plant materials, fences, walls and other open space improvements.

### C.2. Amendments to the Master Development Plan

#### 2.1. Minor Amendments

**2.1.A.** Minor amendments are those that increase by ten percent (10%) or less any individual element shown in the Forge MU District to achieve a more suitable development plan.

**2.1.B.** Minor amendments do not allow an increase in the maximum building height or to the maximum residential intensity or non-residential intensity.

**2.1.C.** The Vineyard Town Planner shall be the approval authority for minor amendments.

## **2.2. Major Amendments**

**2.2.A.** Major amendments are those that increase the maximum allowable building height, maximum residential density, maximum non-residential intensity, and/or that exceed ten percent (10%) of an individual Forge MU District element.

**2.2.B.** Approval of any major amendments will require review approval of the Vineyard Town Council upon a recommendation from the Planning Commission following the process for zoning ordinance text amendments set forth in the Vineyard Town Zoning Ordinance.

## **D. DEVELOPMENT STANDARDS**

### **D.1. Project Characteristics**

The Forge MU District shall have the following characteristics:

- 1.1.** Multiple buildings, each of which may accommodate one or more uses;
- 1.2.** Buildings on the site are expected to be connected by internal streets and/or drives, and/or pedestrian connections and pathways; and,
- 1.3.** Public spaces, such as plazas, parks, squares or other types of gathering space.

### **D.2. Minimum Acreage**

The minimum acreage for application of The Forge MU District is 5 acres.

### **D.3. Residential Intensity**

The quantity of residential uses approved or constructed shall never exceed the quantity of non-residential uses approved or constructed, as measured in total floor area (square feet). Ancillary uses that directly support residential development are considered residential uses for calculation purposes. Ancillary uses that are shared between residential and non-residential uses shall be calculated proportionately.

### **D.4. Non-Residential Intensity**

There is no limit on the intensity of non-residential development as long as each development complies with the development standards of The Forge MU District, any other applicable Vineyard Town Ordinances and the requirements herein.

### **D.5. Building Height**

(see Section E – Design Guidelines)

## **D.6. Setbacks**

Minimum and maximum front or side setback requirements are specified in the Design Guidelines (Section E – Design Guidelines). Building components, such as awnings, signage or decks are permitted to encroach beyond the setback.

## **D.7. Compatibility Requirements**

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

## **D.8. Mixed Use Requirements**

**8.1.** Mixed use development is a development in which land uses are mixed vertically and/or horizontally (such as with existing or planned adjacent land uses) which promote easy access by pedestrians. The Forge MU District shall comply with the following standards:

**8.1.A.** Each development or project area shall connect to and be compatible with any adjacent development or project area.

**8.1.B.** Individual project areas shall provide a comprehensive pedestrian network of parks, plazas and other open space elements that connect uses. Open space areas and the paths that link them shall facilitate the integration of adjacent land uses on the site.

Specifically, onsite pedestrian connections shall be provided to and between the following points:

- The primary entrance or entrances to each building;
- Existing or planned transit stops, stations, and park-n-ride locations;
- On-site amenities; and
- Adjacent development.

## **D.9. Open Space**

The Forge MU District shall provide open space within the development as follows:

9.1. Plazas, parks, town squares, or other gathering spaces designed and located for substantial use. At least one gathering space should include a significant public amenity, such as water features and/or public art.

9.2. A minimum of ten percent (10%) of the net site area of the development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas, pedestrian ways, landscape areas, recreation areas, or other similar uses as approved by the Vineyard Town Planner.

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

#### D.10. Parking

10.1. Given the mixed-use nature of the Forge MU District and the desire to accommodate a range of uses in any building over time, off-street parking at the Forge MU District will be governed by the following requirements:

**Table 1.1 Minimum Parking Requirements**

| Use             | Minimum Parking Requirement                                               |
|-----------------|---------------------------------------------------------------------------|
| Non-residential | An average of 3 spaces per 1,000 square feet of gross building floor area |
| Residential     | An average of 1.5 spaces per dwelling unit                                |

10.2. Shared Parking: Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

10.2.A. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (except car share programs), by the appropriate percentage listed in Table 1.2, *Shared Parking Table*, for each of the designated time periods.

10.2.B. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Table 1.3, *Illustrative Shared Parking Credit Calculation*, provides an example of how to use Table 1.2, *Shared Parking Table* to calculate required parking.



| Table 1.2 - Shared Parking Table |                          |                       |                            |                       |                            |
|----------------------------------|--------------------------|-----------------------|----------------------------|-----------------------|----------------------------|
| Use                              | Weekday                  |                       |                            | Weekend               |                            |
|                                  | Night<br>(12 AM to 6 AM) | Day<br>(6 AM to 6 PM) | Evening<br>(6 PM to 12 AM) | Day<br>(6 AM to 6 PM) | Evening<br>(6 PM to 12 AM) |
| Residential                      | 100%                     | 60%                   | 90%                        | 80%                   | 90%                        |
| Office                           | 5%                       | 100%                  | 10%                        | 10%                   | 5%                         |
| Retail / Commercial              | 5%                       | 70%                   | 90%                        | 100%                  | 70%                        |
| Commercial Lodging               | 80%                      | 80%                   | 100%                       | 50%                   | 100%                       |
| Restaurant                       | 10%                      | 50%                   | 100%                       | 50%                   | 100%                       |
| Entertainment                    | 10%                      | 40%                   | 100%                       | 80%                   | 100%                       |
| All Others                       | 100%                     | 100%                  | 100%                       | 100%                  | 100%                       |

| Table 1.3 - Illustrative Shared Parking Credit Calculation                                                                                                                                                                                                                                                                                                             |                          |                        |                            |                       |                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------|----------------------------|-----------------------|----------------------------|
| <b>EXAMPLE:</b> A mixed-use building has 50 2-bedroom residences, 50,000 square feet of office space, and 50,000 square feet of retail space. Separately, these uses would require 450 parking spaces ((50 sp. x 2 sp. / unit) + (50,000 sf. x (1 sp. / 250 sf.)) + (50,000 sf. x (3 sp. / 1,000 sf.)) = 450). However, combined, they could share 350 parking spaces. |                          |                        |                            |                       |                            |
| Use                                                                                                                                                                                                                                                                                                                                                                    | Weekday                  |                        |                            | Weekend               |                            |
|                                                                                                                                                                                                                                                                                                                                                                        | Night<br>(12 AM to 6 AM) | Day<br>(6 AM to 6 PM)  | Evening<br>(6 PM to 12 AM) | Day<br>(6 AM to 6 PM) | Evening<br>(6 PM to 12 AM) |
| Residential<br>100 spaces                                                                                                                                                                                                                                                                                                                                              | 100% x 100<br>= 100      | 60% x 100<br>= 60      | 90% x 100<br>= 90          | 80% x 100<br>= 80     | 90% x 100<br>= 90          |
| Office<br>150 spaces                                                                                                                                                                                                                                                                                                                                                   | 5% x 150<br>= 8          | 100% x 150<br>= 150    | 10% x 150<br>= 15          | 10% x 150<br>= 15     | 5% x 150<br>= 8            |
| Retail / Commercial<br>200 spaces                                                                                                                                                                                                                                                                                                                                      | 5% x 200<br>= 10         | 70% x 200<br>= 140     | 90% x 200<br>= 180         | 100% x 200<br>= 200   | 70% x 200<br>= 140         |
| Commercial Lodging                                                                                                                                                                                                                                                                                                                                                     | 80% x 0 = 0              | 80% x 0 = 0            | 100% x 0 = 0               | 50% x 0 = 0           | 100% x 0 = 0               |
| Restaurant                                                                                                                                                                                                                                                                                                                                                             | 10% x 0 = 0              | 50% x 0 = 0            | 100% x 0 = 0               | 50% x 0 = 0           | 100% x 0 = 0               |
| Entertainment                                                                                                                                                                                                                                                                                                                                                          | 10% x 0 = 0              | 40% x 0 = 0            | 100% x 0 = 0               | 80% x 0 = 0           | 100% x 0 = 0               |
| All Others                                                                                                                                                                                                                                                                                                                                                             | 100% x 0 = 0             | 100% x 0 = 0           | 100% x 0 = 0               | 100% x 0 = 0          | 100% x 0 = 0               |
| <b>COLUMN TOTALS</b>                                                                                                                                                                                                                                                                                                                                                   | <b>118</b>               | <b>350<sup>1</sup></b> | <b>285</b>                 | <b>295</b>            | <b>238</b>                 |
| <b>TABLE NOTE:</b><br><sup>1</sup> The largest number, 350, is the number of parking spaces that are required. This example is a 22 percent reduction compared to individual calculations.                                                                                                                                                                             |                          |                        |                            |                       |                            |

Source: Centennial CO Land Development Code 12-5-29-06

**10.3. Conversion of Parking Lots to Structures:** It is anticipated that surface parking lots may be provided in the initial phases of development, in many cases to eventually be replaced by structured parking. No surface parking lot shall be constructed within fifty feet (50') of any street intersection, or between any building and street property line.

#### D.11. Landscaping

Each project shall be consistent with the Design Guidelines for The Forge MU District and the landscape provisions of the Town of Vineyard zoning ordinance.

## **E – DESIGN GUIDELINES**

The following Design Guidelines have been adopted for The Forge MU District. No project shall be approved until design and landscaping standards are submitted to and approved by the Vineyard Town Council per the process set forth in this Title.

### **E.1. Introduction**

The Forge MU District is approximately 45 acres located on the southwest corner of Vineyard Connector and Mill Road. The proposed project will consist of up to 1.8 million square feet of building space including retail, services, offices, medical, entertainment and hotels. It will also contain a range of residential uses in order to provide vitality day and night, and opportunities to live close to work and to accommodate the multiple housing needs of the region.

The Forge MU District is intended to complement the adjacent Megaplex commercial development and to jointly provide dining, entertainment and convenience for both workers, visitors, and residents.

The Forge MU District will be implemented over time by a variety of individual builders. The urban design framework for The Forge MU District will guide future development to ensure consistency and a high level of urban design quality (Figure 1.3 - Urban Design Framework). To be successful as a high energy, high density center, it will be important that fundamental principles of good urban design be followed in each project.

The following Design Guidelines are intended to foster a rich urban environment that will assure The Forge MU District retains a human scale through change, contrast, intricacy, color and materials. Block structure, building massing and architectural character will define a private realm that will shape public space, offer additional connectivity, frame views and celebrate key gathering places. The streets, plazas and parks of the public realm will foster lively pedestrian activity, support commercial vitality and facilitate community pride.

### **E.2. Design Intent**

The general, overall character of The Forge MU District should reflect the multi-layered history of the site (Figure 1.2 - Vision Mosaic). This character will bring about a familiar, traditional setting for users while allowing a diversity of building styles that is both timeless and contemporary.

### **E.3. Urban Design Framework**

The Urban Design Framework (Figure 1.3), is a summary of the key physical constraints and building placement objectives that are described in subsequent Figures.

## E.4 Block Structure

**4.1. Block Size:** Typical block size will not exceed 500' in length with the length of the block running along an east-west axis to ensure the maximum potential for south-facing facades (Figure 2.1 – Block Structure).

**4.2. Mid Block Alleys and Passages:** The walkability of a community is defined by how well the pedestrian network is connected. To ensure a high walkability for The Forge MU District, mid block alleys and passages are envisioned to break down block scale allowing for greater accessibility for both pedestrian and automobile circulation (Figure 2.2 – Pedestrian Circulation).

**4.3. Continuous Building Frontage:** A continuity of building frontage, not interrupted by parking lots or deep setbacks, encourages a more active involvement between building uses and pedestrians. Blocks B, C, E and F shall have continuous building frontage which will include not less than eighty percent (80%) of the block length or at least seventy-five percent (75%) of the total block perimeter of these blocks. (Figure 2.3 – Building Frontage and Build-to Zone).

**4.4. Ground Floor Building Setback:** The street frontage of all habitable buildings shall be built within the designated zero foot (0') minimum and ten foot (10') maximum front setback ("Build-to Zone") from the right of way to support a strong, continuous "street wall" to reinforce an urban form. Exceptions may be made for publicly accessible outdoor plazas. [Note: The maximum building setback may be increased along major streets such as Mill Road or Geneva Road to provide additional buffering of pedestrians from busy traffic.]

**4.4.A. Side and Rear Setbacks:** There shall be no minimum side setback requirement from property lines. Rear setbacks along alleys shall range from zero feet (0') adjacent to pedestrian ways to five feet (5') adjacent to travel lanes.

**4.4.B. Building Height and Stepbacks:** Buildings can range from a minimum of twenty feet (20') to a maximum of one hundred-twenty five feet (125') for flat roofs or one hundred forty feet (140') for pitched roofs. Any stories above the fourth story should stepback a minimum of ten feet (10') from the right of way line (Figure 2.4 – Building Stepback).

**4.5. Perceived Building Length:** Individual buildings along the street edge should not appear to exceed one hundred fifty feet (150'). If a longer building is necessary, its perceived length should incorporate stepback or material changes (Figure 2.5 – Maximum Building Length between Insets).

## E.5 Building Orientation and Climate Protection

**5.1. Energy and Climate Orientation:** Buildings are highly encouraged to include passive solar and passive wind strategies (Figure 3.1 – Building Design Maximizing Solar Access).

**5.2. Protective Porticos and Awnings:** Architectural elements that provide shade are encouraged to provide pedestrians a pathway that is enjoyable to use year round and foster walking and social interaction. The climate in Utah Valley is such that in the summer months shade is preferred, and in the winter months protection from snow is preferred. Awnings that extend over the public right of way require a revocable permit and shall have at least eight feet (8') clearance above the adjacent sidewalk at all points, and shall not extend more than six feet (6') into the public right-of-way..

## E.6. Ground Floor Activation

**6.1. Transparency:** The first floor elevation facing a street shall not have less than sixty percent (60%) transparent surfaces. All first floor glass will be non-reflective. Display windows that are three-dimensional and are at least 2 feet deep are permitted and may be counted toward the sixty percent (60%) transparency requirement. If the ground level of a building is occupied by residential uses, the sixty percent (60%) transparency requirement may be reduced to thirty-five percent (35%) (Figure 3.2 – Bottom Floor Glass Surface Transparency). Upper floors will maintain a minimum of thirty-five percent (35%) transparency.

**6.2. Entrances:** Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street.

**6.3. Wall planes:** The maximum length of any continuous ground floor wall surface, uninterrupted by a change in material, setback or protrusion, will be thirty feet (30').

**6.4. Screening:** All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that would be visible from the public right of way, shall be screened from public view, or enclosed as to appear to be an integral part of the architectural design of the building (Figure 3.3 – Roof Equipment Screening).

## E.7. Architectural Character and Materials

**7.1. Building Character Organization:** All buildings shall generally have a “**base, middle, and top**” character to avoid monotonous uniformity of single-material building walls. Differentiating buildings into these three components gives human scale and variety through change, contrast, and intricacy in facade form, color and/or material. Other scaling elements such as insets and projections are encouraged to break up flat or monotonous facades (Figure 4.1 – Base, Middle, and Top Building Character).

**7.2. Exterior Three-Dimensional Details:** Three-dimensional details are encouraged along the publicly-visible exterior of buildings, including:

**7.2.A.** Cornices, fascia, visible substantial window sills and headers, projecting bay windows, inset doors and windows and balconies (Figure 4.2 – Building Exterior 3D Details).

**7.2.B.** Recessed windows (all windows are encouraged to be recessed a minimum of three inches)

**7.3. Building Materials:** All materials shall be durable in nature and build on the multi layered history of the site. The following is a non-exhaustive list of materials that would meet this objective:

- Sandstone-based brick material - this is desired as a base material for the entire development and is of regional significance to the area;
- Brick with accent banding and symbols of various colors and patterns (Figure 4.3 – Brick Building with Accent Banding);
- Visible steel support such as I-beam columns and spandrels, steel cable or rod suspension, decorative steel railings (Figure 4.4 – Building with Visible Steel Support);
- Corrugated steel siding (Figure 4.5 – Building with Corrugated Steel Siding);
- Concrete foundations, columns, lintels, sills, loading docks (Figure 4.6 – Building with Concrete Loading Dock Frontage);
- Large expanses of multi-paned glass windows, glass block, large display windows, skylights, greenhouses (Figure 4.7 – Building with Multi-paned Glass Windows);
- Heavy wood timber columns and spandrel beams (Figure 4.8 – Building with Heavy Wood Timber Columns); and
- Wood, stone, corrugated metal, etc.



- Local materials are encouraged, whether as reclaimed materials from nearby projects or manufactured locally and support sustainable building practices.
- Other materials can be considered to minimize costs while achieving a similar aesthetic (e.g., concrete with an applied texture versus a brick wall) while out-of-character materials will be considered in special circumstances - such as iconic architecture - to bring additional variety and contemporary influences.

**7.4. Iconic Architectural Elements:** Selected use of iconic architectural elements is encouraged at key locations that serve as focal points for the district. Examples might include:

**7.4.A.** Tower buildings fronting open spaces, plazas, or other gathering spaces (Figure 4.9 – Iconic Tower Building with Park Space).

**7.4.B.** Architectural signage and marquees (Figure 4.10 – Iconic Marquee Sign).

**7.5. Gateway Buildings:** Buildings at major road intersections and gateways carry additional significance and should have the highest design quality.

**7.5.A.** These buildings should present front facades and entries to the public, and should incorporate visible public gathering spaces and provide the visual interest to frame the intersection.

**7.5.B.** Building corners fronting onto intersections should be defined with appropriate retail uses and architectural treatment. Gas station canopies, fast-food restaurants with drive-thrus and other services shall not be allowed in these locations.

## **E.8. Signage**

(RESERVED)

## **E.9. Lighting**

**9.1. Street Lights:** Consistent street light fixtures will be used throughout The Forge MU District for both automobile and pedestrian safety.

**9.2. Architectural Lighting:** Building illumination will be limited to:

- Highlighting of specific building features
- Building and ground floor business names
- Lighting of public walkways
- Lighting of architectural features above the ground floor

## E.10 Streets

### 10.1. Prototypical Sections and Plans:

10.1.A. Commercial Street (Figures 6.1 and 6.2)

10.1.B. Retail "Stroll Street" (Figures 6.3 and 6.4)

10.1.C. Frontage Street (Figure 6.5)

10.1.D. Alley (Figure 6.6)

**10.2. Roadways:** The portion of the right of way - from flow line to flow line - is envisioned to accommodate parallel and/or diagonal parking lanes on either side of the street adjacent to the outside edge of two travel lanes - one in each direction.

**10.3. Bulb-outs/Flush Curbs/Bollards:** These items help to facilitate pedestrian and automobile circulation through universal design, and are envisioned to occur in the parking lane at intersections and at mid-block crossings where strong desire lines occur (Figure 6.7).

**10.4. Crosswalks and Mid-Block Crossings:** On private streets, crosswalks will be ten feet (10') minimum in width and will occur no greater than three hundred (300') apart along any block. Crosswalks should include two directions at every corner (Figure 6.8). On public streets, crosswalks shall be located and constructed in accordance with adopted City Standards.

**10.5. Sidewalks:** Sidewalks serve multiple purposes within an urban environment and should incorporate different activities including seating, outdoor dining, lighting, trash and recycling receptacles, bus stops and shelters, newsstands, utility boxes and shade trees between pedestrian walkways and traffic. A minimum eight feet (8') ADA accessible, unobstructed pedestrian walkway is required.

**10.5.B. Pedestrian Zone** – Five feet to nine feet (5'-9') in width, this portion of the sidewalk occurs adjacent to the furniture zone and is intended to provide a comfortable clear path of travel for pedestrians.

**10.5.C. Activity Zone** – Four feet to seven feet (4'-7') in width, this portion of the sidewalk is adjacent to the building edge and is intended to provide an activity zone for commercial businesses to serve customers or show their wares on the street.

## **E.11. Interior Block Connections (Alleys)**

**11.1. Prototypical Alley Section:** Alley rights of way can range in width between thirty and forty feet (30'-40') feet (Figure 6.6).

**11.2. Multi-Purpose Connections:** Alleys are encouraged to provide necessary connections for service/delivery, fire protection and pedestrian access. Since alleys and interior connections are envisioned to accommodate off-street loading as well as serve as pedestrian connections the following includes preferred and minimum guidelines:

### **11.2.A. Preferred Guidelines**

- i. Roadway - Twenty-one foot (21') unobstructed automobile pathway (which combined with the adjacent rear-yard building setback provides twenty-six feet (26') clear for fire equipment).
- ii. Sidewalk – 10-16 feet wide, consisting generally of:
  - 1. Pedestrian Zone – Six to ten feet (6'-10') wide
  - 2. Furniture Zone – Four to six feet (4'-6') wide (for shade trees, benches, trash cans, lighting).

### **11.2.B. Minimum Guidelines**

- i. Roadway – Twenty one foot (21') unobstructed vehicular way
- ii. Sidewalk – Five foot (5') unobstructed pedestrian way

**11.2.C. Comparison of Road Standards:** Table 1.4 below illustrates how the road standards for The Forge MU District are consistent with those of the Vineyard Town Center.

**Table 1.4 Road Standards**

| Side Street Requirements (Vineyard Town Center) |                                                                                                                                                                                 | The Forge                                                                                                                                                                                                                          |
|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted Districts                             | All Districts                                                                                                                                                                   | All Districts                                                                                                                                                                                                                      |
| Permitted Adjacent Building Types               | See Building section                                                                                                                                                            | N/A                                                                                                                                                                                                                                |
| Typical Right-of-Way Width                      | 61' to 81'                                                                                                                                                                      | 70' to 75'                                                                                                                                                                                                                         |
| <b>Vehicular Realm</b>                          |                                                                                                                                                                                 |                                                                                                                                                                                                                                    |
| Travel Lanes                                    | 1 lane in each direction                                                                                                                                                        | 1 lane in each direction                                                                                                                                                                                                           |
| Lane Width                                      | 11' - 13'                                                                                                                                                                       | 11' - 13'                                                                                                                                                                                                                          |
| Allowable Turn Lanes                            | NA                                                                                                                                                                              | Yes on Retail "Stroll" Streets                                                                                                                                                                                                     |
| Parking Lanes                                   | Parallel required on both sides of street.                                                                                                                                      | Parallel required on both sides of the commercial streets<br>Diagonal allowed on one side with Parallel on the other side of retail streets                                                                                        |
| Pavement Width                                  | 18' - 22' on each side of centerline                                                                                                                                            | 18' - 20' on each side of centerline for commercial streets<br>18' - 20' on flush side, and 27' - 29' on podium side of Retail "Stroll" Streets                                                                                    |
| Bicycle Facilities                              | Shared Bike Lanes                                                                                                                                                               | Shared Bike Lanes                                                                                                                                                                                                                  |
| <b>Pedestrian Realm</b>                         |                                                                                                                                                                                 |                                                                                                                                                                                                                                    |
| Pedestrian Facilities                           | 6' - 10' Sidewalk (10' on Main Street)                                                                                                                                          | 17' Sidewalk on Commercial Streets<br><br>12'-16' Sidewalk on flush side, and 14' Sidewalk on podium side of Retail "Stroll" Streets                                                                                               |
| Street Buffer                                   | Park strip between sidewalk and protected bike lane varies depending on street tree size, 6' - 8' +. Allows for trees, bike racks, planter beds, street furnishings and lights. | Parking Lane, and Furniture Zone provide buffer between Pedestrian Zone and Travel Lanes on the Commercial Street<br>Diagonal Parking Lane, provides buffer between Pedestrian Zone and Travel Lanes on the Retail "Stroll" Street |

**11.3. Overhead and Underground ROW:** Developments that include interior alleys or service lanes - whether dedicated or privately owned with a public easement - may use the overhead and underground right-of-way of the new mid block street as part of their developable area, subject to design evaluation and approval of the final legislative authority.

**11.4. Service and Storage:** Consideration should be given to loading, delivery and transfer of merchandise, garbage collection, recycling, fire and utilities. Loading areas should be provided when appropriate. However, these functional needs should not compromise the visual character of the overall development or adjacent properties and will be subject to design evaluation and approval of the final legislative authority.

**11.5. Drive-thru Lanes:** Typical drive-thru lanes break up the continuity of block building facades and conflict with pedestrians. Drive-thru facilities at The Forge will be subject to careful design evaluation and approval of the final legislative authority. Any drive-thru lanes adjacent to roadways in The Forge are encouraged to be designed with one or more of the following conditions:

- Be limited to 3 bays or less
- Occur at the end of a block façade
- Be masked within a building form
- Feed into a single exit lane
- Be screened from view through a combination of low screen walls ("knee walls"), berming, and landscaping.

**11.6. Screening:** Screening techniques should be utilized throughout The Forge MU District for any activity or storage that should be kept from public view. This may include any combination of building design, landscaping and berming, and/or location and will be subject to design evaluation and approval of the final legislative authority. Typical areas that should require screening may include:

- Outdoor Storage
- Refuse Containers
- Surface Parking
- Loading Areas (adjacent to roadways)

**11.7. Enclosures:** Enclosures should be located to provide easy access for users, adequate space for servicing by refuse trucks, and visibility for safe vehicle circulation.

**11.7.A.** Enclosure materials and colors should be consistent with, and complementary to, building materials and finishes.

**11.7.B.** Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

## **E.12. Parking**

**12.1. On-Street Parking:** The Forge MU District will provide on-street parking along all streets:

**12.1.A.** Parallel parking will occur along all streets throughout the development.

**12.1.B.** Diagonal parking will be an optional element of the “Stroll Street” condition where elevated sidewalks atop podium parking (sub-grade parking facilities) may occur (Figures 6.3 and 6.4).

**12.2. Sub-grade Parking Facilities:** No special design and setback restrictions will apply to parking facilities built below grade.

**12.3. Parking Structures:** Parking structures are envisioned as the primary parking strategy for The Forge MU District and will meet the following conditions:

**12.3.A.** Unbundled parking will be provided as an option for development at the block level and will accommodate all potential uses

**12.3.B.** Structures, in general, will be located in block interiors behind principal buildings

**12.3.C.** Structures adjacent to street rights-of-way will maintain the continuity of the pedestrian experience along the ground level by providing either:

- i. Wrapped retail, offices and/or restaurants to maintain an active ground-floor edge;
- ii. Liner retail (e.g., shallow building that can house news stand, flower shop, small offices, etc.); or
- iii. Façade articulation or screening that masks the parking interior



Figure 1.1 - The Forge MU District Boundary Map





Figure 1.2 - Vision Mosaic

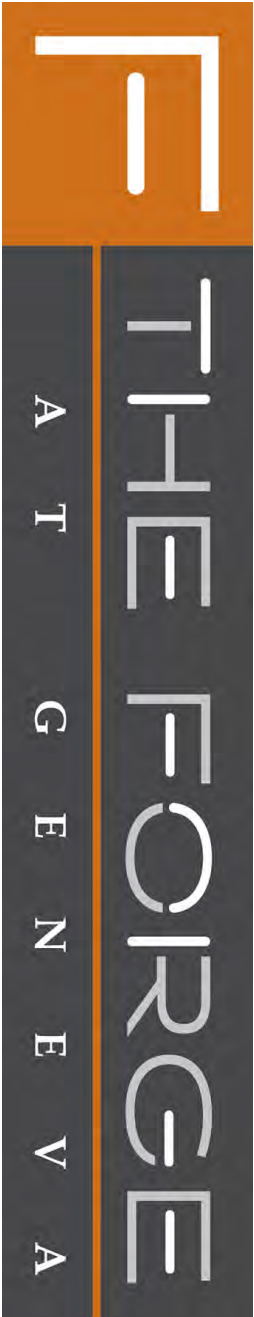




Figure 1.3 - Urban Design Framework

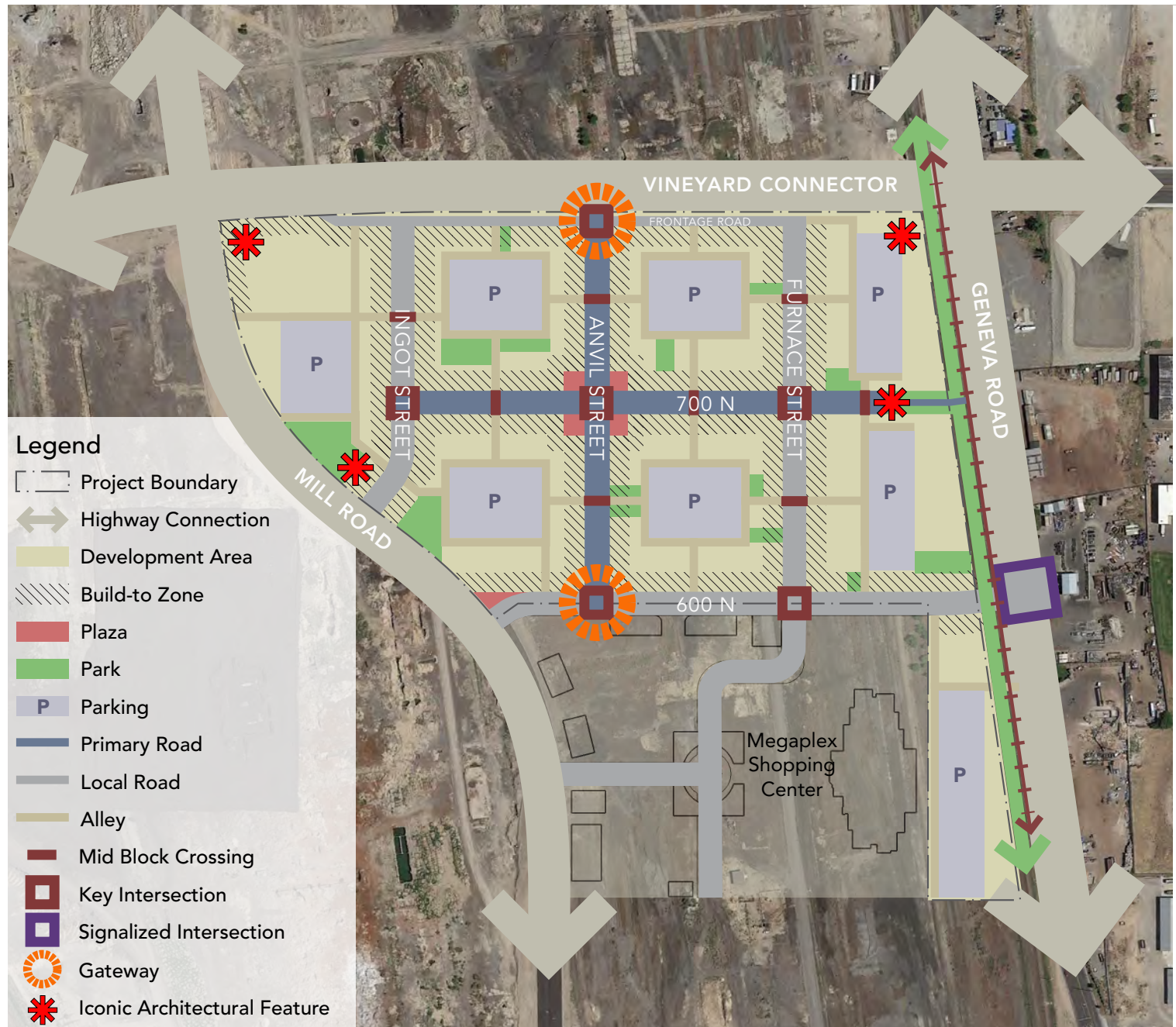


Figure 2.1 - Typical Block Structure





Figure 2.2 - Pedestrian Circulation



Figure 2.3 - Building Frontage and Build-to Zone



Figure 2.4 - Building Height Stepback

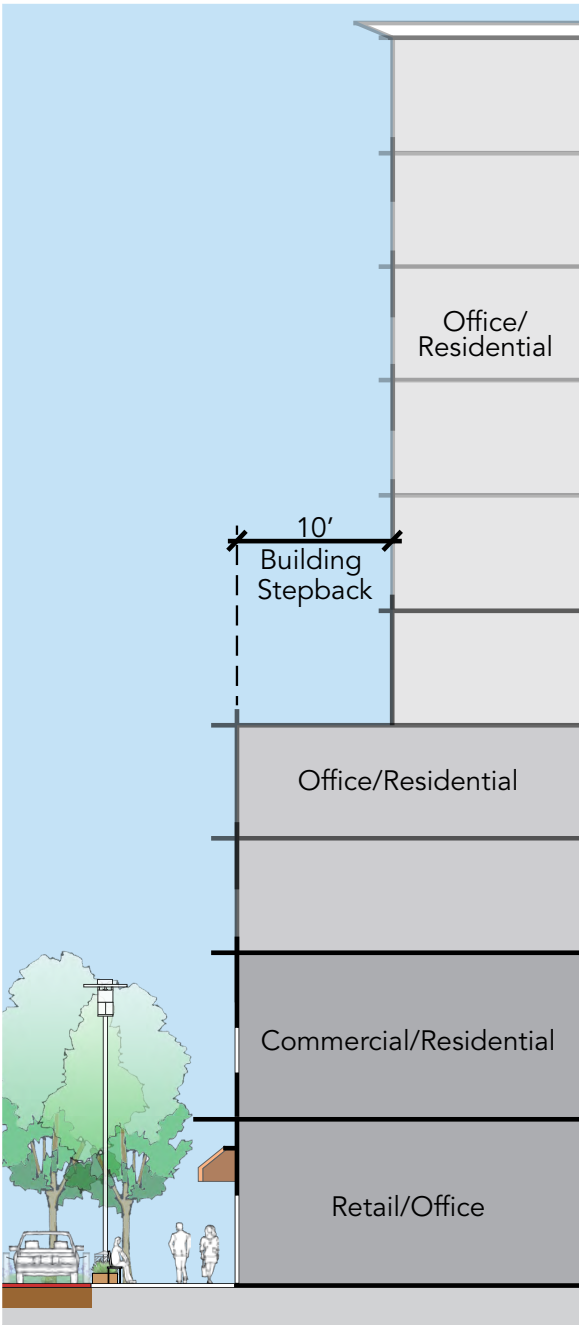




Figure 2.5 - Maximum Perceived Building Length

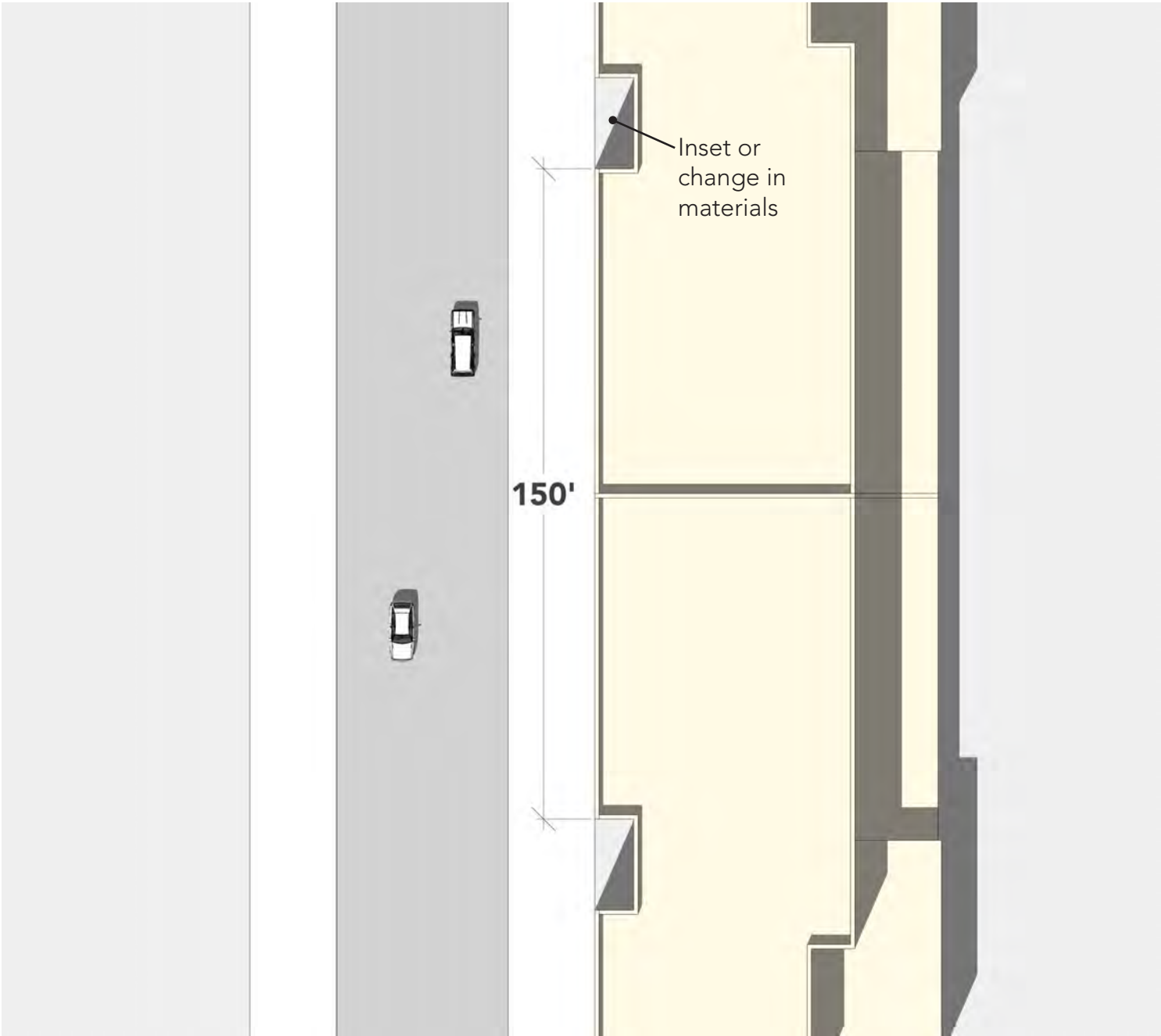


Figure 3.1 - Building Design Maximizing Solar Access

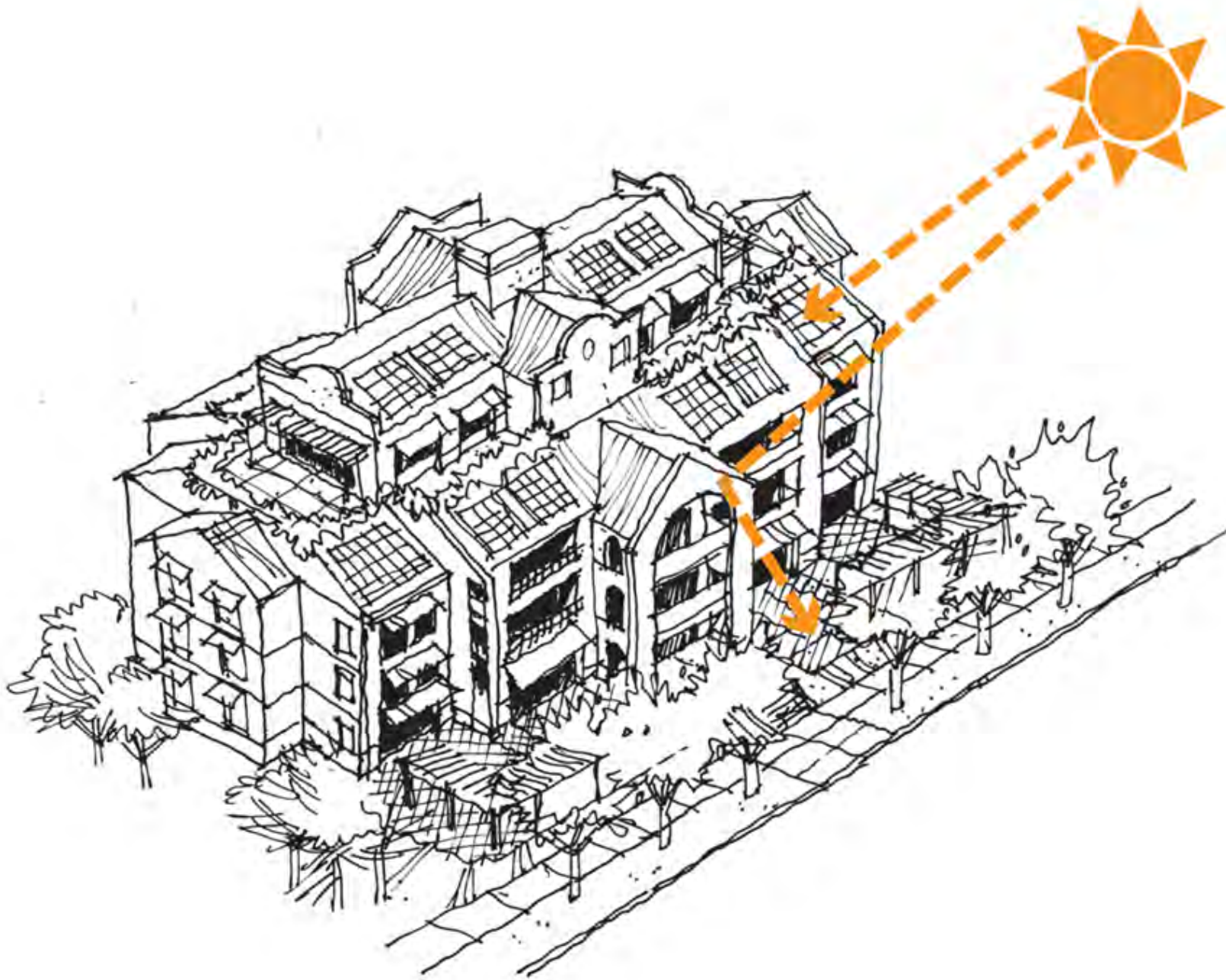




Figure 3.2 - Bottom Floor Glass Surface Transparency



Figure 3.3 - Roof Equipment Screening

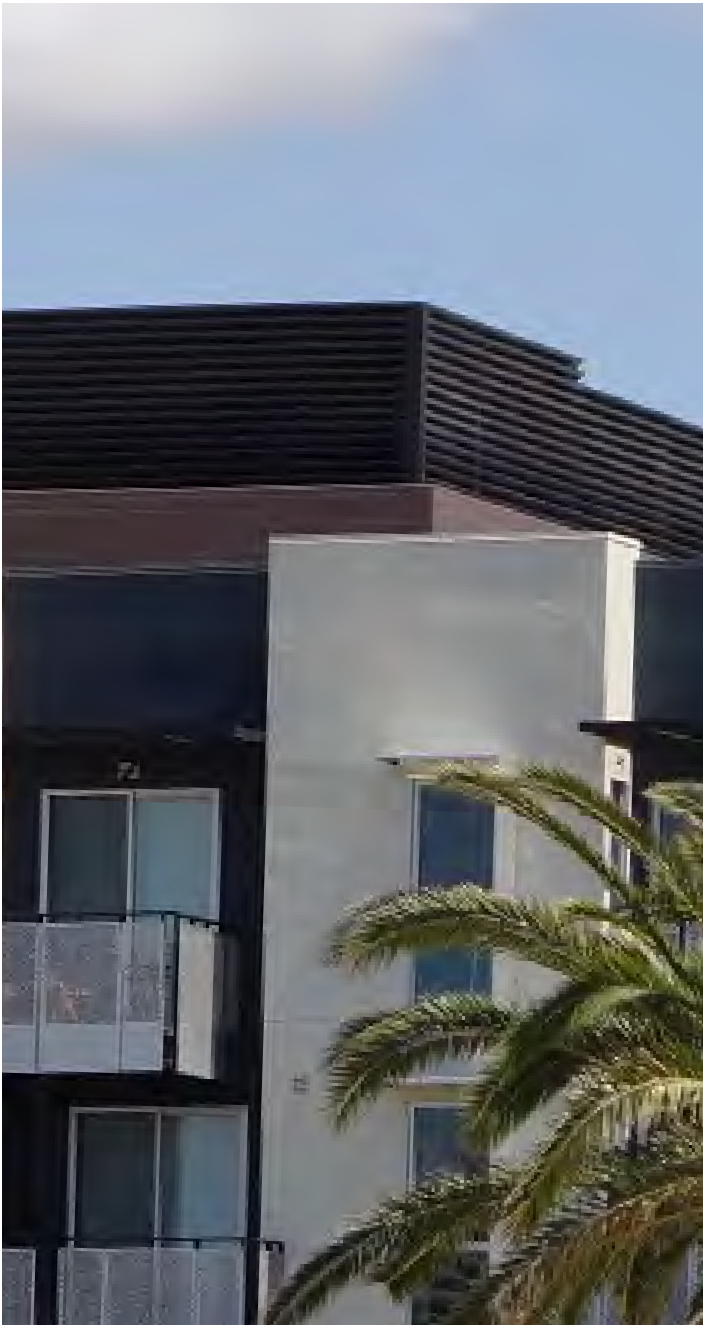




Figure 4.1 - Base, Middle and Top Building Character





Figure 4.2 - Building Exterior 3D Details

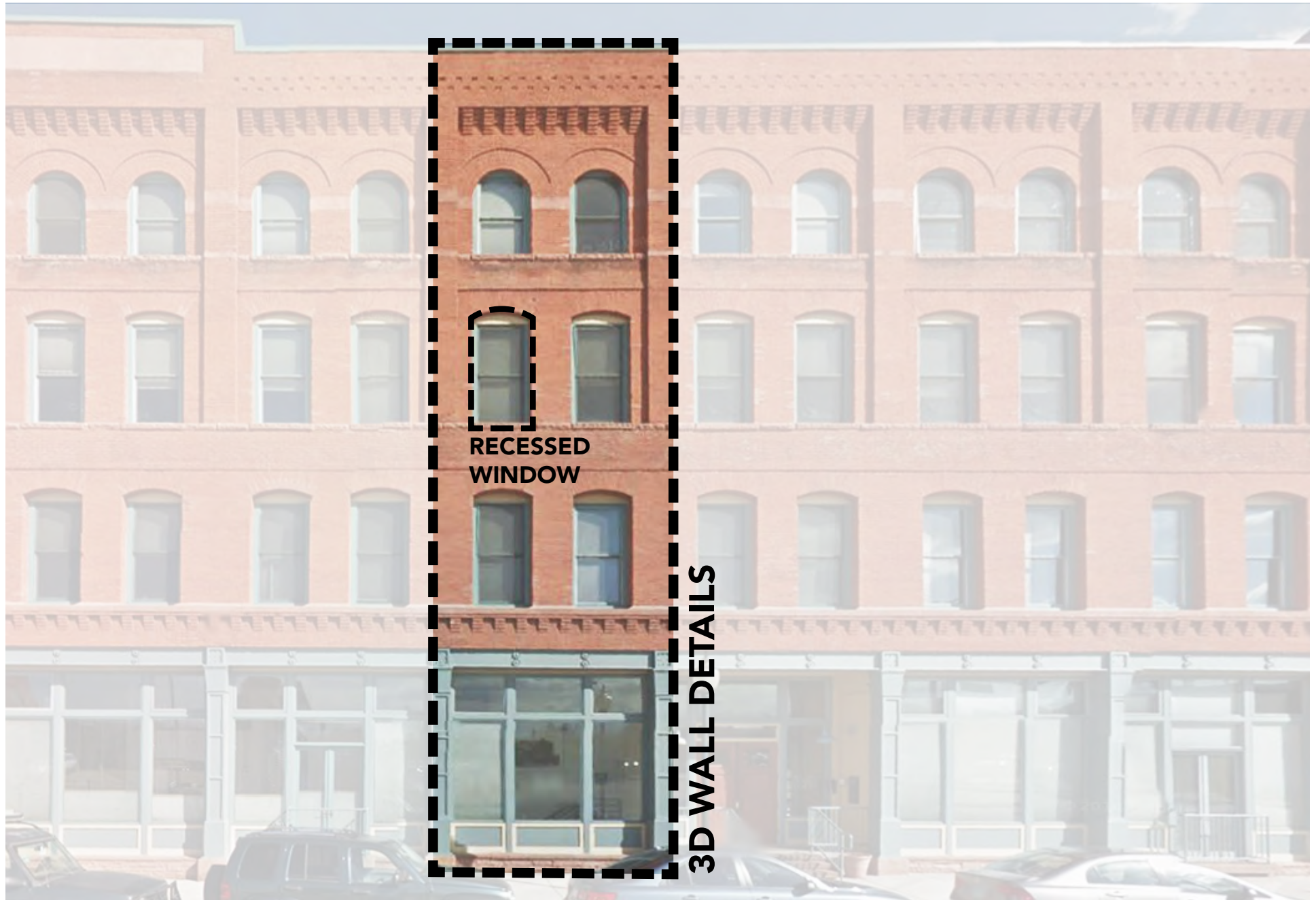




Figure 4.3 - Brick Building with Accent Banding





Figure 4.4 - Building with Visible Steel Support





Figure 4.5 - Building with Corrugated Steel Siding

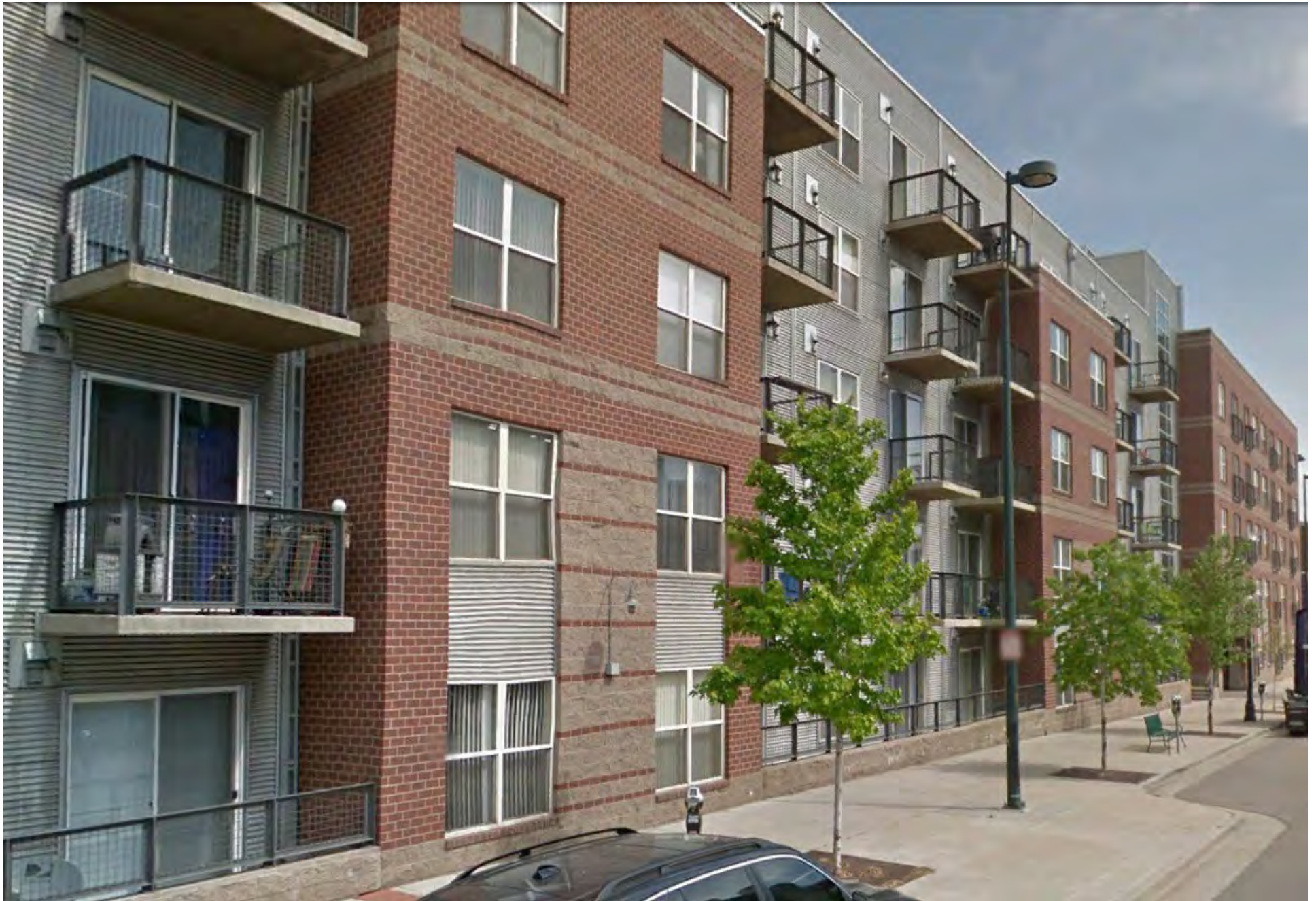




Figure 4.6 - Building with Concrete Loading Dock Frontage





Figure 4.7 - Building with Multi-Paned Glass Windows





Figure 4.8 - Heavy Wood Timber Columns





Figure 4.9 - Iconic Tower Building with Park Space





Figure 4.10 - Iconic Marquee Sign

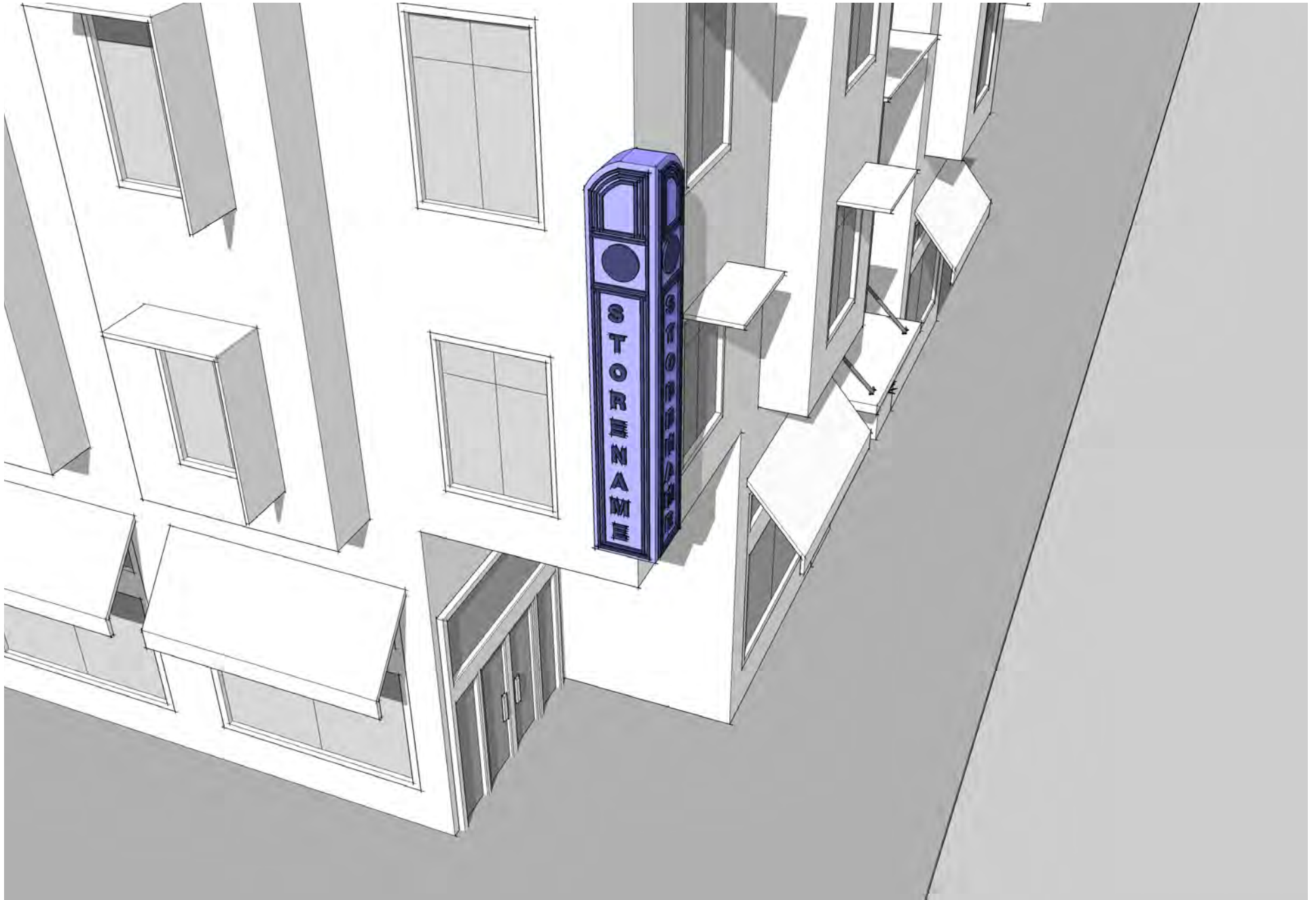


Figure 6.1 - Commercial Street Section

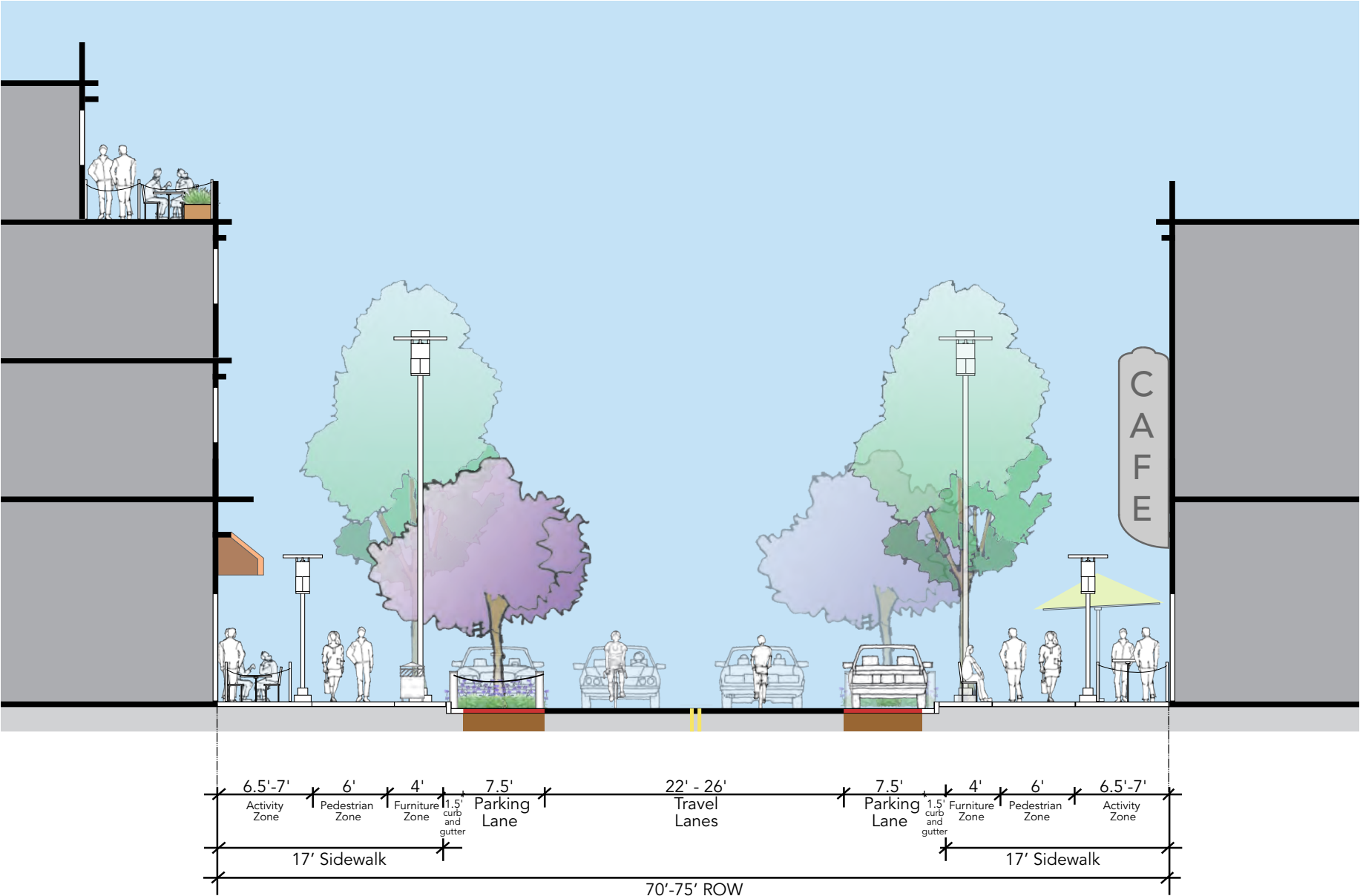


Figure 6.2 - Commercial Street Plan

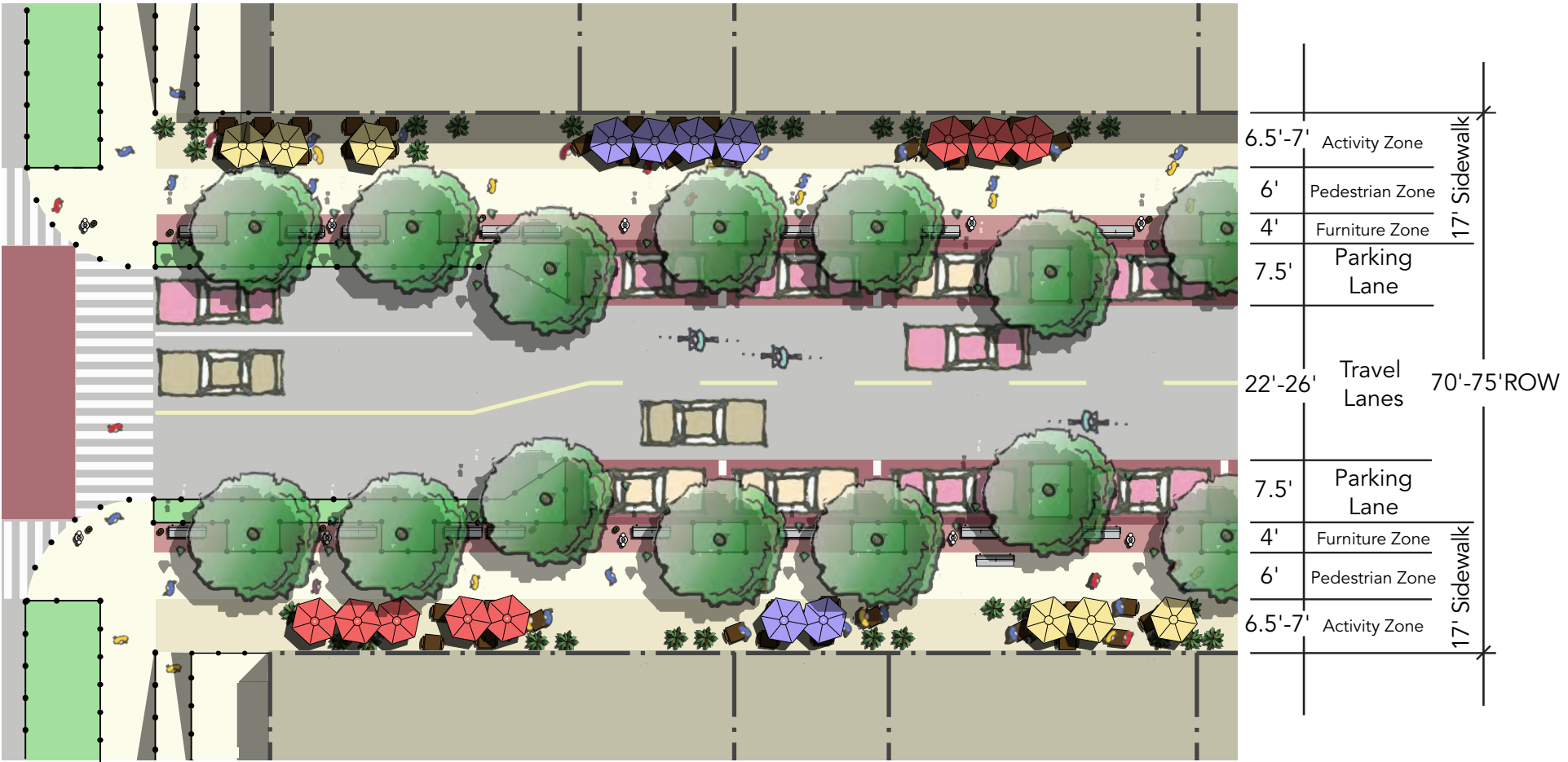




Figure 6.3 - Retail "Stroll" Street Section

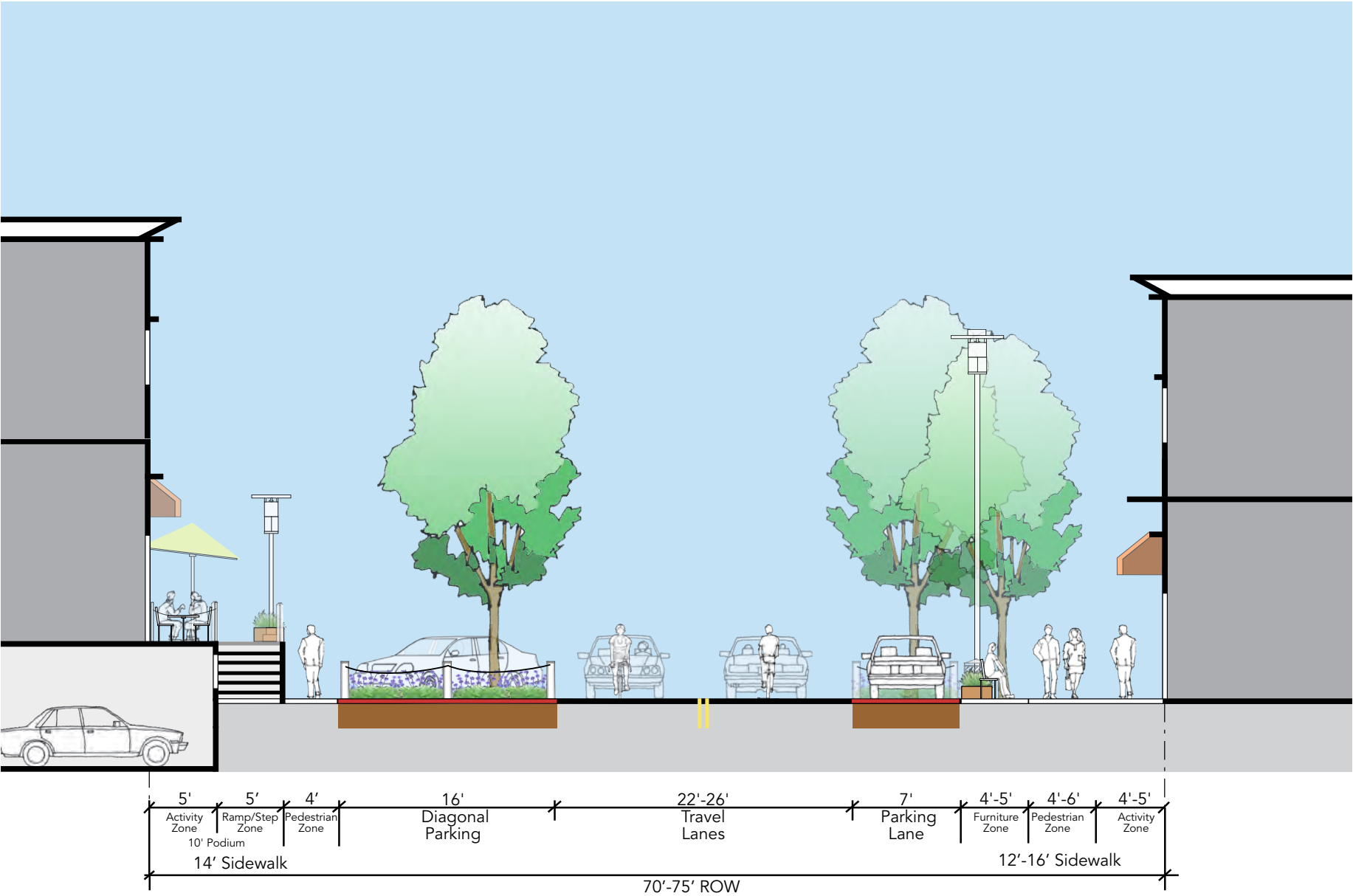


Figure 6.4 - Retail "Stroll" Street Plan

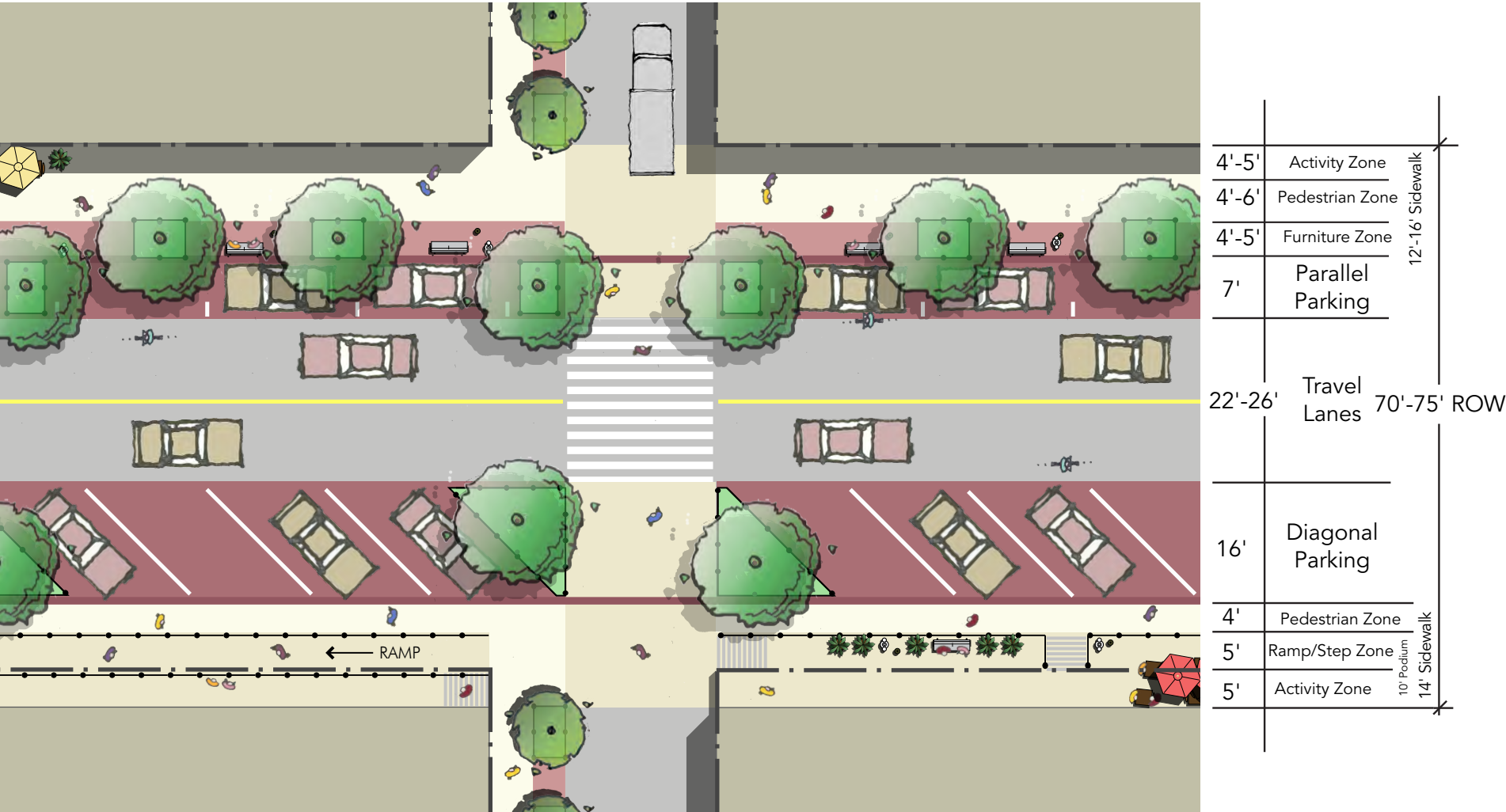


Figure 6.5 - Frontage Street Section

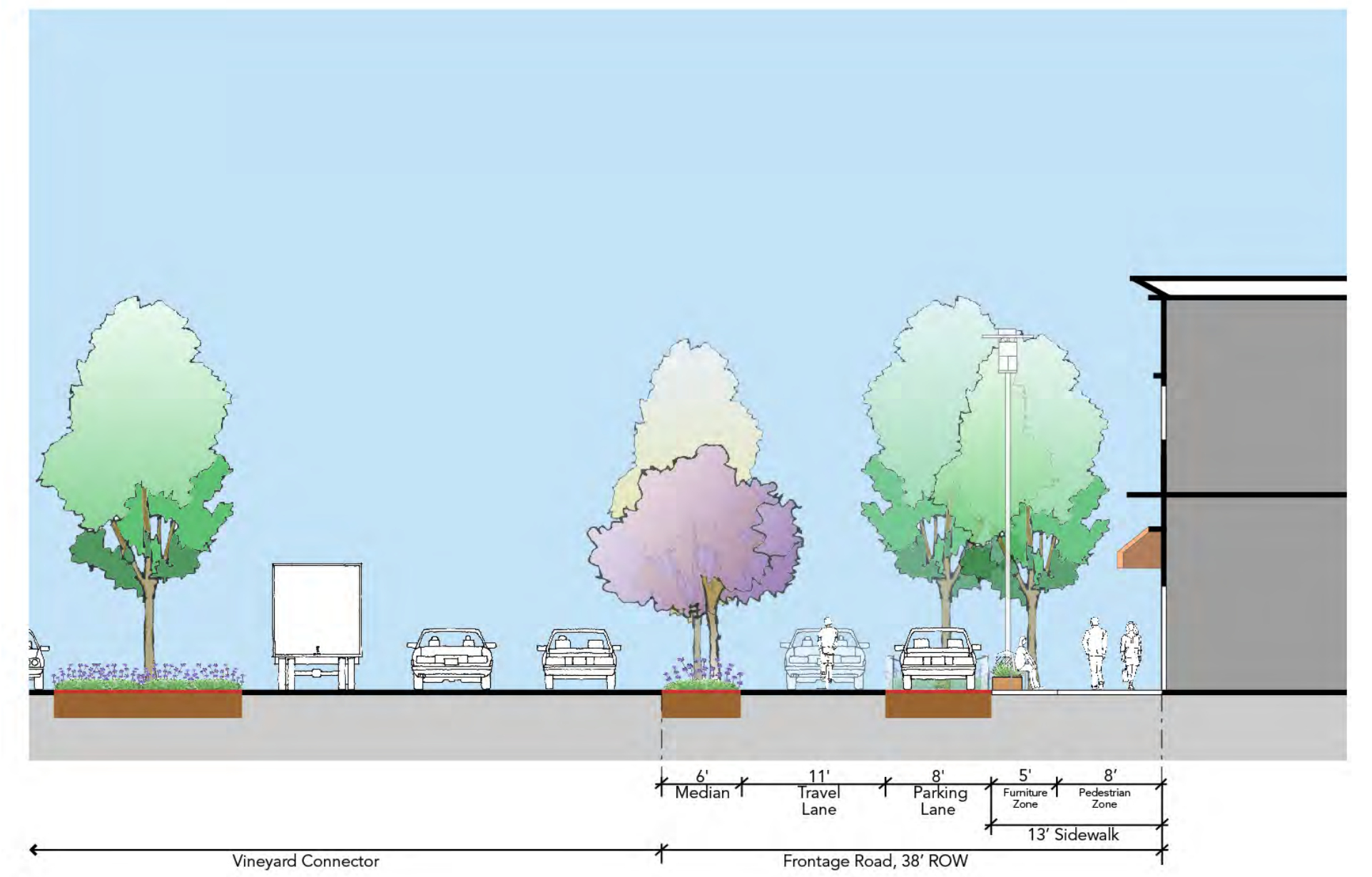




Figure 6.6 - Alley Street Section

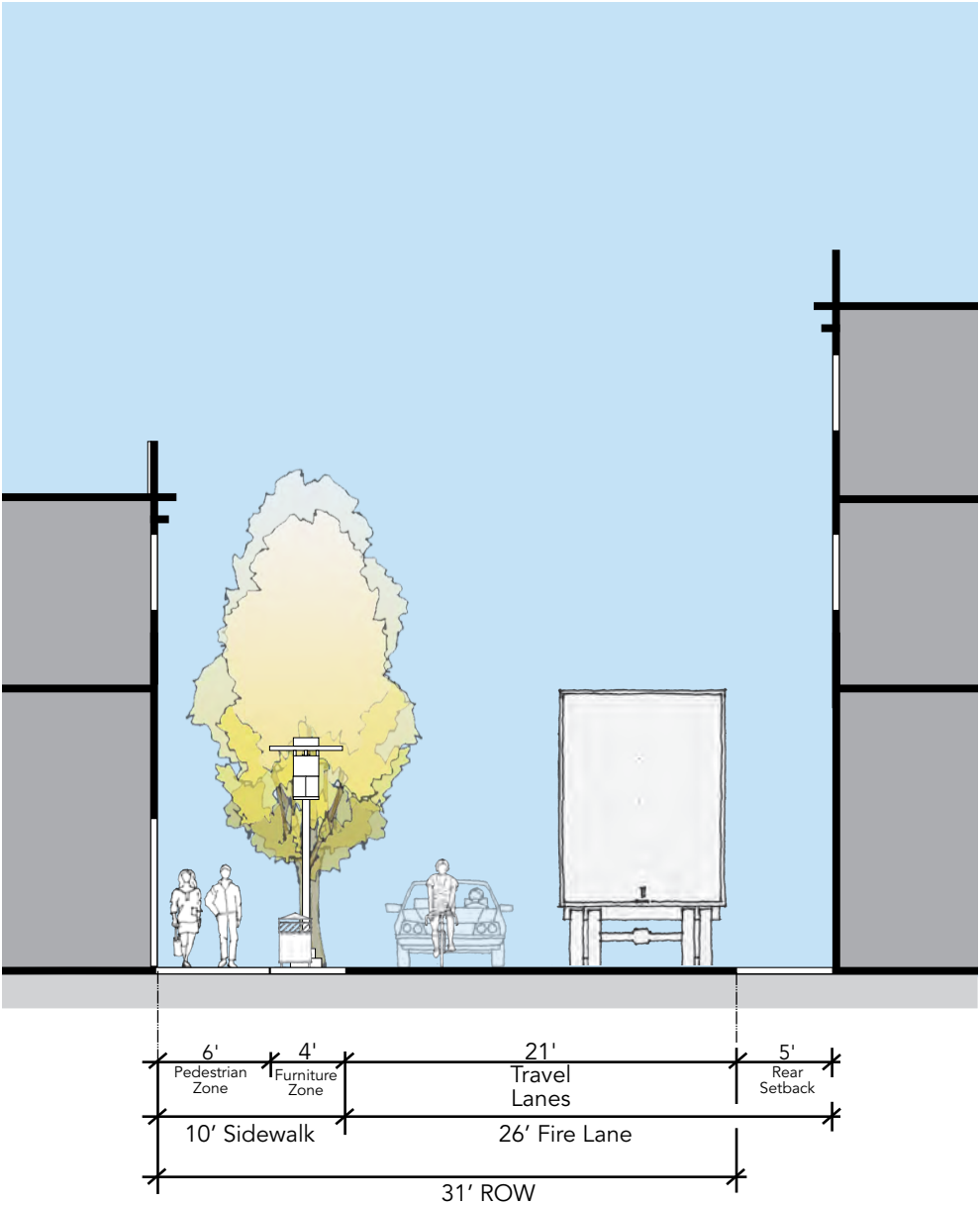


Figure 6.7 - Flush Curbs on Street





Figure 6.8 - Crosswalks at every Corner





**Table 32-3**  
**Table of Allowed Uses**  
**In Non-Residential Zoning Districts**

Uses identified by the symbol “T” are determined to be Temporary Uses, subject to the requirements of Chapter 13, herein.

Uses identified by the symbols “PERMITTED (P-1) USE” and “PERMITTED (P-2) USE” are determined to be Permitted Uses, subject to the requirements of Chapter 14, herein.

Uses identified by the symbol “C” are determined to be Conditional Uses, subject to the requirements of Chapter 15, herein.

Any Use identified by the symbol “X” is determined to be a prohibited use in the Zoning District.

Any Use not identified in the Table of Uses is hereby determined to be a prohibited use within Vineyard Town.

| USE                                                                                                                                                                                                                                                               | Forge<br>PD<br>(FPD) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Accessory Building.</b> A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building.                                                                                        | P-1                  |
| <b>Accessory Dwelling Unit for Owner or Employee.</b> An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use. | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Forge<br>PD<br>(FPD) |
| <b>Accessory Use.</b> A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot as the primary use.                                                                                                                                                                                                                                                                                                                               | P-1                  |
| <b>Agriculture.</b> An area which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in Utah County, or lands devoted to a soil conservation management program, but excluding the keeping of prohibited animals, Commercial Plant Nursery, as defined herein, Concentrated Animal Feeding Operation, as defined by the Utah Code Annotated, 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities. | X                    |
| <b>Agricultural Building.</b> A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of §58-56-4(1), Utah Code Annotated, 1953, as amended.                                                                                                                                                                        | X                    |

| USE                                                                                                                                                                                                                                                                                                                                   |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                       | Forge<br>PD<br>(FPD) |
| <b>Animal Hospital (Veterinary Clinic), With Outdoor Holding or Boarding Facilities.</b> A facility for the diagnosis, treatment, hospitalization, and boarding of animals and that may include both indoor and outdoor holding and boarding facilities.                                                                              | X                    |
| <b>Animal Hospital (Veterinary Clinic), Without Outdoor Holding or Boarding Facilities.</b> A facility for the diagnosis, treatment, and hospitalization of animals and that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities. | X                    |
| <b>Bank, Credit Union or other Financial Institution.</b> A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money.                                                                                                                                                           | P-1                  |
| <b>Billboard.</b> A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.                                                                                                                         | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Forge<br>PD<br>(FPD) |
| <p><b>Car Wash.</b> A facility that offers the washing of motor vehicles and motorcycles by either machine- or hand-operated mechanisms used principally for the cleaning, washing, polishing, or waxing of motor vehicles not exceeding 10,000 pounds Gross Vehicle Weight. A facility of this type may be able to accommodate more than one vehicle at the same time</p>                                                                                                                                                                                                                                     | C                    |
| <p><b>Chemical Manufacture, Storage, and Distribution (Existing).</b> A use, existing and established in the Town on January 1, 2008 and engaged in making of chemical products from raw or partially finished materials and the storage and distribution of such chemical materials and that by reason of materials, processes, products or waste may be hazardous or that by the emission of odor, dust, smoke, gases, noise, vibration, glare, heat or other impacts may impact adjoining properties, and which may include the parking and storage of distribution vehicles, and accessory activities.</p> | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                   |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                       | Forge<br>PD<br>(FPD) |
| <p><b>Church.</b> A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family may be Permitted as an accessory use.</p>                                                                 | C                    |
| <p><b>Class A Retail Beer License - Off Premises Consumption.</b> A Class A retail license shall entitle the licensee to sell beer on the licensed premises in the original containers for consumption off the premises and in accordance with the Utah Alcoholic Beverage Control Act and Vineyard Town Ordinance 2004-01 “Beer Handlers Ordinance,” as amended.</p> | C                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Forge<br>PD<br>(FPD) |
| <p><b>Class B Retail Beer License - On Premises Consumption - Restaurants.</b> 1. A Class B retail license shall entitle the licensee to sell beer in the original containers or on draft for consumption on the premises. 2. Only bona fide restaurants whose food sales constitute at least seventy percent (70%) of the gross dollar value of licensee's business shall be entitled to Class B licenses. (Utah Code Annotated section 32A-4-106(30)). This license does not permit any person to hold, store, possess, or consume alcoholic beverages on the premises other than as provided by the Utah Alcoholic Beverage Control Act and in compliance with all requirements for the issuance of such license.</p> | C                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Forge<br>PD<br>(FPD) |
| <b>Class D Beer License - Temporary.</b> A Class D retail license shall entitle the licensee to sell beer in the original containers only upon such premises during such times as the Council, upon application of the licensee. Such sales may be made for consumption on or off the designated premises. The Council shall designate only those premises upon which public fairs, stock and other animal shows, celebrations, fiestas, occasional athletic contests, and similar events occur. | T                    |
| <b>Class E Beer License - On Premises Consumption, Private Club.</b> A Class E retail license shall entitle the licensee to all of the privileges of a Class C license upon any premises licensed as a club pursuant to the Utah Nonprofit Corporations Act and the Utah Alcoholic Beverage Control Act, and all authority to be exercised shall be pursuant to the same and the ordinances of the Town.                                                                                         | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                         |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                             | Forge<br>PD<br>(FPD) |
| <b>Class A Liquor License - Private Club.</b> A Class A liquor license shall entitle the licensee to serve, sell, and store liquor, in accordance with the Utah Alcoholic Beverage Control Act. All sales under a private club license shall be to bona fide members of the licensed club, guest members, or their visitors accompanied by members or guest members, and not to the public. | C                    |
| <b>Class B Liquor License - Restaurants.</b> A Class B liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act. Liquor is to be provided only in conjunction with a meal.                                                                                                        | P-1                  |
| <b>Class C Liquor License – Temporary.</b> A Class C liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act.                                                                                                                                                                    | T                    |

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



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Forge<br>PD<br>(FPD) |
| <b>Commercial Plant Nursery.</b> A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail or wholesale customers.                                                                                                                                                                                                                                       | X                    |
| <b>Commercial Recreation (Indoor).</b> A use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices. | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Forge<br>PD<br>(FPD) |
| <p><b>Commercial Recreation (Outdoor).</b> An area or facility that offers entertainment or recreation outside. This use includes amusement parks, golf driving range, baseball batting cages, riding arena, tennis facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise or dust to adjoining and surrounding uses.</p> | X                    |
| <p><b>Commuter and Light Rail Facilities and Station.</b> A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.</p>                                                                                      | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                             | Forge<br>PD<br>(FPD) |
| <p><b>Composting Facility.</b> A facility where organic materials are converted into a humus-like material under a process of managed biological decomposition or mechanical processes. Normal backyard composting and composting incidental to agricultural operations are exempted from this use classification.</p>                                                                                                                      | X                    |
| <p><b>Construction Sales and Service.</b> An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores.</p>                                                                                    | X                    |
| <p><b>Contractor's Office/Storage Yard.</b> A use that provides construction businesses with a base of operations A facility providing building construction and maintenance services including carpentry, plumbing, roofing, electrical, air conditioning and heating, with a base of operations and which may include the indoor and outdoor storage of building materials, equipment, or vehicles used by the construction business.</p> | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Forge<br>PD<br>(FPD) |
| <p><b>Convenience Store.</b> A retail establishment selling consumer products including prepackaged food and household items, having a gross building area of not more than 5,000 square feet. A convenience store may also provide associated retail sale of gasoline and other petroleum products. The maximum square footage of any canopies associated with gasoline pumps shall be no more than 3,000 square feet, or the gross square footage of the primary structure, whichever is less.</p> | C                    |
| <p><b>Distribution Center.</b> A facility where the storage and distribution of goods and materials occurs inside a fully enclosed building and which may include the parking and storage of distribution vehicles, and accessory activities.</p>                                                                                                                                                                                                                                                    | X                    |
| <p><b>Drive-through/Drive-up Facility.</b> A facility which accommodates patrons' automobiles and from which the occupants of the automobiles may make purchases or transact business.</p>                                                                                                                                                                                                                                                                                                           | C                    |
| <p><b>Dwelling, Single-Family.</b> A building containing one (1) dwelling unit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                              |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                  | Forge<br>PD<br>(FPD) |
| <b>Dwelling, Two-Family.</b> A building containing two (2) attached dwelling units.                                                                                                                                                                                                                                                                                              | P-1                  |
| <b>Dwelling, Condominium.</b> An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements. | P-1                  |
| <b>Dwelling, Multiple-Family.</b> A building containing three (3) or more dwelling units.                                                                                                                                                                                                                                                                                        | P-1                  |
| <b>Earth Station (Satellite Dish Farm).</b> A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.                                                                                                                                                                                                    | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Forge<br>PD<br>(FPD) |
| <b>Educational Facility (Public or Private).</b><br>Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction, and including charter schools. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.                    | P-1                  |
| <b>Environmental Remediation Activities.</b><br>Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein. | C                    |
| <b>Emergency Care Facility.</b> A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.                                                                                                                                                                                                                                                    | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                             |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                 | Forge<br>PD<br>(FPD) |
| <b>Farmers' Market.</b> An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.                                                                                                                               | C                    |
| <b>Flammable Liquids or Gases<br/>Manufacture, Storage and Distribution.</b> A facility which may produce, store and/or distribute flammable liquids and gases and which may include the parking and storage of distribution vehicles, and accessory activities.                                                                | X                    |
| <b>Funeral Home/Mortuary.</b> An establishment where the dead are prepared for burial or cremation and which may include areas for embalming, performing of autopsies and the storage of funeral supplies and vehicles and where funerals may be held.                                                                          | X                    |
| <b>Gymnasium/Health and Fitness Club.</b> A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), reducing salons, tanning salons, and weight control establishments. | P-2                  |

| USE                                                                                                                                                                                                                                                                                                                                   |                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                       | Forge<br>PD<br>(FPD) |
| <b>Heliport.</b> An area used for the landing and taking off of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.                                                                                                                | X                    |
| <b>Hospital.</b> A facility licensed by the State of Utah Department of Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.                                                                                                                                     | C                    |
| <b>Hotel.</b> A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities. | P-1                  |
| <b>Kennel (Commercial).</b> An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis.                                                                                                                     | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                              | Forge<br>PD<br>(FPD) |
| <p><b>Laundry (Commercial).</b> An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.</p>                                                                                                                        | C                    |
| <p><b>Laundry, Self Serve or Dry Cleaning.</b> An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services.</p>                                                                                                                                                                                                                               | P-1                  |
| <p><b>Liquor Store (State Owned).</b> An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.</p>                                                                                                                                                                                                                                                 | C                    |
| <p><b>Manufacturing (Heavy).</b> The assembly, fabrication or processing of large or bulky goods and materials which typically require extensive building areas or land areas using raw materials or previously prepared materials, using processes and that may have impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.</p> | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Forge<br>PD<br>(FPD) |
| <p><b>Manufacturing (Light).</b> The assembly, fabrication or processing of goods and materials using processes that are not offensive or create any odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts to adjacent property, nor create any health and safety hazards by way of materials, process, product or waste, and where all assembly, fabrication or processing is conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure and any outside storage areas are screened from view from all adjoining properties and streets.</p> | C                    |
| <p><b>Medical and Dental Clinic.</b> An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.</p>                                                                                                                                                                                                                                                                                                                                                                                              | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                           |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                               | Forge<br>PD<br>(FPD) |
| <b>Medical or Dental Laboratory.</b> An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.                                                                                         | P-1                  |
| <b>Motel.</b> A building or group of buildings containing guest rooms, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space located on the same lot and designed, used or intended wholly or in part for the overnight accommodations of guests and their vehicles. | C                    |
| <b>Museum.</b> An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.                                                                                          | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Forge<br>PD<br>(FPD) |
| <p><b>Nightclub.</b> A place of entertainment open at night usually serving food and liquor, having a floor show, and providing music and space for dancing. A Nightclub that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | C                    |
| <p><b>Nursing Care Facility.</b> A healthcare facility, other than a hospital, constructed, licensed and operated to provide patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services: a) a selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological or other professional therapies to intermittent health related or paraprofessional personal care services; b) a structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or c) a supervised living environment that provides support, training or assistance with individual activities of daily living.</p> | C                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Forge<br>PD<br>(FPD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Office.</b> A type of business use where a building, room, or other space and where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.</p> | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                      |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                          | Forge<br>PD<br>(FPD) |
| <b>Open/Outdoor Display of Products or Merchandise.</b> The storage of goods or product in an open, unenclosed area, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles. | X                    |
| <b>Park and Ride Facility.</b> A parking area and transit facility, the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.                                                                                                                                                                                            | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Forge<br>PD<br>(FPD) |
| <p><b>Pawnshop.</b> Any person or establishment engaged in any of the following: (a) Lending money on deposit of personal property; (b) Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor; (c) Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or (d) Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.</p> | X                    |
| <p><b>Personal Care Service.</b> An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."</p>                                                                                                                                                                                  | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Forge<br>PD<br>(FPD) |
| <b>Personal Instruction Service.</b> An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs. | P-1                  |
| <b>Power Plant.</b> An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.                                                                                                                                                                                                                                                                                     | X                    |
| <b>Private Club.</b> Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain a valid Class E License.                                                                                                                                                   | C                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Public Uses.</b> A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the General Plan, as adopted. Public Uses and Utilities do not include “Major Facility of a Public Utility,” as defined herein.</p> | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Forge<br>PD<br>(FPD) |
| <p><b>Public Utility (Major Facility).</b> A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including any overhead or underground electric transmission lines (greater than 115,000 volts), substations of electric utilities; gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, recreational facilities administrative and service facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.</p> | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Forge<br>PD<br>(FPD) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Public Utility (Minor Facility).</b> A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including streets, parks, and public utilities, including water, sewer, power, gas, telephone, and cable television and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.</p> | C                    |
| <p><b>Reception Hall, Reception Center.</b> A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Forge<br>PD<br>(FPD) |
| <p><b>Recycling Collection Center.</b> A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) to be transferred to a recycling processing facility. Recycling Collection Centers involve no more than 3 collection containers up to 40 cubic yards in total size. The operator of the collection center shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.</p> | X                    |
| <p><b>Recycling Processing Facility.</b> A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility dose not include Salvage Yard.</p>                                                                                                                                                                                                                 | X                    |
| <p><b>Restaurant.</b> A building or facility for the preparation and retail sale of food and beverages.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | P-1                  |



|                                                                                                                                                    |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| USE                                                                                                                                                |                      |
|                                                                                                                                                    | Forge<br>PD<br>(FPD) |
| Retail Sales and Services. Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein. | P-1                  |

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

| USE                                                                                                                                                                                                                                                                                                                                                                                             |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                 | Forge<br>PD<br>(FPD) |
| <b>Retail Sales and Services (Regional).</b> A commercial retail business that occupies more than 80,000 square feet of floor space, is a car or motor vehicle dealer, is a retail shopping facility (shopping center) that has at least one (1) anchor tenants if the total floor area of all tenants is more than 150,000 square feet, or is a grocery store of more than 30,000 square feet. | P-1                  |
| <b>Salvage Yard.</b> The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.                                              | X                    |
| <b>Seasonal Use.</b> A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots.                                                                                                                                                                                                   | T                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Forge<br>PD<br>(FPD) |
| <b>Sexually Oriented Business.</b> A business which depicts, portrays, or describes “specified sexual activities” or “specified anatomical areas,” or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio. | X                    |
| <b>Sign – Temporary.</b> A sign intended to be displayed for a limited period, not to exceed sixty (60) days.                                                                                                                                                                                                                                                                                                                                                                            | T                    |
| <b>Storage – Self Service (Mini-Storage).</b> An enclosed commercial storage facility providing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.                                                                                                                                                                                                                                                     | X                    |
| <b>Storage of Recreational Vehicles.</b> The storage and parking of recreational vehicles, including motor homes, boats, caravans, trailers, or similar, in an unenclosed area for a period exceeding seventy two (72) hours.                                                                                                                                                                                                                                                            | X                    |



| USE                                                                                                                                                                                                                   |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                       | Forge<br>PD<br>(FPD) |
| <b>Temporary Use.</b> A use or event established for a maximum period of sixty calendar (60) days, such use or event being discontinued after the expiration of sixty calendar (60) days.                             | T                    |
| <b>Theater (Indoor Picture).</b> A building or part of a building devoted to the showing of moving pictures on a paid admission basis.                                                                                | P-1                  |
| <b>Trailer/RV Camping Facilities.</b> Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.                               | X                    |
| <b>Transit Passenger Hub (Intermodal).</b> A publicly owned and operated central transit passenger transfer facility servicing rail, bus, shuttle, limousine, taxis, private automobiles, bicyclists and pedestrians. | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Forge<br>PD<br>(FPD) |
| <b>Vehicle and Equipment Sale and Rental – New or Used, (Heavy).</b> An establishment licensed to engage in the retail or wholesale sale or rental, from the premises, of heavy equipment or motorized vehicles, including heavy construction vehicles and equipment, but excluding motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used heavy truck sales and rental, boat sales, recreational vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental. | X                    |
| <b>Vehicle and Equipment Sale or Rental or Sale – New or Used, (Light).</b> An establishment licensed and engaged in the retail sale or rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.                                                                                                                                                                         | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                          |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                              | Forge<br>PD<br>(FPD) |
| <b>Vehicle and Equipment Rental</b> - An establishment licensed and engaged in the rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks. | X                    |
| <b>Vehicle and Equipment Repair (Major).</b><br>An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops. | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Forge<br>PD<br>(FPD) |
| <p><b>Vehicle and Equipment Repair (Minor).</b><br/> An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.</p> | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                   |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                       | Forge<br>PD<br>(FPD) |
| <b>Warehouse.</b> An establishment that is primarily engaged in the storage of goods, and including activities involving movement and storage of products or equipment and which may include the parking and storage of distribution vehicles, and accessory activities. Uses include moving and storage firms, and warehousing and storage facilities.               | X                    |
| <b>Warehouse Club.</b> A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise characterized by high volume and a restricted line of popular merchandise in a no frills environment. Examples include, but are not limited to Wholesale Club, Costco, and Sam's Club.                                              | P-1                  |
| <b>Wholesale Distribution.</b> A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of such materials, supplies and goods from its inventory to retail companies within the industry and which may include the parking and storage of distribution vehicles, and accessory activities. | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Forge<br>PD<br>(FPD) |
| <p><b>Wireless Telecommunications Site/Facility.</b> A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as “cellular” or “PCS” (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in “Amateur Radio Preemption, 101 FCC 2<sup>nd</sup> 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.</p> | C                    |

## Preliminary Concepts for The Forge District

### Section E.8. Signage

Following are several key signage concepts and related images proposed for The Forge District, which are important to enhancing it's character that evokes it's history as a steel mill, warehouse, "maker space" kind of area.

If these preliminary concepts are acceptable, they will be incorporated into a full Signage element.

1. **Traditional Signage and Supergraphics:** Traditional warehouse and industrial signage, and similar supergraphics (large wall murals, graphics) are encouraged in appropriate locations. They should reinforce the overall character of the warehouse look and feel, especially if affixed to the building. Examples include:
  - a. Scaffold-mounted neon signs (see Figure 5.1).
  - b. Large advertising graphics painted on building walls (see Figure 5.2).
  - c. Projecting signs above entries (see Figure 5.3).
  - d. Neon tube signs
  - e. Rotating signs
2. **Wayfinding:** Directional and wayfinding signage will be located in the public ROW at intersections, points of transition, and at key nodes, and will include:
  - a. Street Names (may be freestanding signs or signage affixed to buildings in consistent locations)
  - b. Consistent Branding: These elements will also incorporate The Forge's graphic image, including logo, typefaces, and/or colors.
3. **Consolidation:** To reduce visual clutter, and to the extent permitted by law, the Town encourages minimum regulatory signs (parking, no parking, pedestrian crossing, etc.) and that they be consolidated.

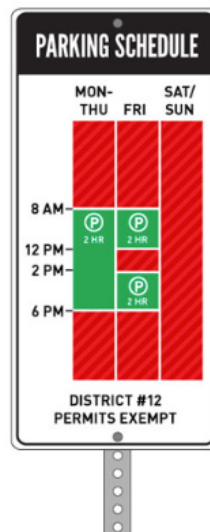


Figure 5.1 - Scaffold-Mounted Neon Signs





Figure 5.2 - Large Advertising Graphics

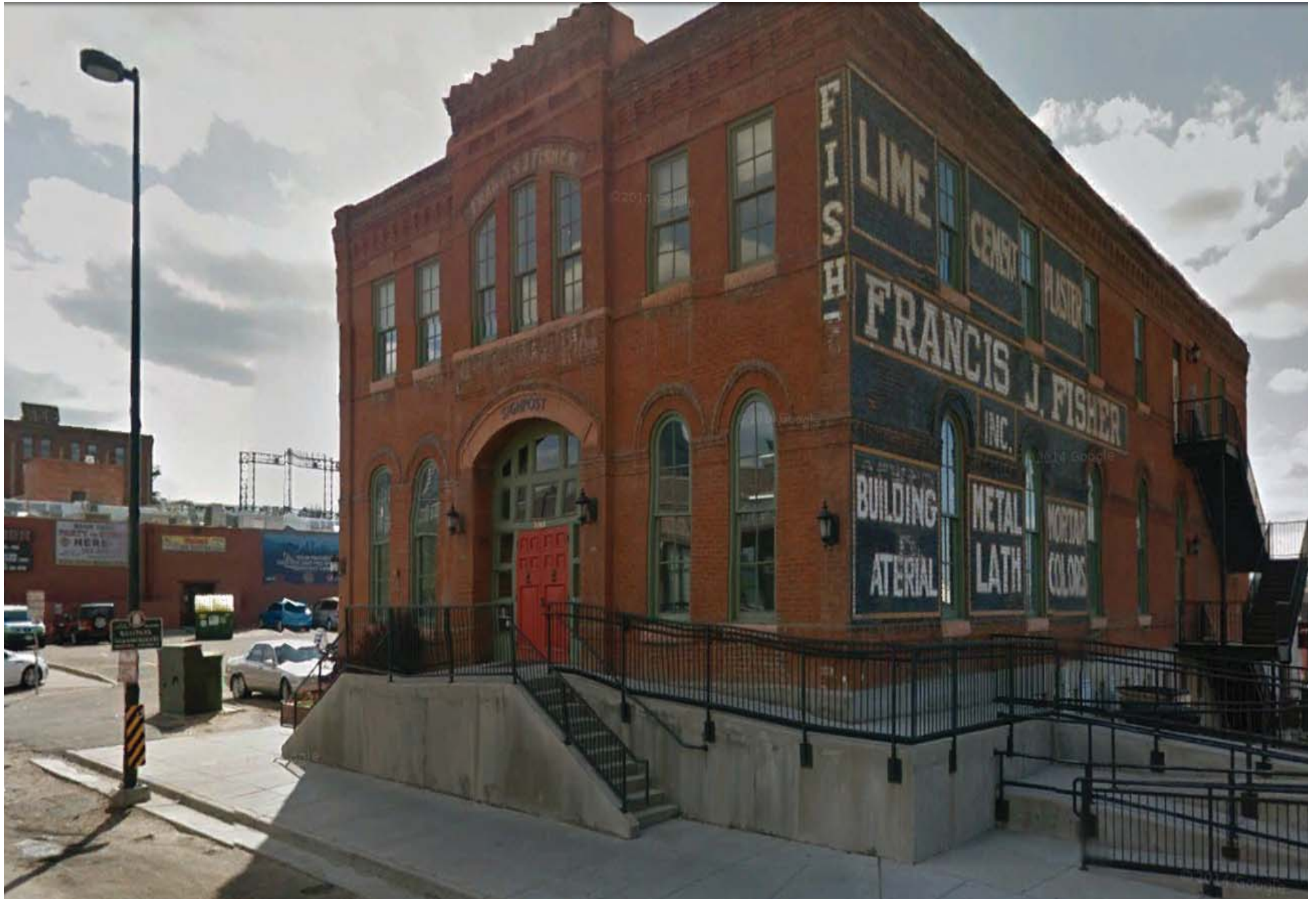
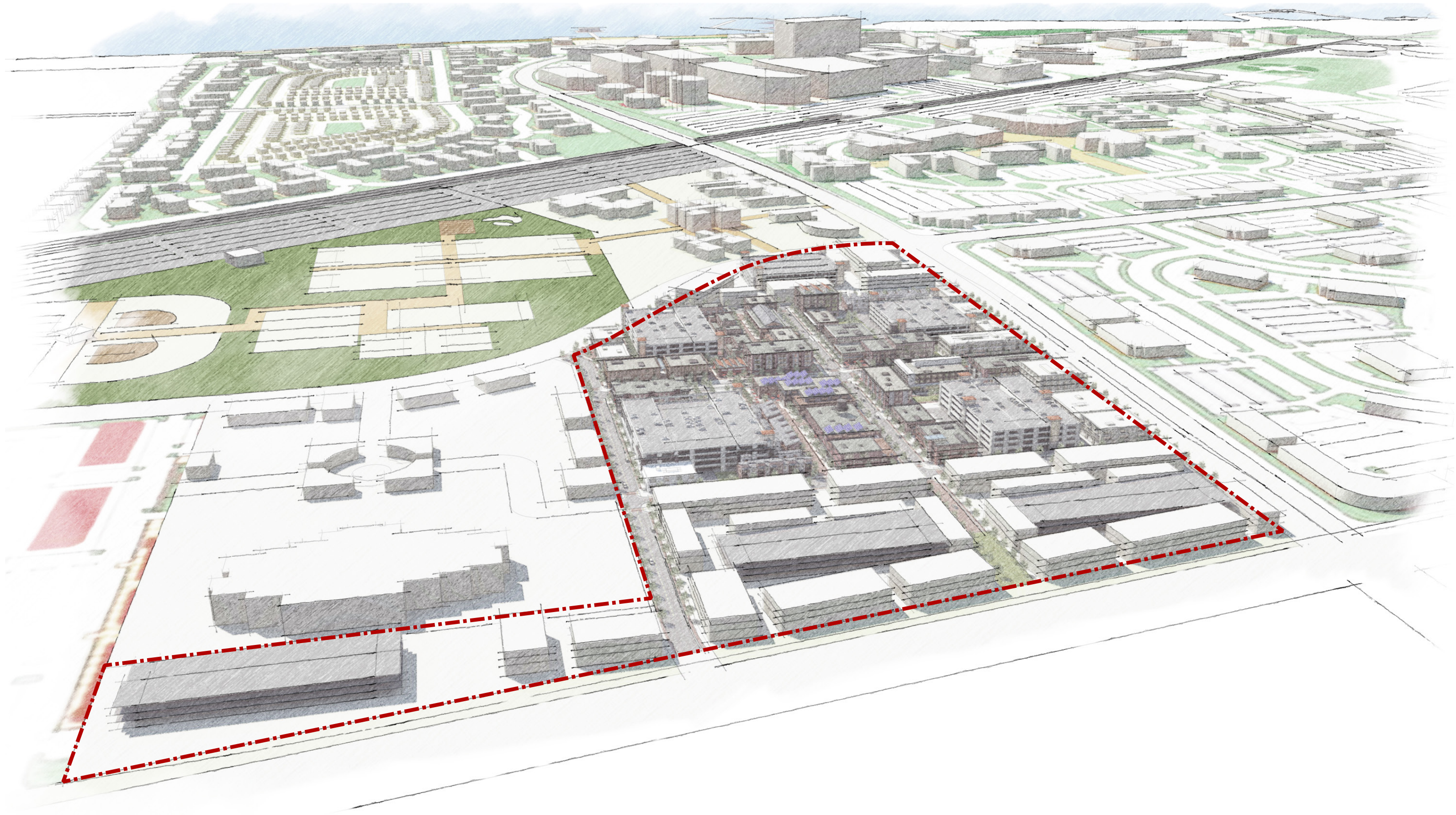


Figure 5.3 - Projecting Signs above Entries

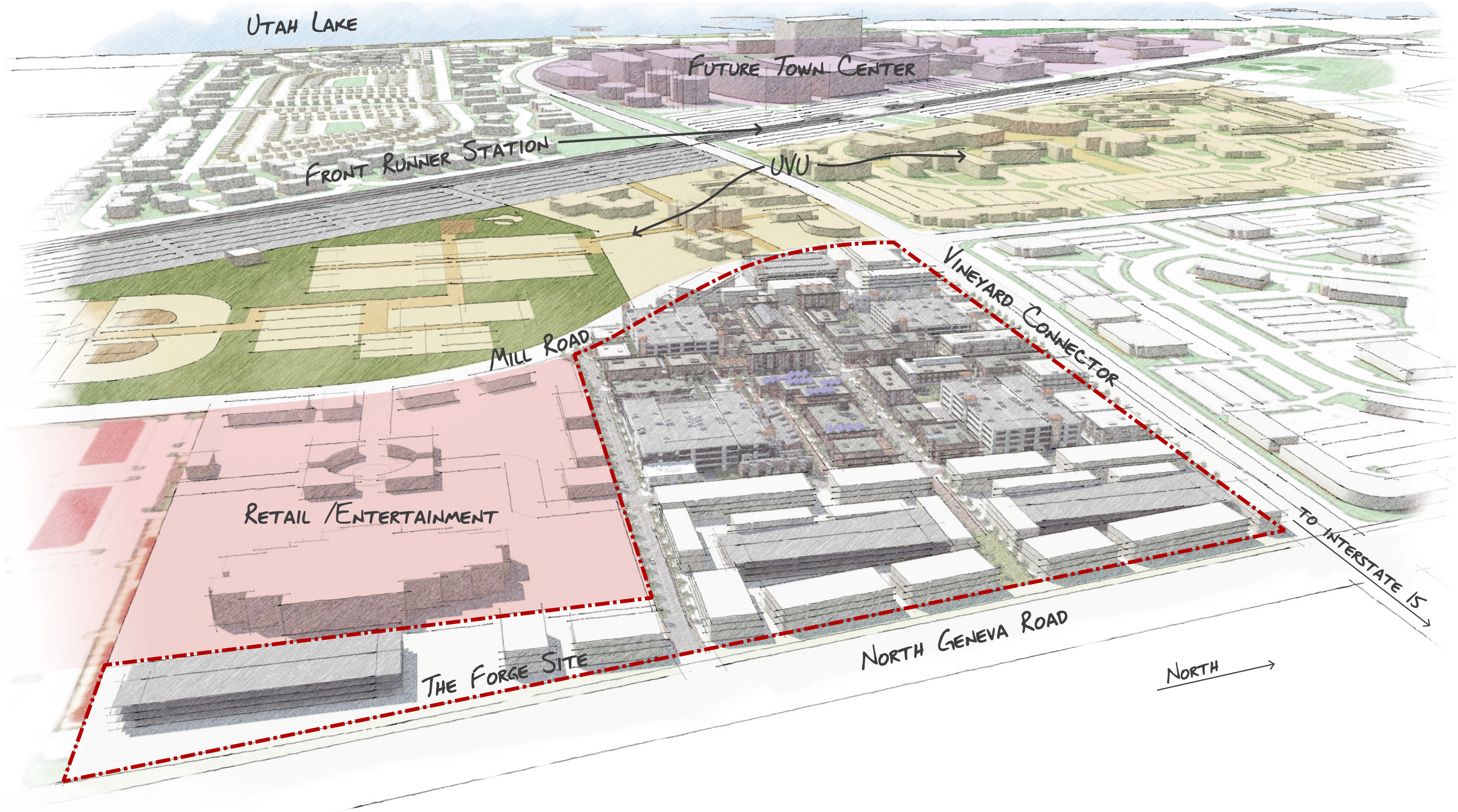








# CONTEXT MAP



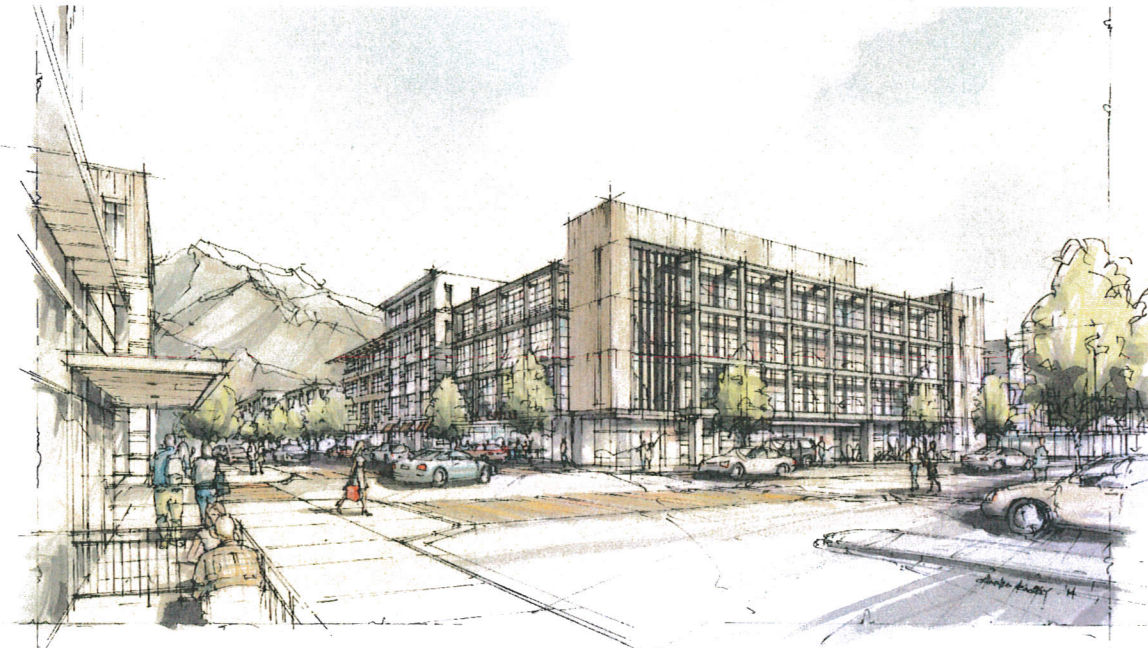
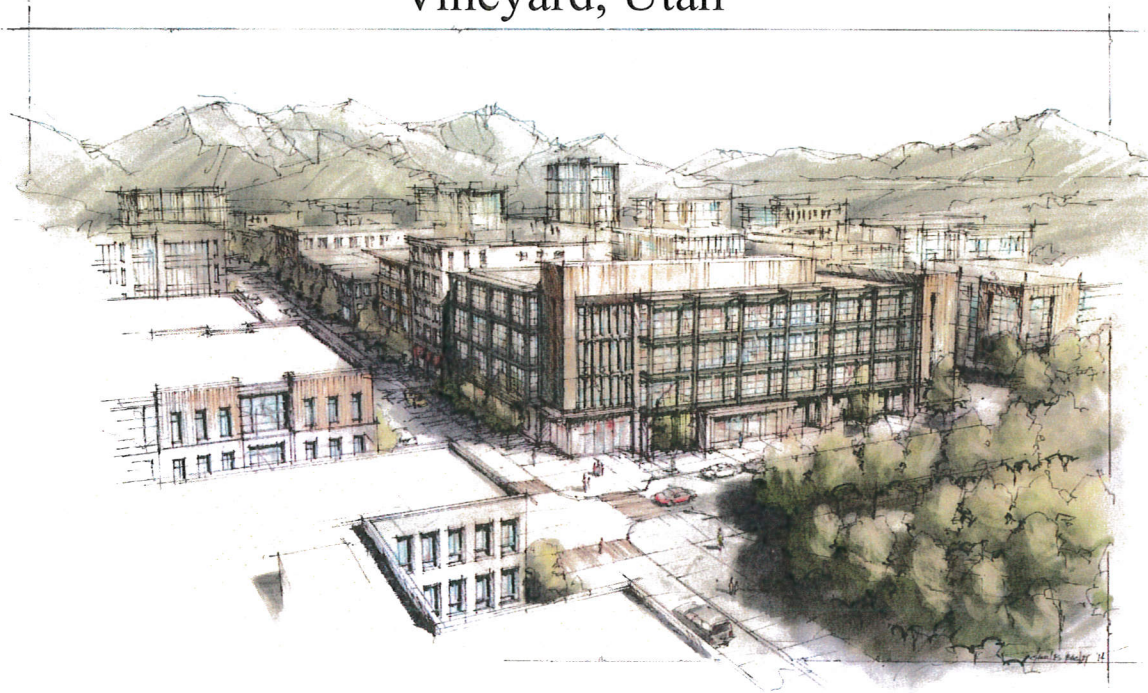








45 Acre Mixed-Use Development  
Vineyard, Utah



Cottonwood Geneva, LLC- Developer  
MIG Winston- Planner









## LAND USE ORDINANCE & ZONING DISTRICT AMENDMENT

Please Note: Attachment of request specific documents is required prior to processing your application.

APPLICATION DATE: JUNE 4, 2015

APPLICANT(S): COTTONWOOD GENEVA, LLC - JOHN L. WEST, JEFF GOCHNOUR

ADDRESS OF APPLICANT: 1389 CENTER DRIVE, SUITE 360, PARK CITY, UT 84098

BUSINESS PHONE #: 801-365-6210 CELL PHONE #: 801-231-4173

EMAIL ADDRESS: jwest@cottonwoodpartners.com  
jgochnour@cottonwoodpartners.com FAX NUMBER: 801-365-6201

CURRENT ZONING DISTRICT DESIGNATION: REGIONAL MIXED USE

NUMBER OF PROPOSED NEW LOTS: 1

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: A PORTION OF LOTS 1 & 2, GENEVA PARK EAST -  
PHASE I MEGAPLEX. 45.12 ACRES LOCATED SOUTH OF VINEYARD CONNECTOR, WEST OF GENEVA  
ROAD, EAST OF MILL ROAD AND NORTH OF THE MEGAPLEX SITE.

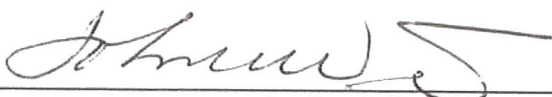
TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: 45.12 ACRES

NAME OF PROPERTY OWNER(S): COTTONWOOD GENEVA, LLC.

### CHECK APPLICABLE PERMIT ATTACHMENT:

|                                     |                            |                          |                         |
|-------------------------------------|----------------------------|--------------------------|-------------------------|
| <input type="checkbox"/>            | CONDITIONAL USE PERMIT     | <input type="checkbox"/> | FINAL PLAT              |
| <input checked="" type="checkbox"/> | GENERAL MAP/PLAT AMENDMENT | <input type="checkbox"/> | LAND DISTURBANCE PERMIT |
| <input type="checkbox"/>            | MINOR PLAT AMENDMENT       | <input type="checkbox"/> | PERMITTED USE SITE PLAN |
| <input type="checkbox"/>            | PRELIMINARY SUBDIVISION    | <input type="checkbox"/> | ROAD CUT PERMIT         |
| <input type="checkbox"/>            | TEMPORARY USE PERMIT       | <input type="checkbox"/> | VARIANCE APPLICATION    |

SIGNATURE OF APPLICANT(S):



Applicant Signature

6 / 4 / 15

Date

Co-Applicant Signature

Date

| <b>OFFICE USE ONLY</b>     |                    |                          |              |
|----------------------------|--------------------|--------------------------|--------------|
| <b>DATE RECEIVED</b>       |                    | <b>DATE OF APPROVALS</b> |              |
| Initial Submittal          | Complete Submittal | Planning Commission      | Town Council |
| Type of Request            | Staff Comments:    |                          |              |
| <b>PAYMENT INFORMATION</b> |                    |                          |              |
| Amount Due                 | Date Paid          | Amount Paid              | Check #      |

**Only fully completed submittals may be accepted in office. If the submittal is incomplete in any way, it must be returned to the applicant.**



**PROPERTY OWNER AFFIDAVIT**

STATE OF UTAH        }  
                              }ss  
COUNTY OF UTAH}

I, JOHN L. WEST, ACTING FOR COTTONWOOD GENEVA, LLC, the undersigned and owner(s) of the property identified in the attached application, depose that the statements herein contained in this application and the information provided in the attached plans and exhibits are in all respects true and correct to the best of my knowledge. I also acknowledge I have received written instructions regarding the process for which I am applying, and the Vineyard Planning Staff have indicated they are available to assist me in making this application.

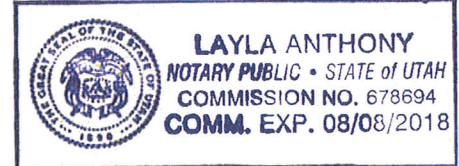
[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn before me, Layla Anthony, a Notary Public, on this 4th day of June, 20 15.

[Signature]  
(Notary Public)

My commission expires: August 8, 2018



**AGENT AUTHORIZATION AFFIDAVIT**

I, JOHN L. WEST, ACTING FOR COTTONWOOD GENEVA, LLC, the undersigned and owner(s) of the real property described in the attached application, do authorize JEFF WINSTON OF MIG/WINSTON BOULDER, as agent(s) and designated representative(s) regarding the attached application, to appear on my behalf before any administrative or legislative body in the Town of Vineyard considering this application, and to act in all respects as agent(s) in matters pertaining to the attached application.

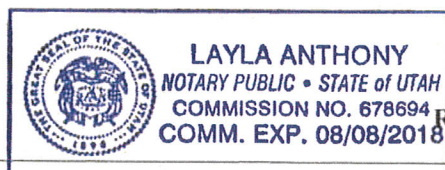
[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 4th day of June, 20 15, personally appeared before me John L. West, the signer(s) of the agent authorization who duly acknowledged to me that they executed the same.

[Signature]  
(Notary Public)

My commission expires: August 8, 2018



## **Land Use Ordinance or Zoning District Map Amendment Application Requirements**

- ☐ The Land Use Ordinance or Zoning District Map Amendment Application and Property Owner Affidavit shall provide all required information and be accompanied by payment of all application fees.
- ☐ Provide a map of the location of property showing all property boundaries on a minimum size of 8.5" x 11" sheet.
- ☐ Provide a legal description of the subject property.
- ☐ Show the location and dimensions of any structures on the subject property and on adjacent properties.
- ☐ Provide a written narrative describing how the proposed amendment will enhance the existing goals, objectives, and policies of the General Plan, including but not limited to: 1) the effect of the proposed amendment to advance the public health, welfare, and safety of residents of the Town, 2) the effect of the proposed amendment on the interests of Vineyard and its residents, 3) the compatibility of the proposed uses with nearby and adjoining properties, and 4) identify the community benefits of the proposed amendment.

## **Procedures for Amending the Land Use Ordinance or Zoning Districts Map**

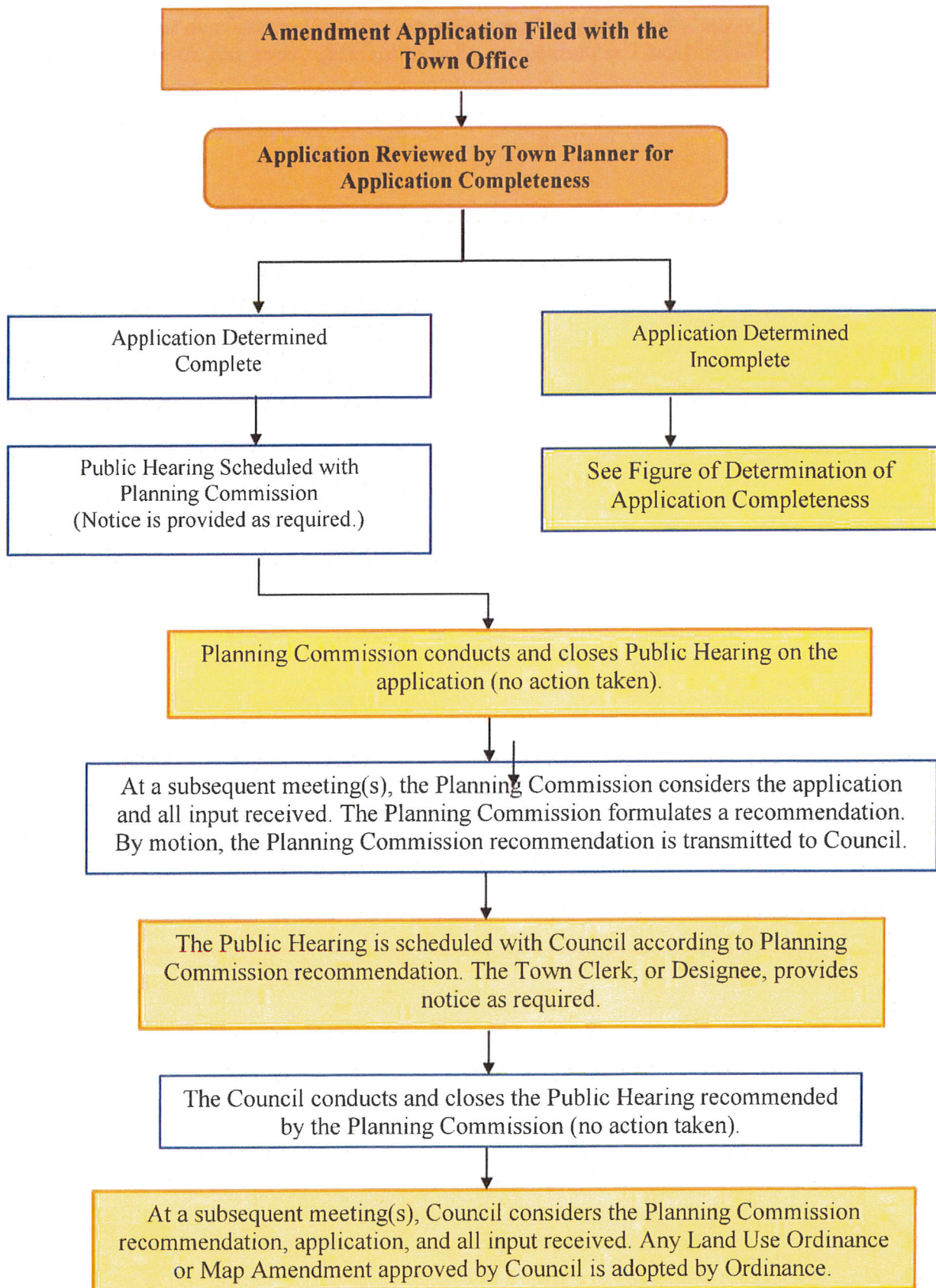
1. **Amendments to Vineyard Town Land Use Ordinance or Zoning Districts Map.** An Application for an amendment to the Land Use Ordinance or Zoning Districts Map shall be filed with the Town by presenting an application to the Town Planner.
2. **Determination of Application Completeness.** A Land Use Ordinance or Zoning Districts Map Amendment Application shall be reviewed and considered by the Town Planner for application completeness.
3. **Commission Public Hearing Required.** Prior to recommending the adoption, rejection or revision of any Land Use Ordinance or Zoning Districts Map Amendment Application, the Planning Commission shall hold a public hearing in accordance with the procedures in Chapter 9 of the Vineyard Town Zoning Ordinance and shall provide a minimum of ten (10) days' notice of such hearing.
4. **Commission Recommendation.** Following the close of the public hearing, and at a subsequent meeting(s), the Planning Commission shall formulate a recommendation on the Land Use Ordinance or Zoning Districts Map Amendment Application to Council.
5. **Commission Recommendation Transmitted to Council.** After the Planning Commission has considered the application and made its recommendation, the Planning Commission shall transmit to Council a copy of the Planning Commission's recommendation, the meeting minutes, and all other relevant materials of the proceedings before the Planning Commission. Following receipt of a copy of the Land Use Ordinance or Zoning Districts Map Amendment recommendation from the Planning Commission and all other materials, the Town Clerk/Designee shall schedule a Public Hearing with Council to consider the Planning Commission's recommendation of the Land Use Ordinance or Zoning Districts Map Amendment Application.
6. **Council Public Hearing Required.** The Council shall consider the Land Use Ordinance or Zoning Districts Map Amendment Application recommendation of the Planning Commission at a public hearing by providing a minimum of ten (10) days' notice for the required Council Public Hearing, as required by Chapter 9 of the Vineyard Town Zoning Ordinance.
7. **Council Action.** At a subsequent meeting(s) following the public hearing, the Council may: a) approve the Land Use Ordinance or Zoning Districts Map Amendment application, as presented, b) revise the proposed Land Use Ordinance or Zoning Districts Map Amendment application and approve the amendment, as revised, or c.) reject the proposed Land Use Ordinance or Zoning Districts Map Amendment application. If Council approves the proposed amendment as submitted, or as revised, then Council shall adopt the Land Use Ordinance or Zoning Districts Map Amendment by Ordinance.

### **Effect of Land Use Ordinance or Zoning Districts Map Amendment**

The approval of a Land Use Ordinance or Zoning Districts Map Amendment application shall not authorize the development of land. If a Land Use Ordinance or Zoning Districts Map Amendment application is approved by Council, no development shall occur until the required approvals, permits and licenses have been issued by the Town, consistent with the applicable Land Use Ordinances, adopted Building Codes, and all other applicable Ordinances and requirements.

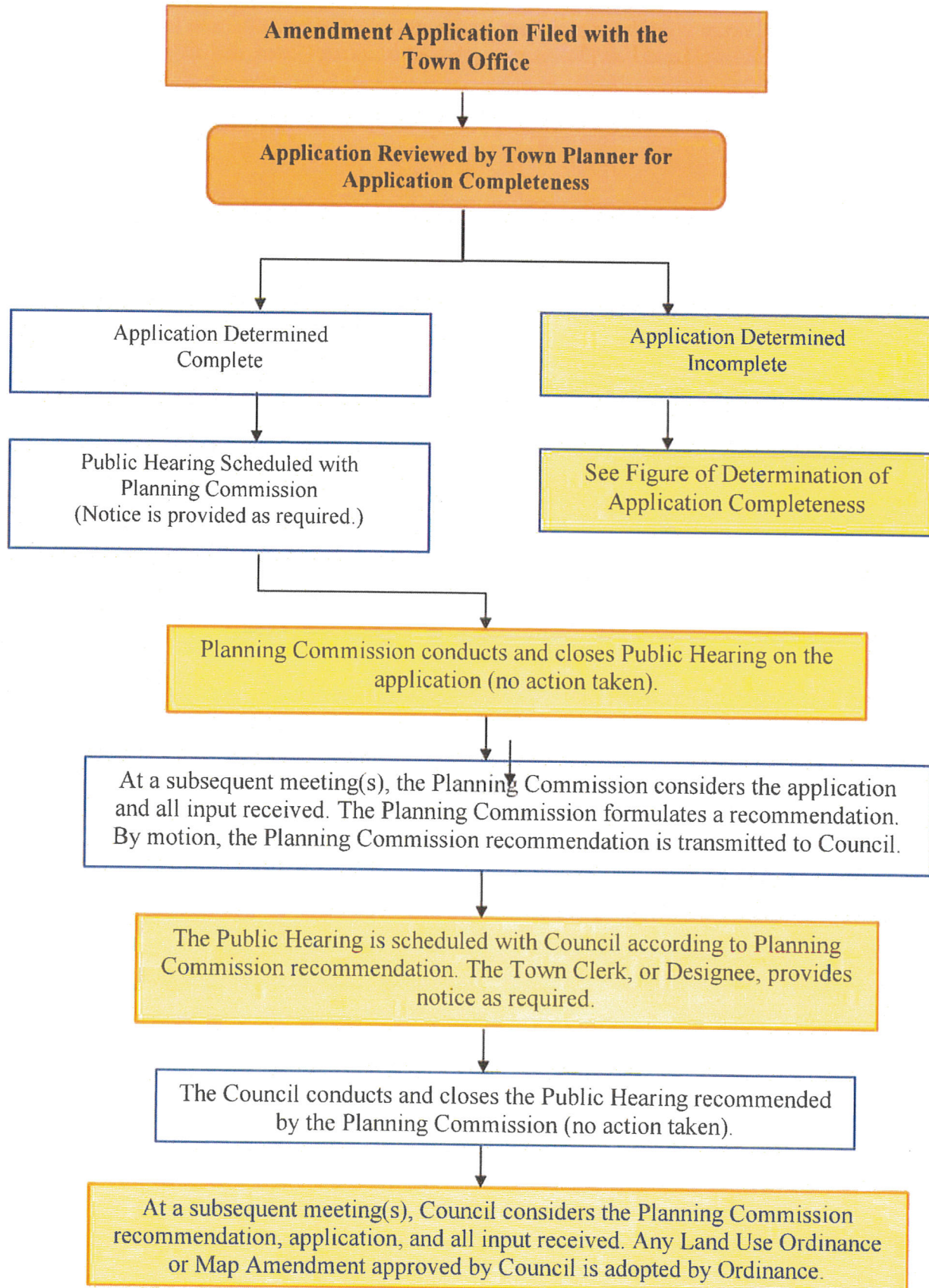


**Land Use Ordinance, Zoning Map, or Official Map  
Amendment Application Procedures**



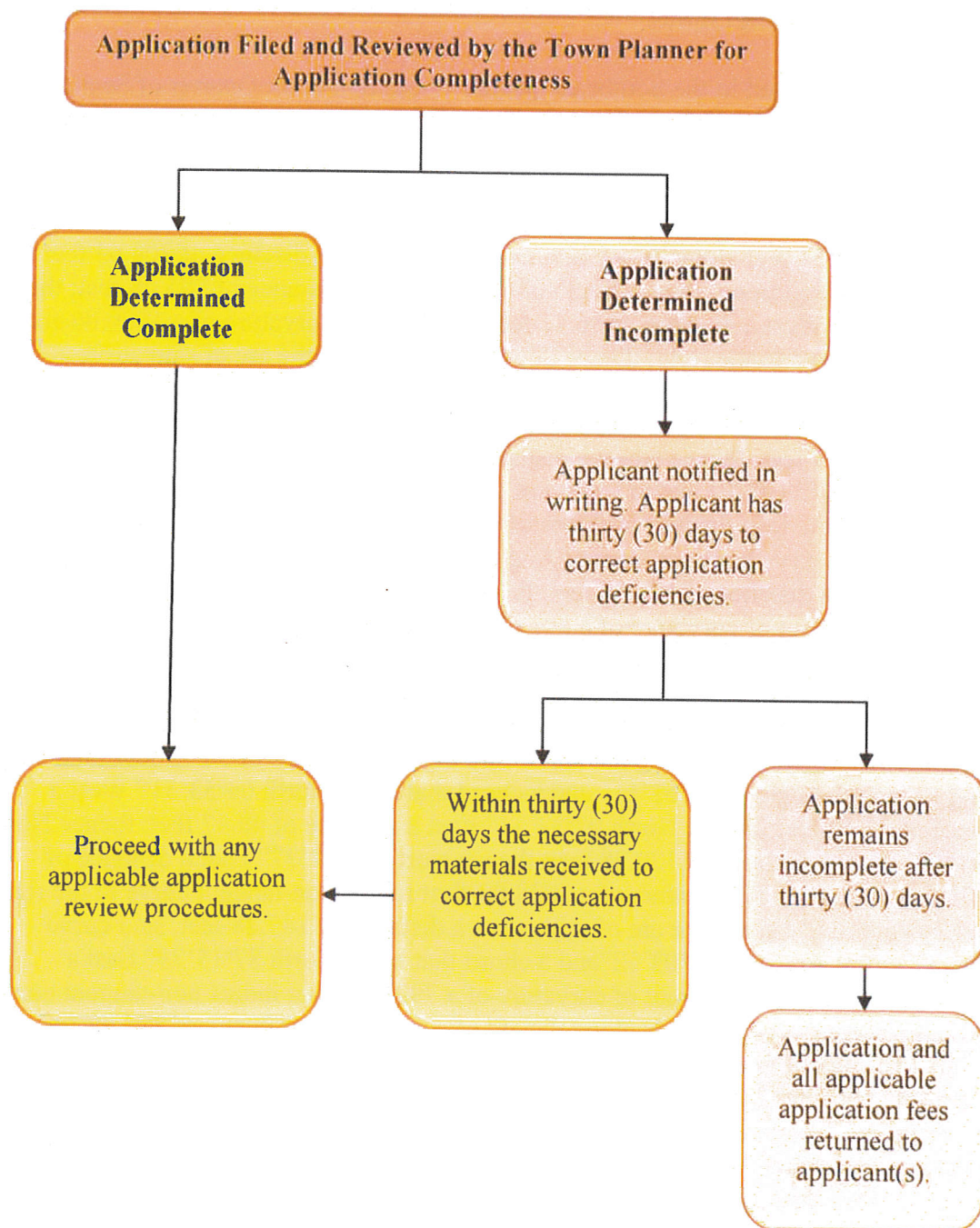


**Land Use Ordinance, Zoning Map, or Official Map  
Amendment Application Procedures**





**FIGURE 1**  
**DETERMINATION OF APPLICATION COMPLETENESS PROCEDURES**



## Exhibit "A"

A portion of Lots 1 and 2, Geneva Park East - Phase One Megaplex, according to the official plat thereof as recorded in the office of the Utah County Recorder, more particularly described as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 8, Township 6 South, Range 2 East, Salt Lake Base & Meridian, said property being more particularly described as follows:

Beginning at the Southeast Corner of said Section 8; thence North  $00^{\circ}47'32''$  West a distance of 1598.34 feet along the section line; thence West a distance of 204.63 feet to the real point of beginning; thence South  $08^{\circ}05'53''$  East a distance of 795.08 feet; thence South  $86^{\circ}38'21''$  West a distance of 36.41 feet to a point of curvature of a 1600.00-foot radius tangent curve to the right; thence Southwesterly along the arc of said curve a distance of 89.76 feet, said curve having a Central Angle of  $03^{\circ}12'51''$  and a chord that bears South  $88^{\circ}14'47''$  West a distance of 89.74 feet; thence South  $89^{\circ}51'16''$  West a distance of 126.74 feet; thence North a distance of 792.35 feet; thence South  $89^{\circ}59'58''$  West a distance of 1193.19 feet to a point of curvature of a 899.00-foot radius non-tangent curve to the left; thence Northwesterly along the arc of said curve a distance of 171.33 feet, said curve having a Central Angle of  $10^{\circ}55'09''$  and a chord that bears North  $46^{\circ}48'33''$  West a distance of 171.07 feet; thence North  $52^{\circ}16'08''$  West a distance of 320.41 feet to a point of curvature of a 801.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 516.45 feet, said curve having a Central Angle of  $36^{\circ}56'31''$  and a chord that bears North  $33^{\circ}47'52''$  West a distance of 507.55 feet to a point of curvature of a 87.00-foot radius tangent curve to the right; thence Northwesterly along the arc of said curve a distance of 34.73 feet, said curve having a Central Angle of  $22^{\circ}52'11''$  and a chord that bears North  $03^{\circ}53'31''$  West a distance of 34.50 feet; thence North  $07^{\circ}32'34''$  East a distance of 48.47 feet; thence North  $08^{\circ}00'00''$  West a distance of 120.28 feet; thence North  $35^{\circ}52'37''$  East a distance of 123.08 feet to a point of curvature of a 7928.00-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 147.28 feet, said curve having a Central Angle of  $01^{\circ}03'52''$  and a chord that bears North  $87^{\circ}15'29''$  East a distance of 147.28 feet to a point of curvature of a 7929.28-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 237.88 feet, said curve having a Central Angle of  $01^{\circ}43'08''$  and a chord that bears North  $88^{\circ}10'05''$  East a distance of 237.87 feet to a point of curvature of a 7930.00-foot radius non-tangent curve to the right; thence Northeasterly along the arc of said curve a distance of 134.12 feet, said curve having a Central Angle of  $00^{\circ}58'09''$  and a chord that bears North  $89^{\circ}59'38''$  East a distance of 134.12 feet; thence South  $89^{\circ}31'18''$  East a distance of 1268.07 feet; thence South  $08^{\circ}05'53''$  East a distance of 1050.79 feet to the point of beginning.

A Portion of Tax ID: 40-468-0001, 40-468-0002



at Geneva



**Vineyard**

Vineyard

Links at Sleepy Ridge

Powell Slough Waterfowl Management Area

Utah Valley University

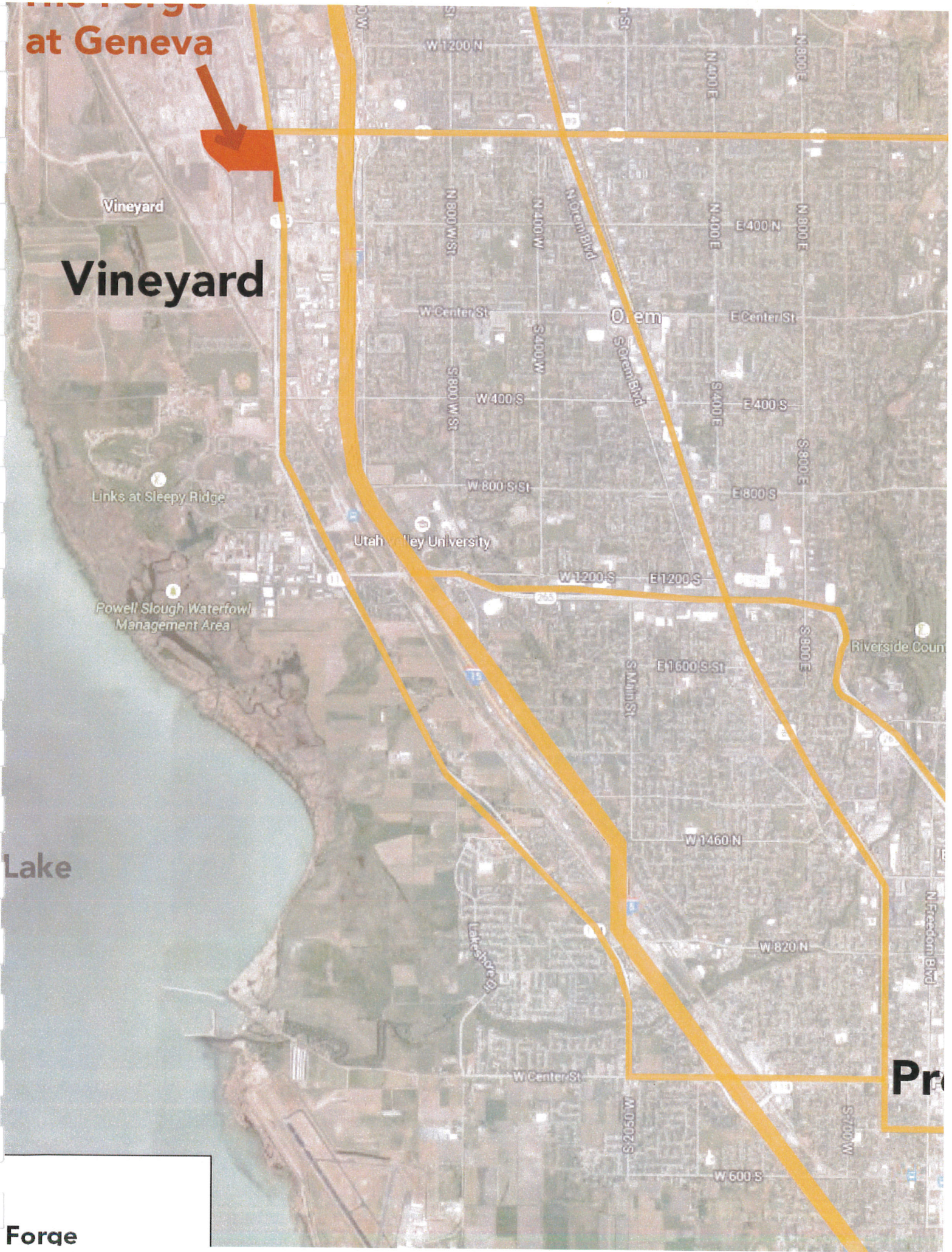
Orem

Riverside County

Lake

Pr

Forge







Forge Mixed-Use  
District





# Section 741 The Forge Mixed Use District

## A. PURPOSE

The Forge Mixed Use ("MU") District is intended to encourage a mixture of commercial, office and residential uses within an urban neighborhood atmosphere. Development in the Forge MU District is intended to provide a pedestrian oriented, safe and attractive streetscape, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for urban and traditional design, pedestrian amenities and land use regulation.

## B. USES

Permitted uses in The Forge MU District shall be those specified in Table 32-3 "Table of Allowed Uses in Non-Residential Zoning Districts", as attached and amended.

## C. SITE PLANS AND BUILDING DESIGN

It is intended that development in The Forge MU District (Figure 1.1) will be subject to the following standards and regulations and Design Guidelines (Section E – Design Guidelines).

This will be accomplished by the following procedures:

**C.1. Individual Subdivision Plats and Site Plans.** A site plan for each parcel shall be submitted for review and approval by the Town of Vineyard in accordance with Chapter 14 – Permitted Uses. Individual site plans shall include a demonstration of how the proposed project will be consistent with the The Forge MU District and Design Guidelines, including the following:

- 1.1. The proposed architectural and site design concepts including style, colors, type of materials and placement of structures.
- 1.2. A description of the landscaping treatment, plant materials, fences, walls and other open space improvements.

### C.2. Amendments to the Master Development Plan

#### 2.1. Minor Amendments

**2.1.A.** Minor amendments are those that increase by ten percent (10%) or less any individual element shown in the Forge MU District to achieve a more suitable development plan.

**2.1.B.** Minor amendments do not allow an increase in the maximum building height or to the maximum residential intensity or non-residential intensity.

2.1.C. The Vineyard Town Planner shall be the approval authority for minor amendments.

## **2.2. Major Amendments**

2.2.A. Major amendments are those that increase the maximum allowable building height, maximum residential density, maximum non-residential intensity, and/or that exceed ten percent (10%) of an individual Forge MU District element.

2.2.B. Approval of any major amendments will require review approval of the Vineyard Town Council upon a recommendation from the Planning Commission following the process for zoning ordinance text amendments set forth in the Vineyard Town Zoning Ordinance.

## **D. DEVELOPMENT STANDARDS**

### **D.1. Project Characteristics**

The Forge MU District shall have the following characteristics:

- 1.1. Multiple buildings, each of which may accommodate one or more uses;
- 1.2. Buildings on the site are expected to be connected by internal streets and/or drives, and/or pedestrian connections and pathways; and,
- 1.3. Public spaces, such as plazas, parks, squares or other types of gathering space.

### **D.2. Minimum Acreage**

The minimum acreage for application of The Forge MU District is 5 acres.

### **D.3. Residential Intensity**

The quantity of residential uses approved or constructed shall never exceed the quantity of non-residential uses approved or constructed, as measured in total floor area (square feet). Ancillary uses that directly support residential development are considered residential uses for calculation purposes. Ancillary uses that are shared between residential and non-residential uses shall be calculated proportionately.

### **D.4. Non-Residential Intensity**

There is no limit on the intensity of non-residential development as long as each development complies with the development standards of The Forge MU District, any other applicable Vineyard Town Ordinances and the requirements herein.

### **D.5. Building Height**

(see Section E – Design Guidelines)

#### **D.6. Setbacks**

Minimum and maximum front or side setback requirements are specified in the Design Guidelines (Section E – Design Guidelines). Building components, such as awnings, signage or decks are permitted to encroach beyond the setback.

#### **D.7. Compatibility Requirements**

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

#### **D.8. Mixed Use Requirements**

**8.1.** Mixed use development is a development in which land uses are mixed vertically and/or horizontally (such as with existing or planned adjacent land uses) which promote easy access by pedestrians. The Forge MU District shall comply with the following standards:

**8.1.A.** Each development or project area shall connect to and be compatible with any adjacent development or project area.

**8.1.B.** Individual project areas shall provide a comprehensive pedestrian network of parks, plazas and other open space elements that connect uses. Open space areas and the paths that link them shall facilitate the integration of adjacent land uses on the site.

Specifically, onsite pedestrian connections shall be provided to and between the following points:

- The primary entrance or entrances to each building;
- Existing or planned transit stops, stations, and park-n-ride locations;
- On-site amenities; and
- Adjacent development.

#### **D.9. Open Space**

The Forge MU District shall provide open space within the development as follows:

9.1. Plazas, parks, town squares, or other gathering spaces designed and located for substantial use. At least one gathering space should include a significant public amenity, such as water features and/or public art.

9.2. A minimum of ten percent (10%) of the net site area of the development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas, pedestrian ways, landscape areas, recreation areas, or other similar uses as approved by the Vineyard Town Planner.

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

#### D.10. Parking

10.1. Given the mixed-use nature of the Forge MU District and the desire to accommodate a range of uses in any building over time, off-street parking at the Forge MU District will be governed by the following requirements:

Table 1.1 Minimum Parking Requirements

| Use             | Minimum Parking Requirement                                               |
|-----------------|---------------------------------------------------------------------------|
| Non-residential | An average of 3 spaces per 1,000 square feet of gross building floor area |
| Residential     | An average of 1.5 spaces per dwelling unit                                |

10.2. Shared Parking: Shared parking allows a reduction in the total number of required parking spaces when a parcel is occupied by two or more uses which typically do not experience peak parking demands at the same time. When any land or building is used for two or more uses that are listed below, the minimum total number of required parking spaces may be determined by the following procedures:

10.2.A. Multiply the minimum required parking for each individual use, excluding spaces reserved for use by specified individuals or classes of individuals (except car share programs), by the appropriate percentage listed in Table 1.2, *Shared Parking Table*, for each of the designated time periods.

10.2.B. Calculate a sum for all uses for each of the five time periods (columns). The minimum parking requirement is the highest of these sums. Table 1.3, *Illustrative Shared Parking Credit Calculation*, provides an example of how to use Table 1.2, *Shared Parking Table* to calculate required parking.



| Table 1.2 - Shared Parking Table |                          |                       |                            |                       |                            |
|----------------------------------|--------------------------|-----------------------|----------------------------|-----------------------|----------------------------|
| Use                              | Weekday                  |                       |                            | Weekend               |                            |
|                                  | Night<br>(12 AM to 6 AM) | Day<br>(6 AM to 6 PM) | Evening<br>(6 PM to 12 AM) | Day<br>(6 AM to 6 PM) | Evening<br>(6 PM to 12 AM) |
| Residential                      | 100%                     | 80%                   | 90%                        | 80%                   | 90%                        |
| Office                           | 5%                       | 100%                  | 10%                        | 10%                   | 5%                         |
| Retail / Commercial              | 5%                       | 70%                   | 90%                        | 100%                  | 70%                        |
| Commercial Lodging               | 80%                      | 80%                   | 100%                       | 50%                   | 100%                       |
| Restaurant                       | 10%                      | 50%                   | 100%                       | 50%                   | 100%                       |
| Entertainment                    | 10%                      | 40%                   | 100%                       | 80%                   | 100%                       |
| All Others                       | 100%                     | 100%                  | 100%                       | 100%                  | 100%                       |

| Table 1.3 - Illustrative Shared Parking Credit Calculation                                                                                                                                                                                                                                                                                                             |                          |                        |                            |                       |                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------|----------------------------|-----------------------|----------------------------|
| <b>EXAMPLE:</b> A mixed-use building has 50 2-bedroom residences, 50,000 square feet of office space, and 50,000 square feet of retail space. Separately, these uses would require 450 parking spaces ((50 sp. x 2 sp. / unit) + (50,000 sf. x (1 sp. / 250 sf.)) + (50,000 sf. x (3 sp. / 1,000 sf.)) = 450). However, combined, they could share 350 parking spaces. |                          |                        |                            |                       |                            |
| Use                                                                                                                                                                                                                                                                                                                                                                    | Weekday                  |                        |                            | Weekend               |                            |
|                                                                                                                                                                                                                                                                                                                                                                        | Night<br>(12 AM to 6 AM) | Day<br>(6 AM to 6 PM)  | Evening<br>(6 PM to 12 AM) | Day<br>(6 AM to 6 PM) | Evening<br>(6 PM to 12 AM) |
| Residential<br>100 spaces                                                                                                                                                                                                                                                                                                                                              | 100% x 100<br>= 100      | 80% x 100<br>= 80      | 90% x 100<br>= 90          | 80% x 100<br>= 80     | 90% x 100<br>= 90          |
| Office<br>150 spaces                                                                                                                                                                                                                                                                                                                                                   | 5% x 150<br>= 8          | 100% x 150<br>= 150    | 10% x 150<br>= 15          | 10% x 150<br>= 15     | 5% x 150<br>= 8            |
| Retail / Commercial<br>200 spaces                                                                                                                                                                                                                                                                                                                                      | 5% x 200<br>= 10         | 70% x 200<br>= 140     | 90% x 200<br>= 180         | 100% x 200<br>= 200   | 70% x 200<br>= 140         |
| Commercial Lodging                                                                                                                                                                                                                                                                                                                                                     | 80% x 0 = 0              | 80% x 0 = 0            | 100% x 0 = 0               | 50% x 0 = 0           | 100% x 0 = 0               |
| Restaurant                                                                                                                                                                                                                                                                                                                                                             | 10% x 0 = 0              | 50% x 0 = 0            | 100% x 0 = 0               | 50% x 0 = 0           | 100% x 0 = 0               |
| Entertainment                                                                                                                                                                                                                                                                                                                                                          | 10% x 0 = 0              | 40% x 0 = 0            | 100% x 0 = 0               | 80% x 0 = 0           | 100% x 0 = 0               |
| All Others                                                                                                                                                                                                                                                                                                                                                             | 100% x 0 = 0             | 100% x 0 = 0           | 100% x 0 = 0               | 100% x 0 = 0          | 100% x 0 = 0               |
| <b>COLUMN TOTALS</b>                                                                                                                                                                                                                                                                                                                                                   | <b>118</b>               | <b>350<sup>†</sup></b> | <b>285</b>                 | <b>295</b>            | <b>238</b>                 |

**TABLE NOTE:**  
<sup>†</sup> The largest number, 350, is the number of parking spaces that are required. This example is a 22 percent reduction compared to individual calculations.

Source: Centennial CO Land Development Code 12-5-29-06

**10.3. Conversion of Parking Lots to Structures:** It is anticipated that surface parking lots may be provided in the initial phases of development, in many cases to eventually be replaced by structured parking. No surface parking lot shall be constructed within fifty feet (50') of any street intersection, or between any building and street property line.

#### D.11. Landscaping

Each project shall be consistent with the Design Guidelines for The Forge MU District and the landscape provisions of the Town of Vineyard zoning ordinance.

## **E – DESIGN GUIDELINES**

The following Design Guidelines have been adopted for The Forge MU District. No project shall be approved until design and landscaping standards are submitted to and approved by the Vineyard Town Council per the process set forth in this Title.

### **E.1. Introduction**

The Forge MU District is approximately 45 acres located on the southwest corner of Vineyard Connector and Mill Road. The proposed project will consist of up to 1.8 million square feet of building space including retail, services, offices, medical, entertainment and hotels. It will also contain a range of residential uses in order to provide vitality day and night, and opportunities to live close to work and to accommodate the multiple housing needs of the region.

The Forge MU District is intended to complement the adjacent Megaplex commercial development and to jointly provide dining, entertainment and convenience for both workers, visitors, and residents.

The Forge MU District will be implemented over time by a variety of individual builders. The urban design framework for The Forge MU District will guide future development to ensure consistency and a high level of urban design quality (Figure 1.3 - Urban Design Framework). To be successful as a high energy, high density center, it will be important that fundamental principles of good urban design be followed in each project.

The following Design Guidelines are intended to foster a rich urban environment that will assure The Forge MU District retains a human scale through change, contrast, intricacy, color and materials. Block structure, building massing and architectural character will define a private realm that will shape public space, offer additional connectivity, frame views and celebrate key gathering places. The streets, plazas and parks of the public realm will foster lively pedestrian activity, support commercial vitality and facilitate community pride.

### **E.2. Design Intent**

The general, overall character of The Forge MU District should reflect the multi-layered history of the site (Figure 1.2 - Vision Mosaic). This character will bring about a familiar, traditional setting for users while allowing a diversity of building styles that is both timeless and contemporary.

### **E.3. Urban Design Framework**

The Urban Design Framework (Figure 1.3), is a summary of the key physical constraints and building placement objectives that are described in subsequent Figures.

## **E.4 Block Structure**

**4.1. Block Size:** Typical block size will not exceed 500' in length with the length of the block running along an east-west axis to ensure the maximum potential for south-facing facades (Figure 2.1 – Block Structure).

**4.2. Mid Block Alleys and Passages:** The walkability of a community is defined by how well the pedestrian network is connected. To ensure a high walkability for The Forge MU District, mid block alleys and passages are envisioned to break down block scale allowing for greater accessibility for both pedestrian and automobile circulation (Figure 2.2 – Pedestrian Circulation).

**4.3. Continuous Building Frontage:** A continuity of building frontage, not interrupted by parking lots or deep setbacks, encourages a more active involvement between building uses and pedestrians. Blocks B, C, E and F shall have continuous building frontage which will include not less than eighty percent (80%) of the block length or at least seventy-five percent (75%) of the total block perimeter of these blocks. (Figure 2.3 – Building Frontage and Build-to Zone).

**4.4. Ground Floor Building Setback:** The street frontage of all habitable buildings shall be built within the designated zero foot (0') minimum and ten foot (10') maximum front setback ("Build-to Zone") from the right of way to support a strong, continuous "street wall" to reinforce an urban form. Exceptions may be made for publicly accessible outdoor plazas. [Note: The maximum building setback may be increased along major streets such as Mill Road or Geneva Road to provide additional buffering of pedestrians from busy traffic.]

**4.4.A. Side and Rear Setbacks:** There shall be no minimum side setback requirement from property lines. Rear setbacks along alleys shall range from zero feet (0') adjacent to pedestrian ways to five feet (5') adjacent to travel lanes.

**4.4.B. Building Height and Stepbacks:** Buildings can range from a minimum of twenty feet (20') to a maximum of one hundred-twenty five feet (125') for flat roofs or one hundred forty feet (140') for pitched roofs. Any stories above the fourth story should stepback a minimum of ten feet (10') from the right of way line (Figure 2.4 – Building Stepback).

**4.5. Perceived Building Length:** Individual buildings along the street edge should not appear to exceed one hundred fifty feet (150'). If a longer building is necessary, its perceived length should incorporate stepback or material changes (Figure 2.5 – Maximum Building Length between Insets).

## **E.5 Building Orientation and Climate Protection**

**5.1. Energy and Climate Orientation:** Buildings are highly encouraged to include passive solar and passive wind strategies (Figure 3.1 – Building Design Maximizing Solar Access).

**5.2. Protective Porticos and Awnings:** Architectural elements that provide shade are encouraged to provide pedestrians a pathway that is enjoyable to use year round and foster walking and social interaction. The climate in Utah Valley is such that in the summer months shade is preferred, and in the winter months protection from snow is preferred. Awnings that extend over the public right of way require a revocable permit and shall have at least eight feet (8') clearance above the adjacent sidewalk at all points, and shall not extend more than six feet (6') into the public right-of-way..

## **E.6. Ground Floor Activation**

**6.1. Transparency:** The first floor elevation facing a street shall not have less than sixty percent (60%) transparent surfaces. All first floor glass will be non-reflective. Display windows that are three-dimensional and are at least 2 feet deep are permitted and may be counted toward the sixty percent (60%) transparency requirement. If the ground level of a building is occupied by residential uses, the sixty percent (60%) transparency requirement may be reduced to thirty-five percent (35%) (Figure 3.2 – Bottom Floor Glass Surface Transparency). Upper floors will maintain a minimum of thirty-five percent (35%) transparency.

**6.2. Entrances:** Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street.

**6.3. Wall planes:** The maximum length of any continuous ground floor wall surface, uninterrupted by a change in material, setback or protrusion, will be thirty feet (30').

**6.4. Screening:** All building equipment and service areas, including on-grade and roof mechanical equipment and transformers that would be visible from the public right of way, shall be screened from public view, or enclosed as to appear to be an integral part of the architectural design of the building (Figure 3.3 – Roof Equipment Screening).



## E.7. Architectural Character and Materials

**7.1. Building Character Organization:** All buildings shall generally have a “**base, middle, and top**” character to avoid monotonous uniformity of single-material building walls. Differentiating buildings into these three components gives human scale and variety through change, contrast, and intricacy in facade form, color and/or material. Other scaling elements such as insets and projections are encouraged to break up flat or monotonous facades (Figure 4.1 – Base, Middle, and Top Building Character).

**7.2. Exterior Three-Dimensional Details:** Three-dimensional details are encouraged along the publicly-visible exterior of buildings, including:

**7.2.A.** Cornices, fascia, visible substantial window sills and headers, projecting bay windows, inset doors and windows and balconies (Figure 4.2 – Building Exterior 3D Details).

**7.2.B.** Recessed windows (all windows are encouraged to be recessed a minimum of three inches)

**7.3. Building Materials:** All materials shall be durable in nature and build on the multi layered history of the site. The following is a non-exhaustive list of materials that would meet this objective:

- Sandstone-based brick material - this is desired as a base material for the entire development and is of regional significance to the area;
- Brick with accent banding and symbols of various colors and patterns (Figure 4.3 – Brick Building with Accent Banding);
- Visible steel support such as I-beam columns and spandrels, steel cable or rod suspension, decorative steel railings (Figure 4.4 – Building with Visible Steel Support);
- Corrugated steel siding (Figure 4.5 – Building with Corrugated Steel Siding);
- Concrete foundations, columns, lintels, sills, loading docks (Figure 4.6 – Building with Concrete Loading Dock Frontage);
- Large expanses of multi-paned glass windows, glass block, large display windows, skylights, greenhouses (Figure 4.7 – Building with Multi-paned Glass Windows);
- Heavy wood timber columns and spandrel beams (Figure 4.8 – Building with Heavy Wood Timber Columns); and
- Wood, stone, corrugated metal, etc.

- Local materials are encouraged, whether as reclaimed materials from nearby projects or manufactured locally and support sustainable building practices.
- Other materials can be considered to minimize costs while achieving a similar aesthetic (e.g., concrete with an applied texture versus a brick wall) while out-of-character materials will be considered in special circumstances - such as iconic architecture - to bring additional variety and contemporary influences.

**7.4. Iconic Architectural Elements:** Selected use of iconic architectural elements is encouraged at key locations that serve as focal points for the district. Examples might include:

**7.4.A.** Tower buildings fronting open spaces, plazas, or other gathering spaces (Figure 4.9 – Iconic Tower Building with Park Space).

**7.4.B.** Architectural signage and marquees (Figure 4.10 – Iconic Marquee Sign).

**7.5. Gateway Buildings:** Buildings at major road intersections and gateways carry additional significance and should have the highest design quality.

**7.5.A.** These buildings should present front facades and entries to the public, and should incorporate visible public gathering spaces and provide the visual interest to frame the intersection.

**7.5.B.** Building corners fronting onto intersections should be defined with appropriate retail uses and architectural treatment. Gas station canopies, fast-food restaurants with drive-thrus and other services shall not be allowed in these locations.

## **E.8. Signage**

(RESERVED)

## **E.9. Lighting**

**9.1. Street Lights:** Consistent street light fixtures will be used throughout The Forge MU District for both automobile and pedestrian safety.

**9.2. Architectural Lighting:** Building illumination will be limited to:

- Highlighting of specific building features
- Building and ground floor business names
- Lighting of public walkways
- Lighting of architectural features above the ground floor

## **E.10 Streets**

### **10.1. Prototypical Sections and Plans:**

10.1.A. Commercial Street (Figures 6.1 and 6.2)

10.1.B. Retail "Stroll Street" (Figures 6.3 and 6.4)

10.1.C. Frontage Street (Figure 6.5)

10.1.D. Alley (Figure 6.6)

**10.2. Roadways:** The portion of the right of way - from flow line to flow line - is envisioned to accommodate parallel and/or diagonal parking lanes on either side of the street adjacent to the outside edge of two travel lanes - one in each direction.

**10.3. Bulb-outs/Flush Curbs/Bollards:** These items help to facilitate pedestrian and automobile circulation through universal design, and are envisioned to occur in the parking lane at intersections and at mid-block crossings where strong desire lines occur (Figure 6.7).

**10.4. Crosswalks and Mid-Block Crossings:** On private streets, crosswalks will be ten feet (10') minimum in width and will occur no greater than three hundred (300') apart along any block. Crosswalks should include two directions at every corner (Figure 6.8). On public streets, crosswalks shall be located and constructed in accordance with adopted City Standards.

**10.5. Sidewalks:** Sidewalks serve multiple purposes within an urban environment and should incorporate different activities including seating, outdoor dining, lighting, trash and recycling receptacles, bus stops and shelters, newsstands, utility boxes and shade trees between pedestrian walkways and traffic. A minimum eight feet (8') ADA accessible, unobstructed pedestrian walkway is required.

10.5.B. Pedestrian Zone – Five feet to nine feet (5'-9') in width, this portion of the sidewalk occurs adjacent to the furniture zone and is intended to provide a comfortable clear path of travel for pedestrians.

10.5.C. Activity Zone – Four feet to seven feet (4'-7') in width, this portion of the sidewalk is adjacent to the building edge and is intended to provide an activity zone for commercial businesses to serve customers or show their wares on the street.

## **E.11. Interior Block Connections (Alleys)**

**11.1. Prototypical Alley Section:** Alley rights of way can range in width between thirty and forty feet (30'-40') feet (Figure 6.6).

**11.2. Multi-Purpose Connections:** Alleys are encouraged to provide necessary connections for service/delivery, fire protection and pedestrian access. Since alleys and interior connections are envisioned to accommodate off-street loading as well as serve as pedestrian connections the following includes preferred and minimum guidelines:

### **11.2.A. Preferred Guidelines**

- i. Roadway - Twenty-one foot (21') unobstructed automobile pathway (which combined with the adjacent rear-yard building setback provides twenty-six feet (26') clear for fire equipment).
- ii. Sidewalk – 10-16 feet wide, consisting generally of:
  1. Pedestrian Zone – Six to ten feet (6'-10') wide
  2. Furniture Zone – Four to six feet (4'-6') wide (for shade trees, benches, trash cans, lighting).

### **11.2.B. Minimum Guidelines**

- i. Roadway – Twenty one foot (21') unobstructed vehicular way
- ii. Sidewalk – Five foot (5') unobstructed pedestrian way

**11.2.C. Comparison of Road Standards:** Table 1.4 below illustrates how the road standards for The Forge MU District are consistent with those of the Vineyard Town Center.



**Table 1.4 Road Standards**

| <b>Side Street Requirements (Vineyard Town Center)</b> |                                                                                                                                                                                | <b>The Forge</b>                                                                                                                                                                                                                   |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitted Districts                                    | All Districts                                                                                                                                                                  | All Districts                                                                                                                                                                                                                      |
| Permitted Adjacent Building Types                      | See Building section                                                                                                                                                           | N/A                                                                                                                                                                                                                                |
| Typical Right-of-Way Width                             | 61' to 81'                                                                                                                                                                     | 70' to 75'                                                                                                                                                                                                                         |
| <b>Vehicular Realm</b>                                 |                                                                                                                                                                                |                                                                                                                                                                                                                                    |
| Travel Lanes                                           | 1 lane in each direction                                                                                                                                                       | 1 lane in each direction                                                                                                                                                                                                           |
| Lane Width                                             | 11' - 13'                                                                                                                                                                      | 11' - 13'                                                                                                                                                                                                                          |
| Allowable Turn Lanes                                   | NA                                                                                                                                                                             | Yes on Retail "Stroll" Streets                                                                                                                                                                                                     |
| Parking Lanes                                          | Parallel required on both sides of street.                                                                                                                                     | Parallel required on both sides of the commercial streets<br>Diagonal allowed on one side with Parallel on the other side of retail streets                                                                                        |
| Pavement Width                                         | 18' - 22' on each side of centerline                                                                                                                                           | 18' - 20' on each side of centerline for commercial streets<br>18' - 20' on flush side, and 27' - 29' on podium side of Retail "Stroll" Streets                                                                                    |
| Bicycle Facilities                                     | Shared Bike Lanes                                                                                                                                                              | Shared Bike Lanes                                                                                                                                                                                                                  |
| <b>Pedestrian Realm</b>                                |                                                                                                                                                                                |                                                                                                                                                                                                                                    |
| Pedestrian Facilities                                  | 6' - 10' Sidewalk (10' on Main Street)                                                                                                                                         | 17' Sidewalk on Commercial Streets<br>12'-16' Sidewalk on flush side, and 14' Sidewalk on podium side of Retail "Stroll" Streets                                                                                                   |
| Street Buffer                                          | Park strip between sidewalk and protected bike lane varies depending on street tree size, 6' - 8'+. Allows for trees, bike racks, planter beds, street furnishings and lights. | Parking Lane, and Furniture Zone provide buffer between Pedestrian Zone and Travel Lanes on the Commercial Street<br>Diagonal Parking Lane, provides buffer between Pedestrian Zone and Travel Lanes on the Retail "Stroll" Street |

**11.3. Overhead and Underground ROW:** Developments that include interior alleys or service lanes - whether dedicated or privately owned with a public easement - may use the overhead and underground right-of-way of the new mid block street as part of their developable area, subject to design evaluation and approval of the final legislative authority.

**11.4. Service and Storage:** Consideration should be given to loading, delivery and transfer of merchandise, garbage collection, recycling, fire and utilities. Loading areas should be provided when appropriate. However, these functional needs should not compromise the visual character of the overall development or adjacent properties and will be subject to design evaluation and approval of the final legislative authority.

**11.5. Drive-thru Lanes:** Typical drive-thru lanes break up the continuity of block building facades and conflict with pedestrians. Drive-thru facilities at The Forge will be subject to careful design evaluation and approval of the final legislative authority. Any drive-thru lanes adjacent to roadways in The Forge are encouraged to be designed with one or more of the following conditions:

- Be limited to 3 bays or less
- Occur at the end of a block façade
- Be masked within a building form
- Feed into a single exit lane
- Be screened from view through a combination of low screen walls ("knee walls"), berming, and landscaping.

**11.6. Screening:** Screening techniques should be utilized throughout The Forge MU District for any activity or storage that should be kept from public view. This may include any combination of building design, landscaping and berming, and/or location and will be subject to design evaluation and approval of the final legislative authority. Typical areas that should require screening may include:

- Outdoor Storage
- Refuse Containers
- Surface Parking
- Loading Areas (adjacent to roadways)

**11.7. Enclosures:** Enclosures should be located to provide easy access for users, adequate space for servicing by refuse trucks, and visibility for safe vehicle circulation.

**11.7.A.** Enclosure materials and colors should be consistent with, and complementary to, building materials and finishes.

**11.7.B.** Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.

## **E.12. Parking**

**12.1. On-Street Parking:** The Forge MU District will provide on-street parking along all streets:

**12.1.A.** Parallel parking will occur along all streets throughout the development.

**12.1.B.** Diagonal parking will be an optional element of the "Stroll Street" condition where elevated sidewalks atop podium parking (sub-grade parking facilities) may occur (Figures 6.3 and 6.4).

**12.2. Sub-grade Parking Facilities:** No special design and setback restrictions will apply to parking facilities built below grade.

**12.3. Parking Structures:** Parking structures are envisioned as the primary parking strategy for The Forge MU District and will meet the following conditions:

**12.3.A.** Unbundled parking will be provided as an option for development at the block level and will accommodate all potential uses

**12.3.B.** Structures, in general, will be located in block interiors behind principal buildings

**12.3.C.** Structures adjacent to street rights-of-way will maintain the continuity of the pedestrian experience along the ground level by providing either:

- i. Wrapped retail, offices and/or restaurants to maintain an active ground-floor edge;
- ii. Liner retail (e.g., shallow building that can house news stand, flower shop, small offices, etc.); or
- iii. Façade articulation or screening that masks the parking interior





# Figures

Figure 1: A line graph showing the relationship between the number of hours spent studying and the score on a test. The x-axis represents the number of hours (0 to 10), and the y-axis represents the score (0 to 100). The data points are as follows:

| Hours | Score |
|-------|-------|
| 0     | 50    |
| 1     | 55    |
| 2     | 60    |
| 3     | 65    |
| 4     | 70    |
| 5     | 75    |
| 6     | 80    |
| 7     | 85    |
| 8     | 90    |
| 9     | 95    |
| 10    | 100   |

Figure 2: A bar chart showing the distribution of test scores for a class of 20 students. The x-axis represents the score range (0-10, 10-20, 20-30, 30-40, 40-50, 50-60, 60-70, 70-80, 80-90, 90-100), and the y-axis represents the number of students (0 to 20). The data is as follows:

| Score Range | Number of Students |
|-------------|--------------------|
| 0-10        | 2                  |
| 10-20       | 3                  |
| 20-30       | 4                  |
| 30-40       | 5                  |
| 40-50       | 6                  |
| 50-60       | 7                  |
| 60-70       | 8                  |
| 70-80       | 9                  |
| 80-90       | 10                 |
| 90-100      | 11                 |



Figure 1.1 - The Forge MU District Boundary Map

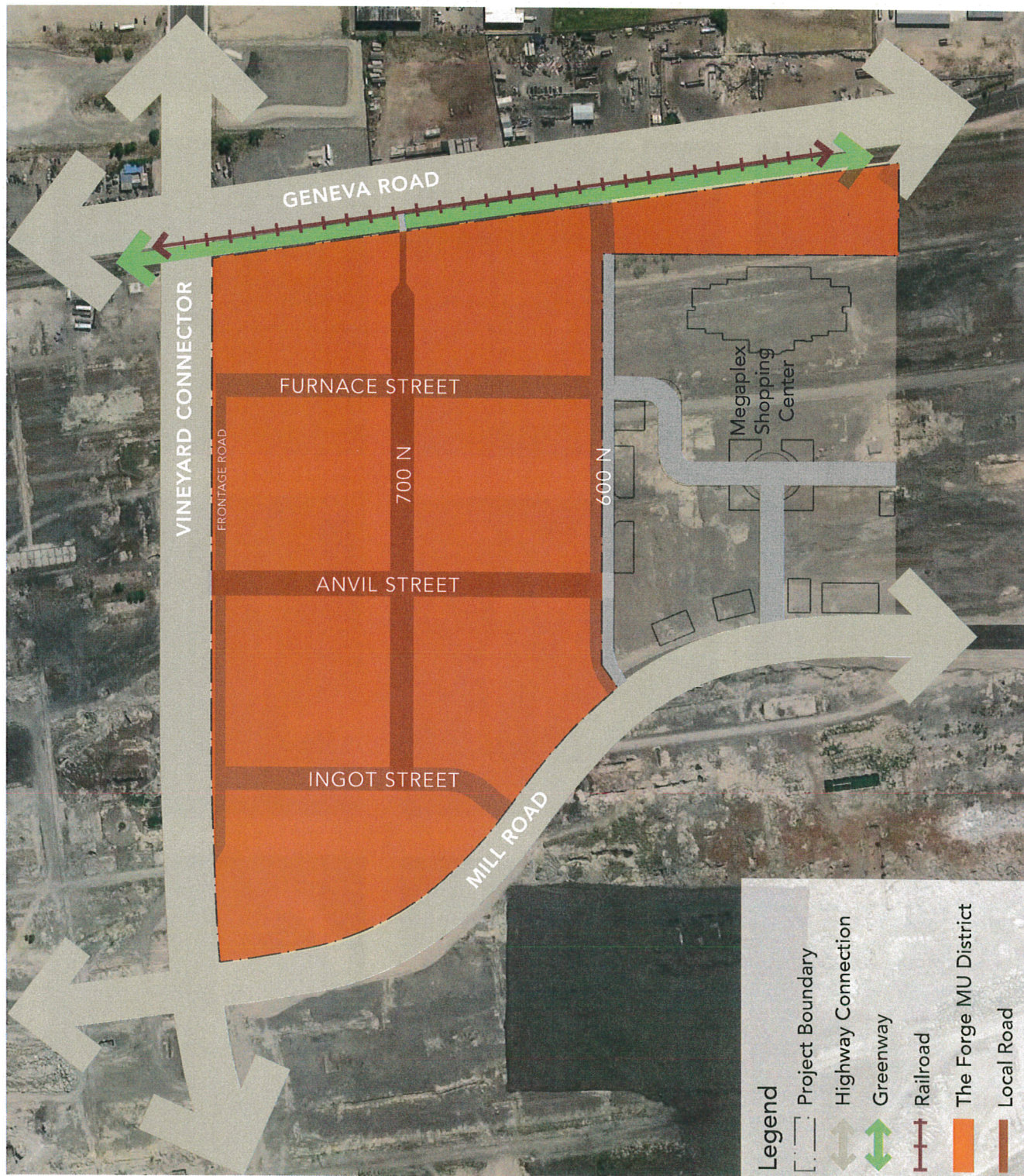
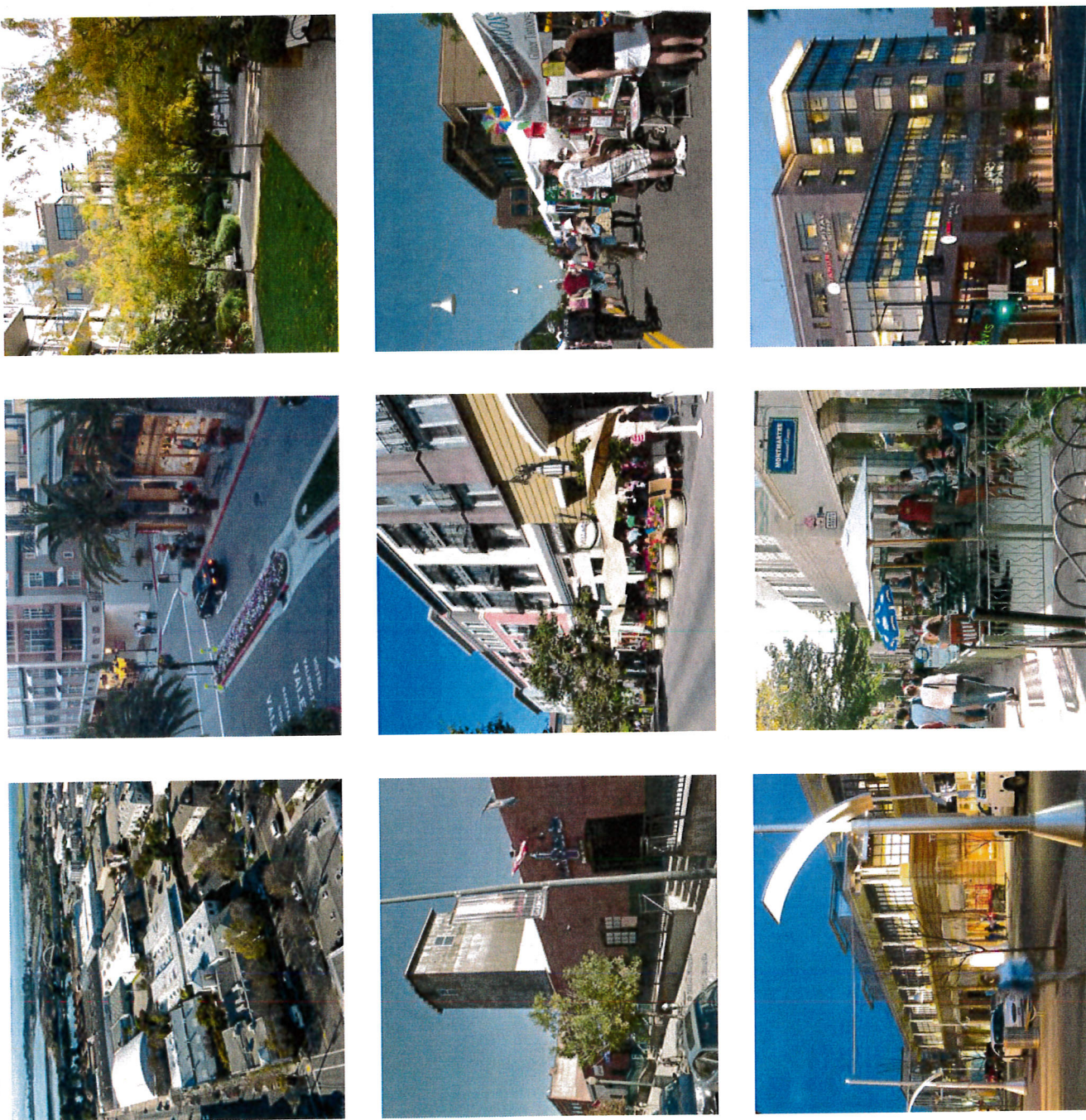




Figure 1.2 - Vision Mosaic



# THE FORCE

## AT GENEVA



Figure 1.3 - Urban Design Framework

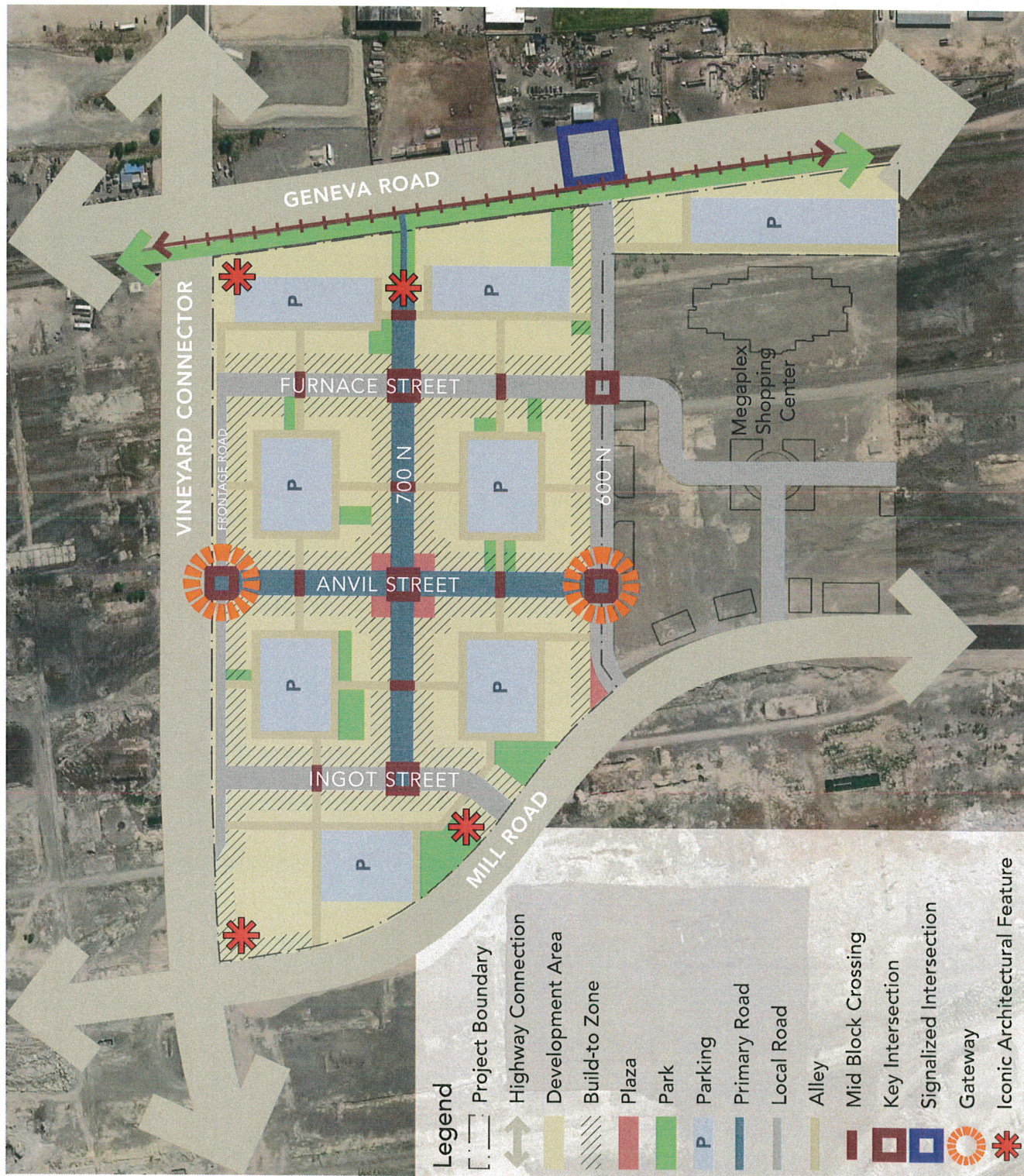




Figure 2.1 - Typical Block Structure





Figure 2.2 - Pedestrian Circulation

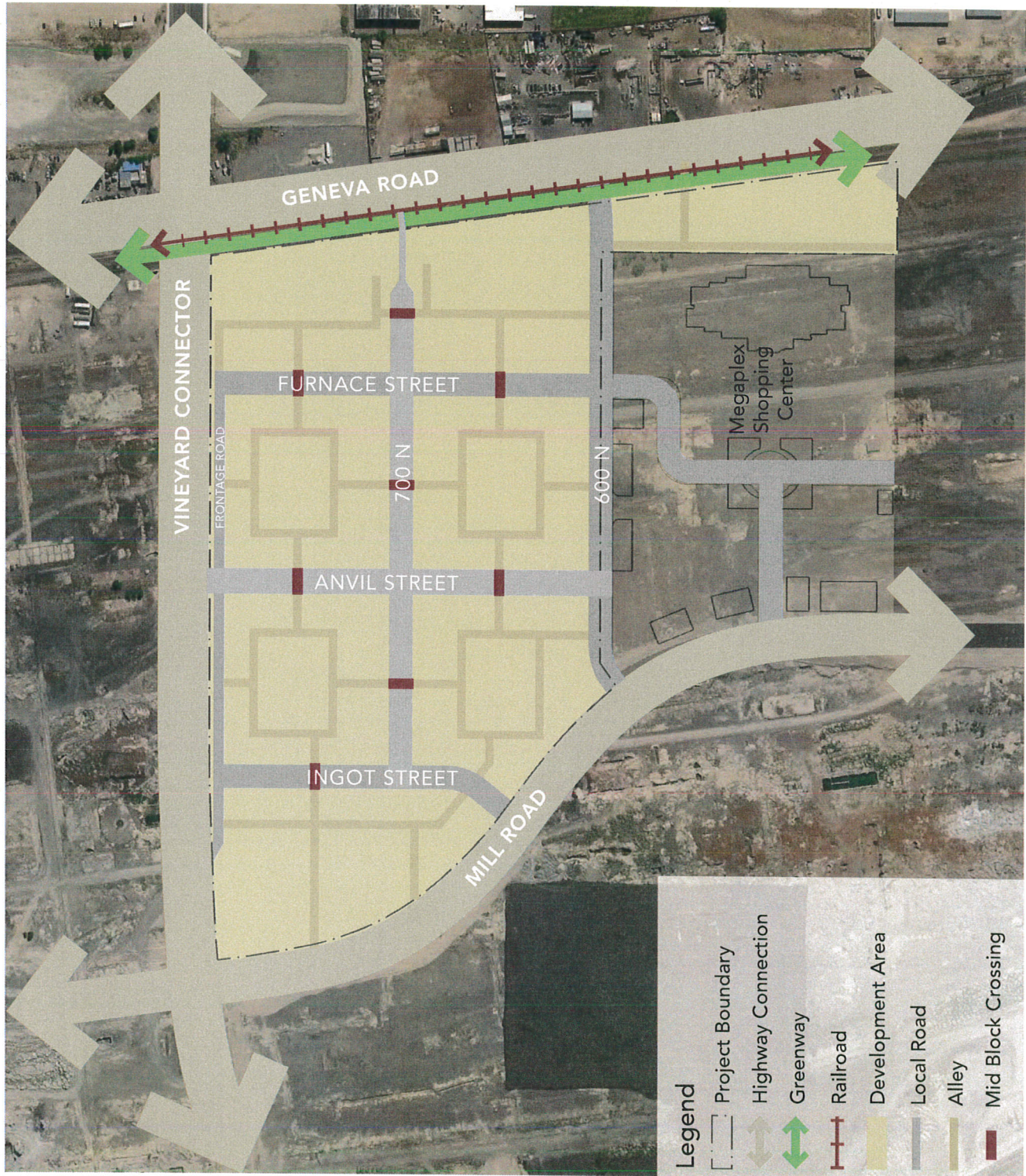




Figure 2.3 - Building Frontage and Build-to Zone

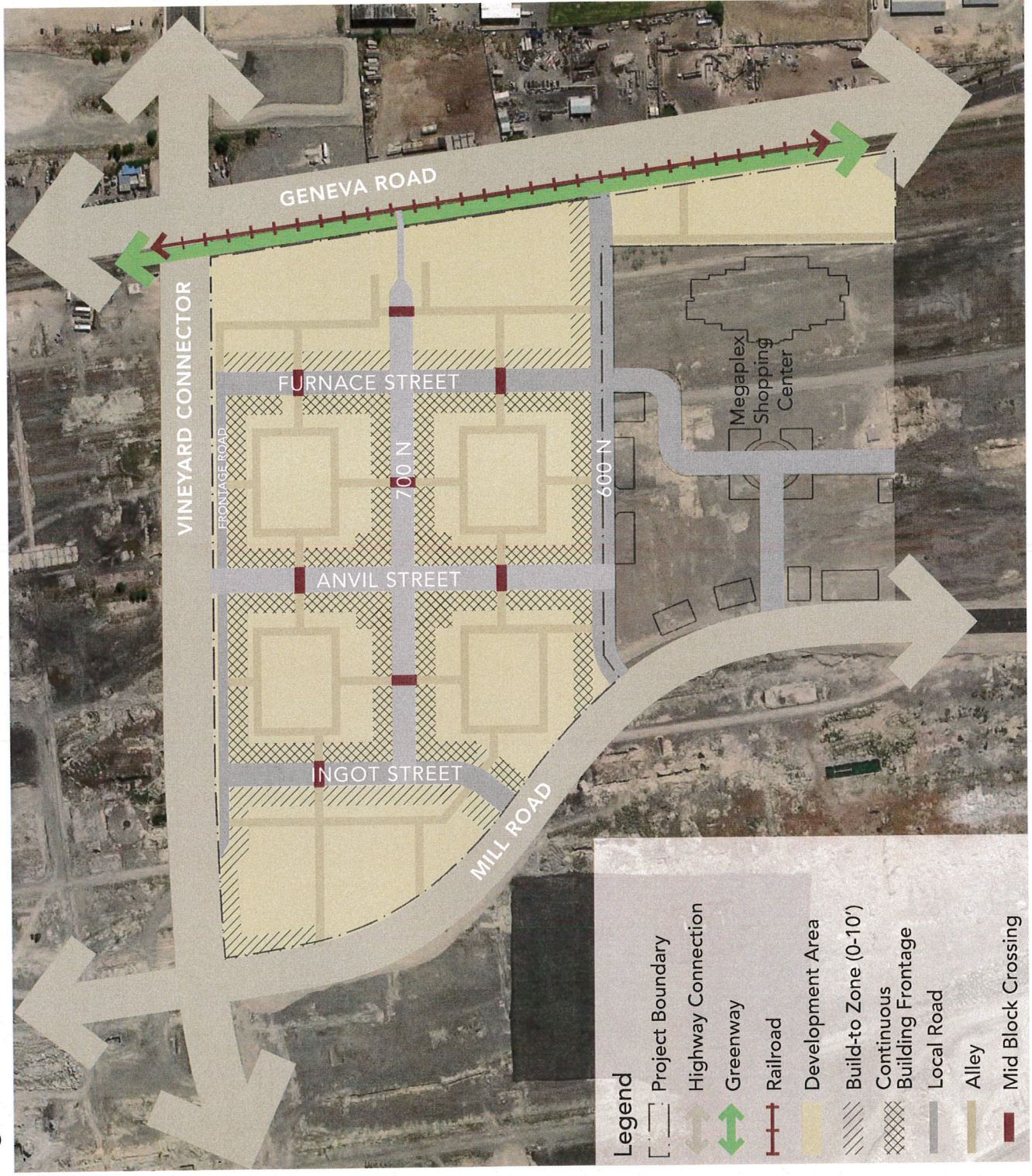




Figure 2.4 - Building Height Stepback

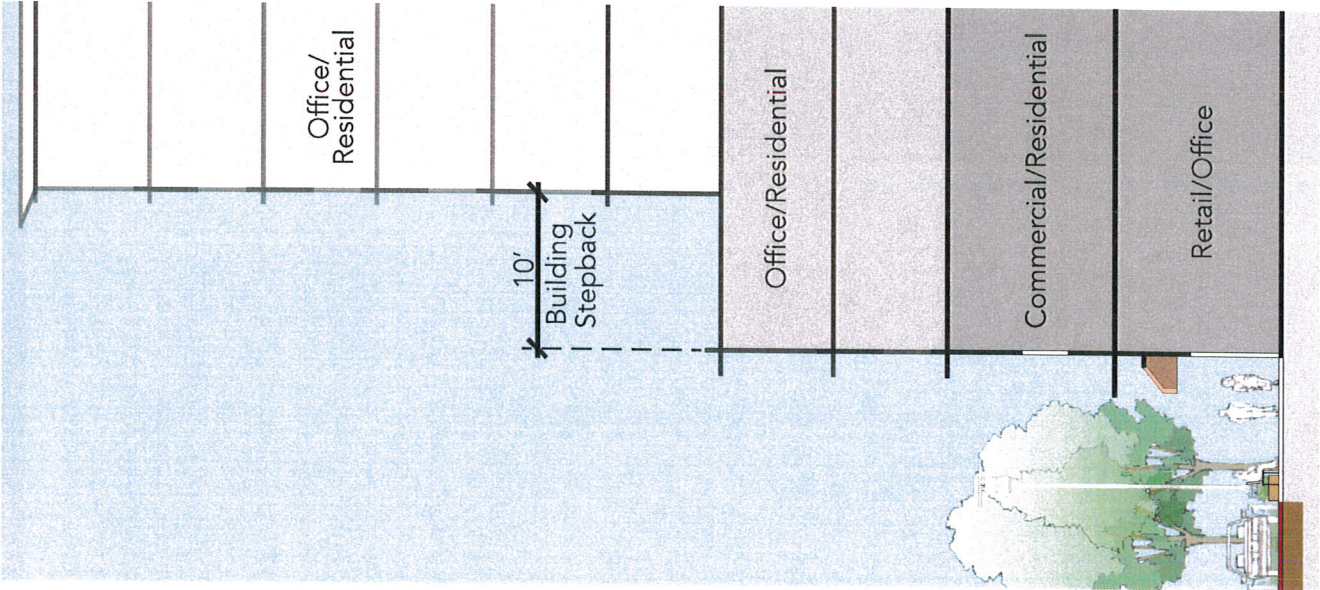


Figure 2.5 - Maximum Perceived Building Length

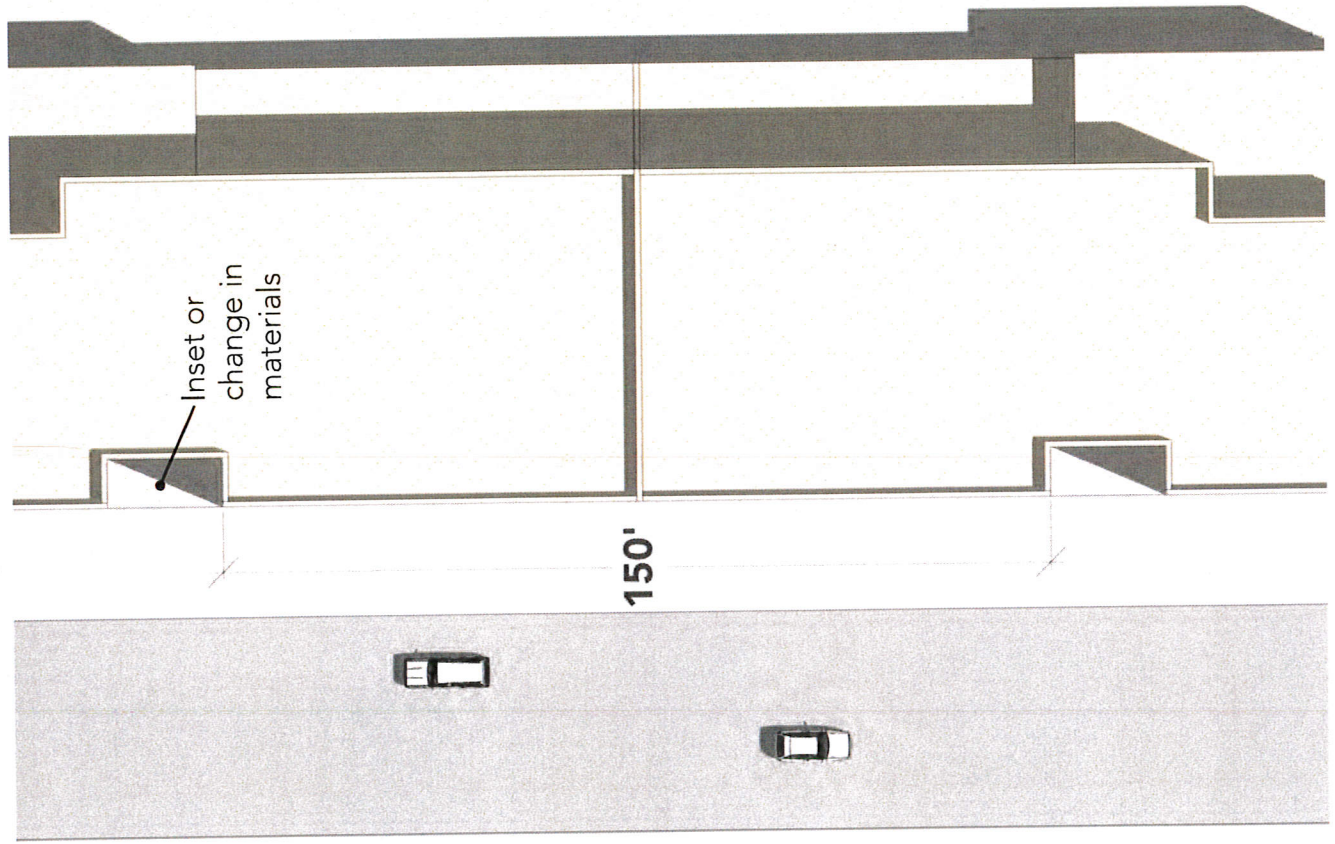




Figure 3.1 - Building Design Maximizing Solar Access

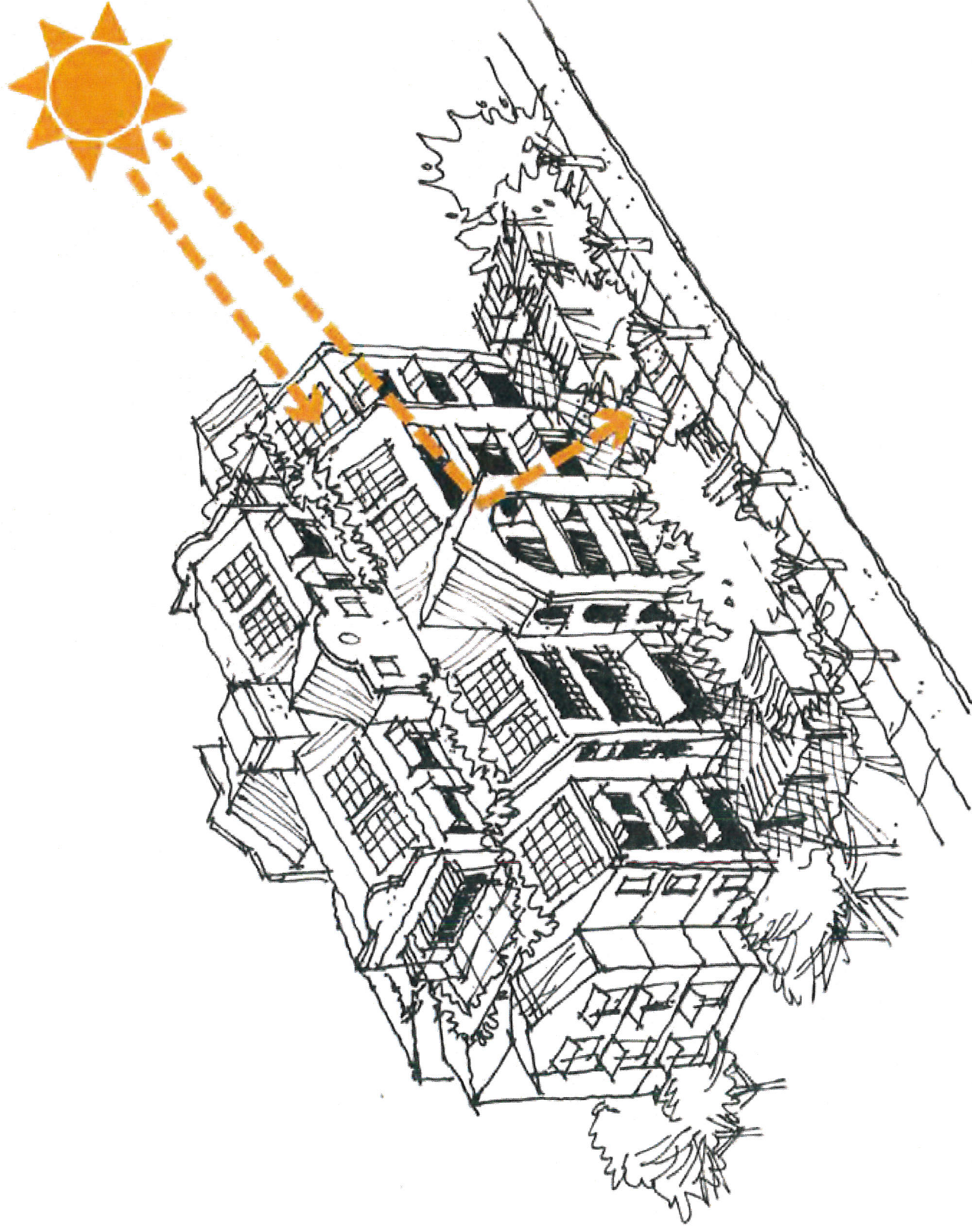




Figure 3.2 - Bottom Floor Glass Surface Transparency





Figure 3.3 - Roof Equipment Screening

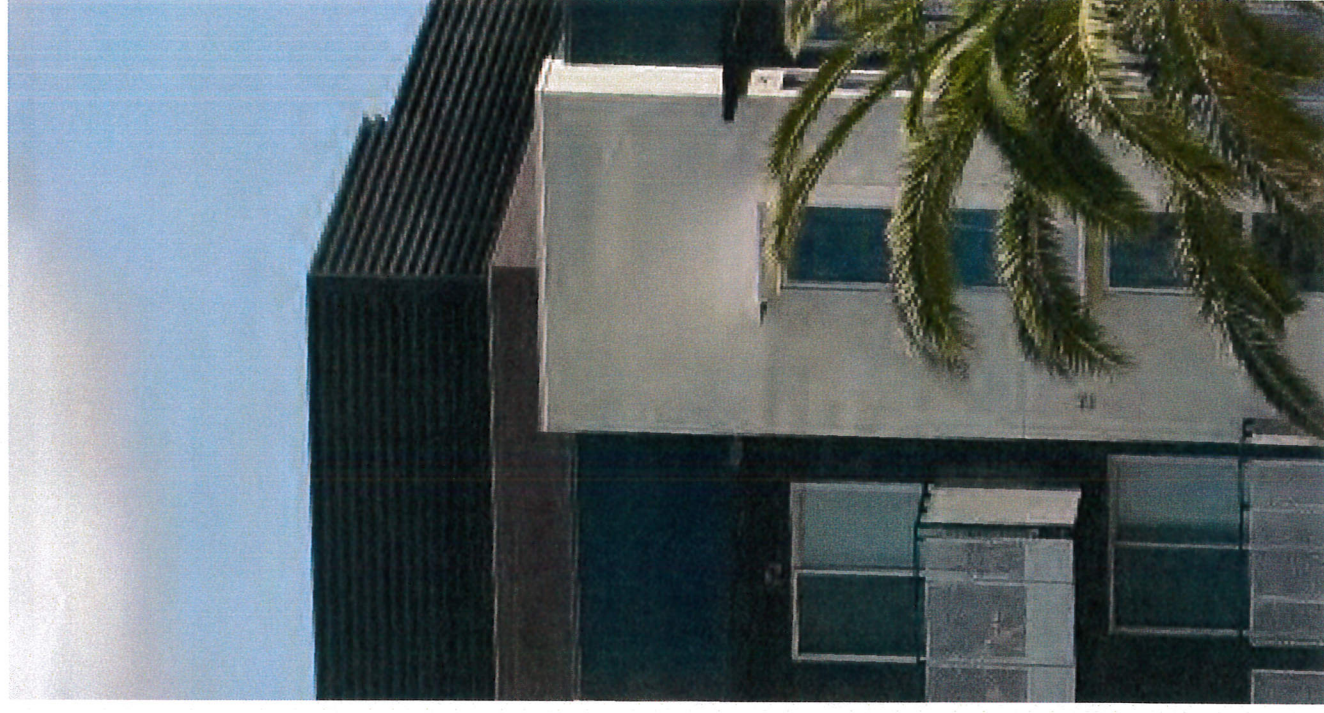




Figure 4.1 - Base, Middle and Top Building Character





Figure 4.2 - Building Exterior 3D Details

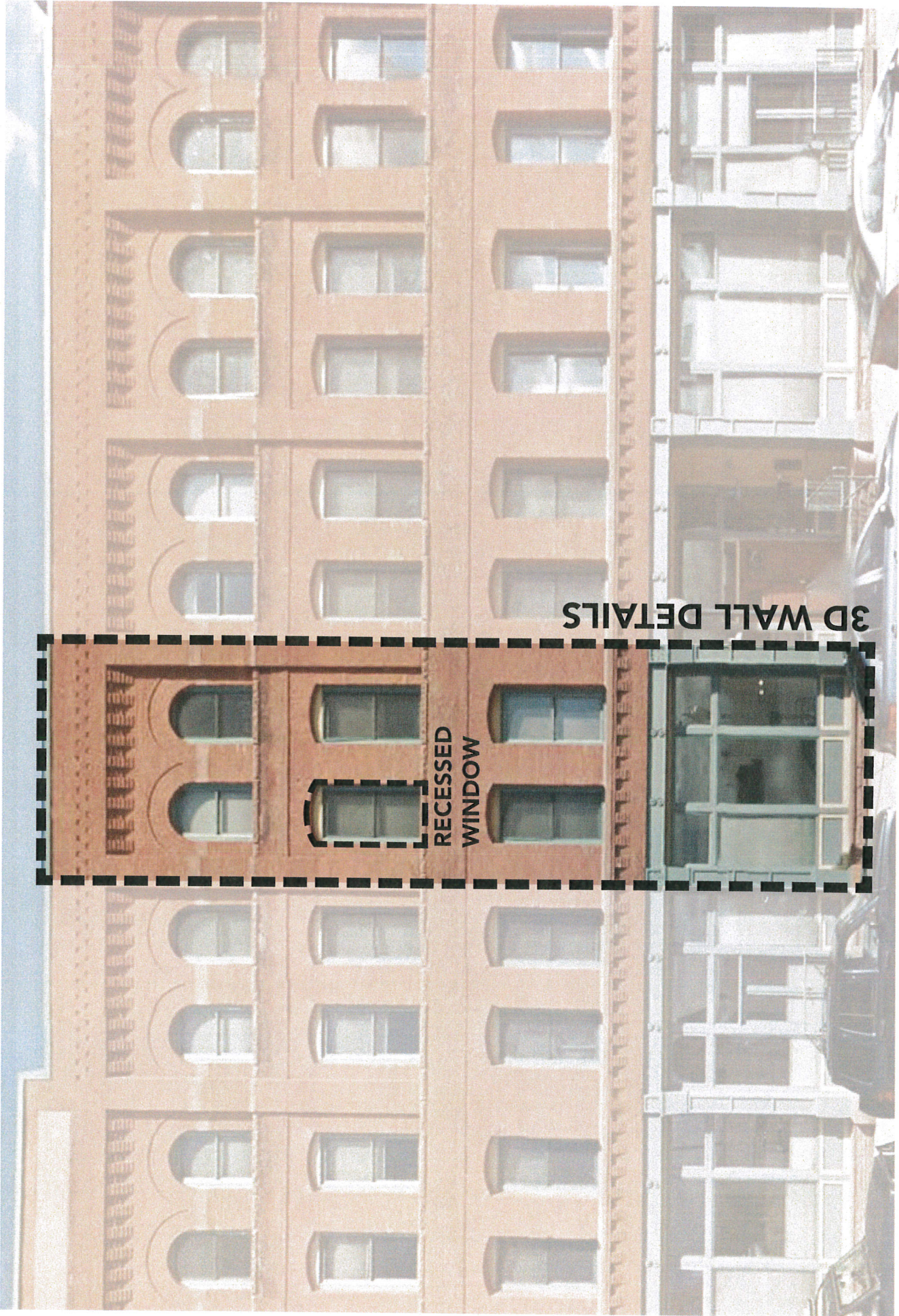




Figure 4.3 - Brick Building with Accent Banding

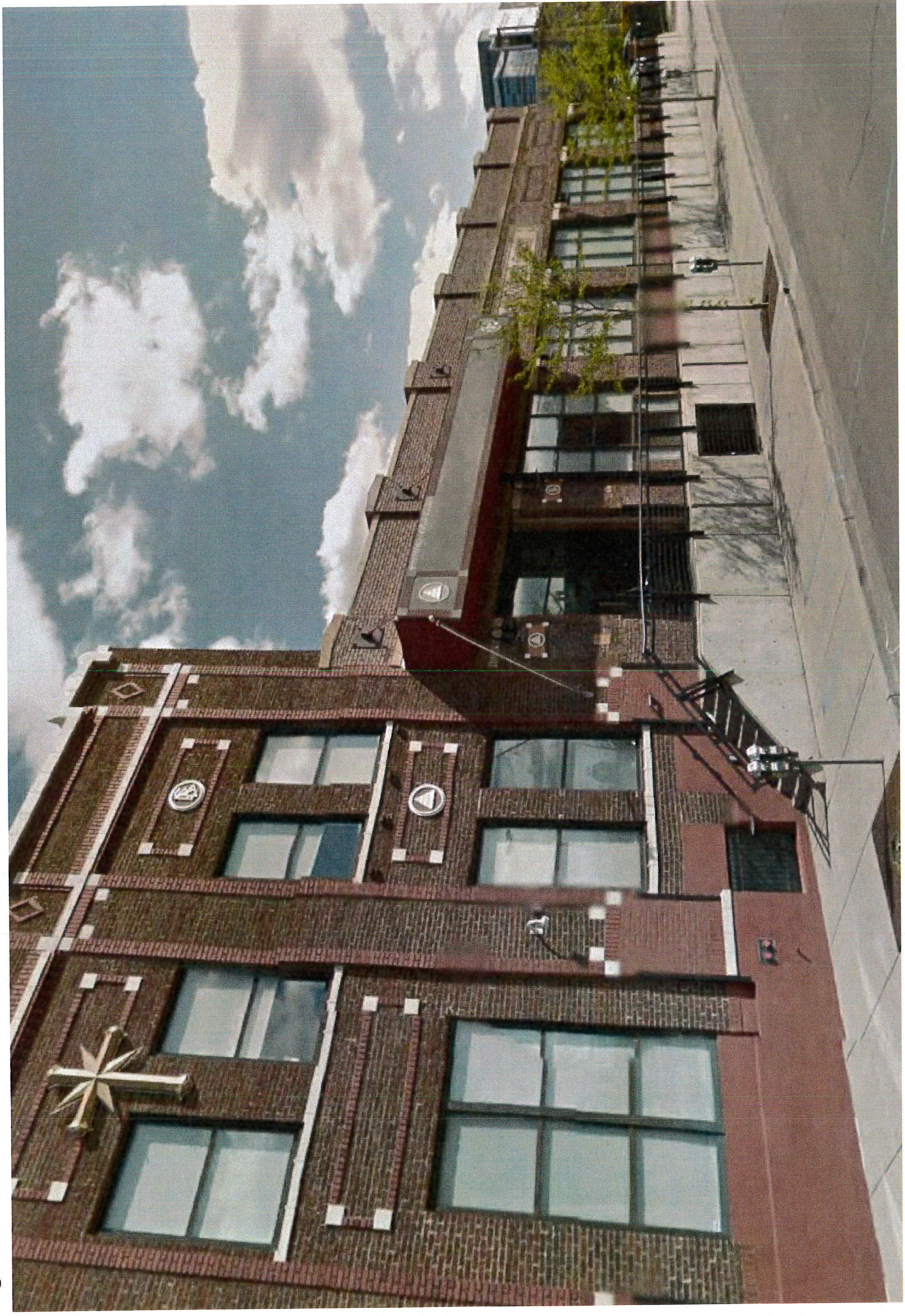




Figure 4.4 - Building with Visible Steel Support





Figure 4.5 - Building with Corrugated Steel Siding

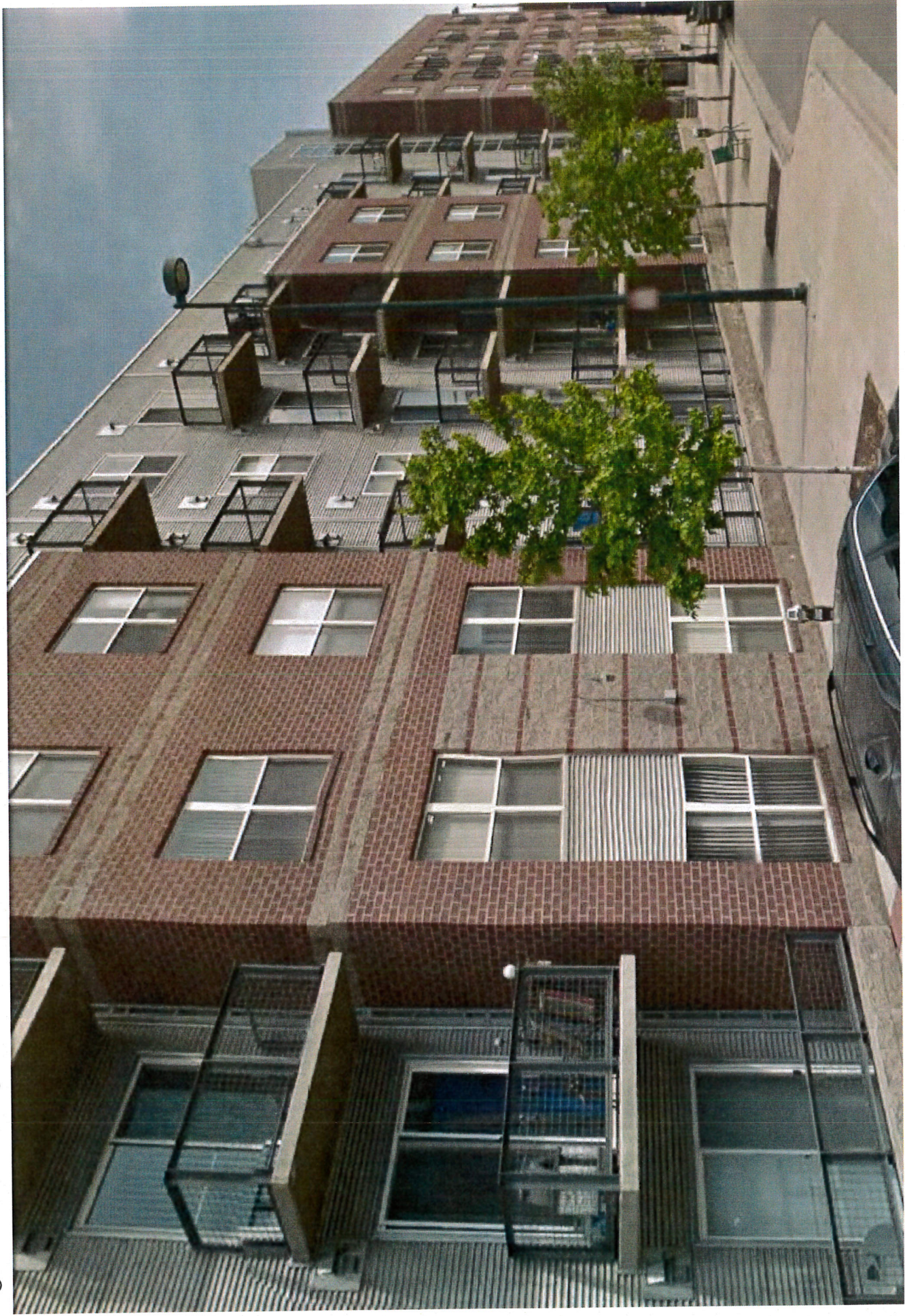




Figure 4.6 - Building with Concrete Loading Dock Frontage





Figure 4.7 - Building with Multi-Paned Glass Windows

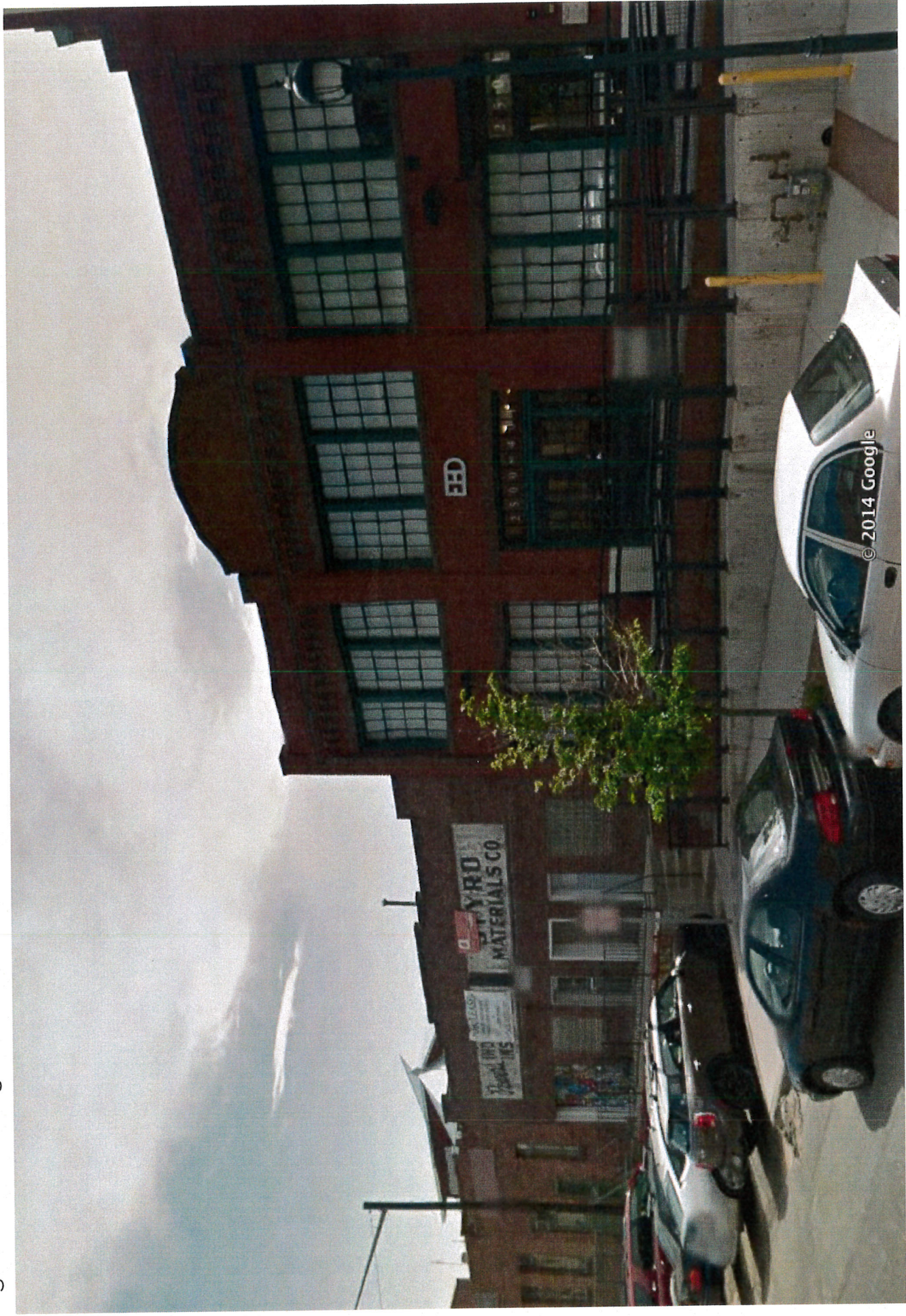




Figure 4.8 - Heavy Wood Timber Columns





Figure 4.9 - Iconic Tower Building with Park Space

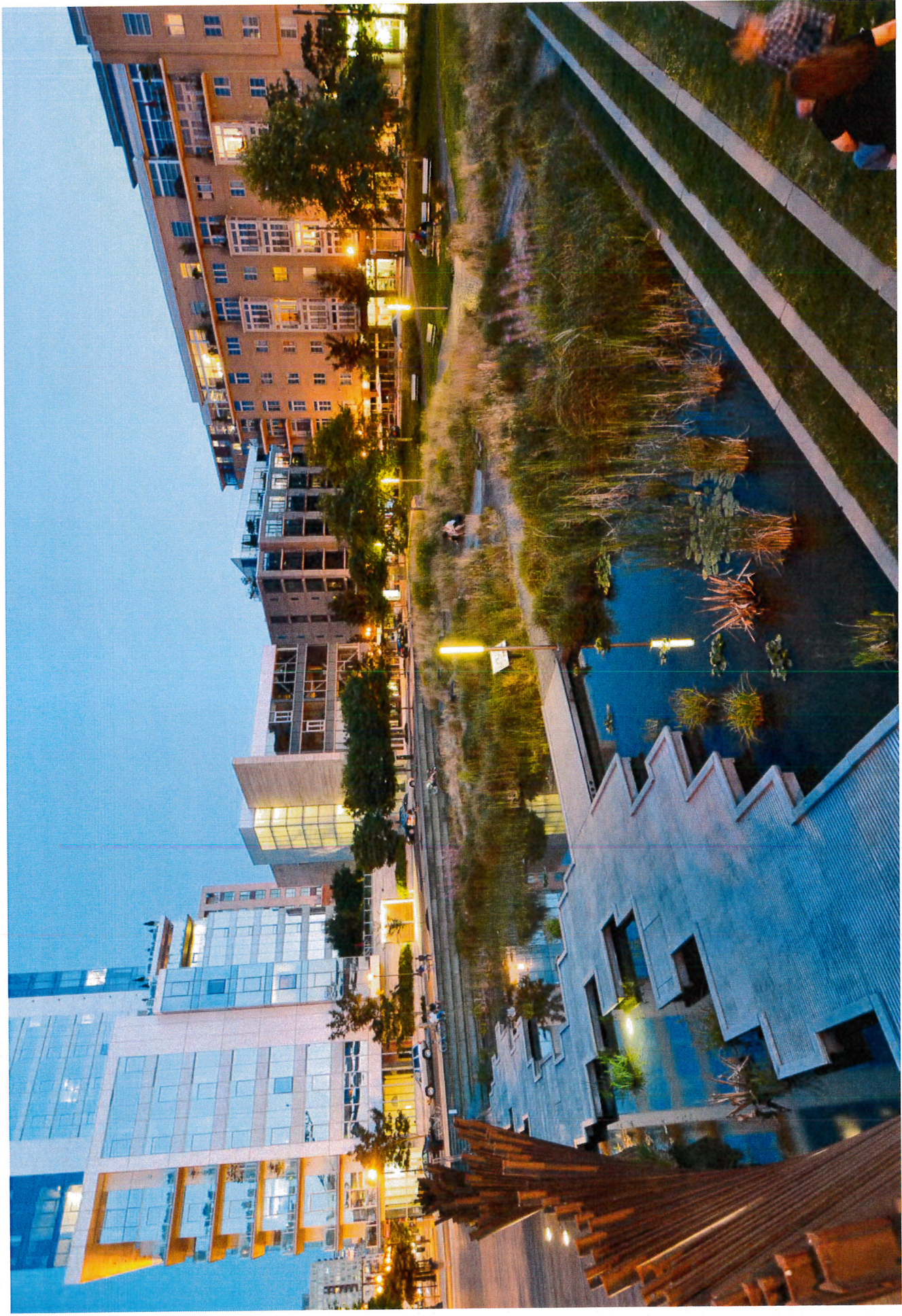




Figure 4.10 - Iconic Marquee Sign

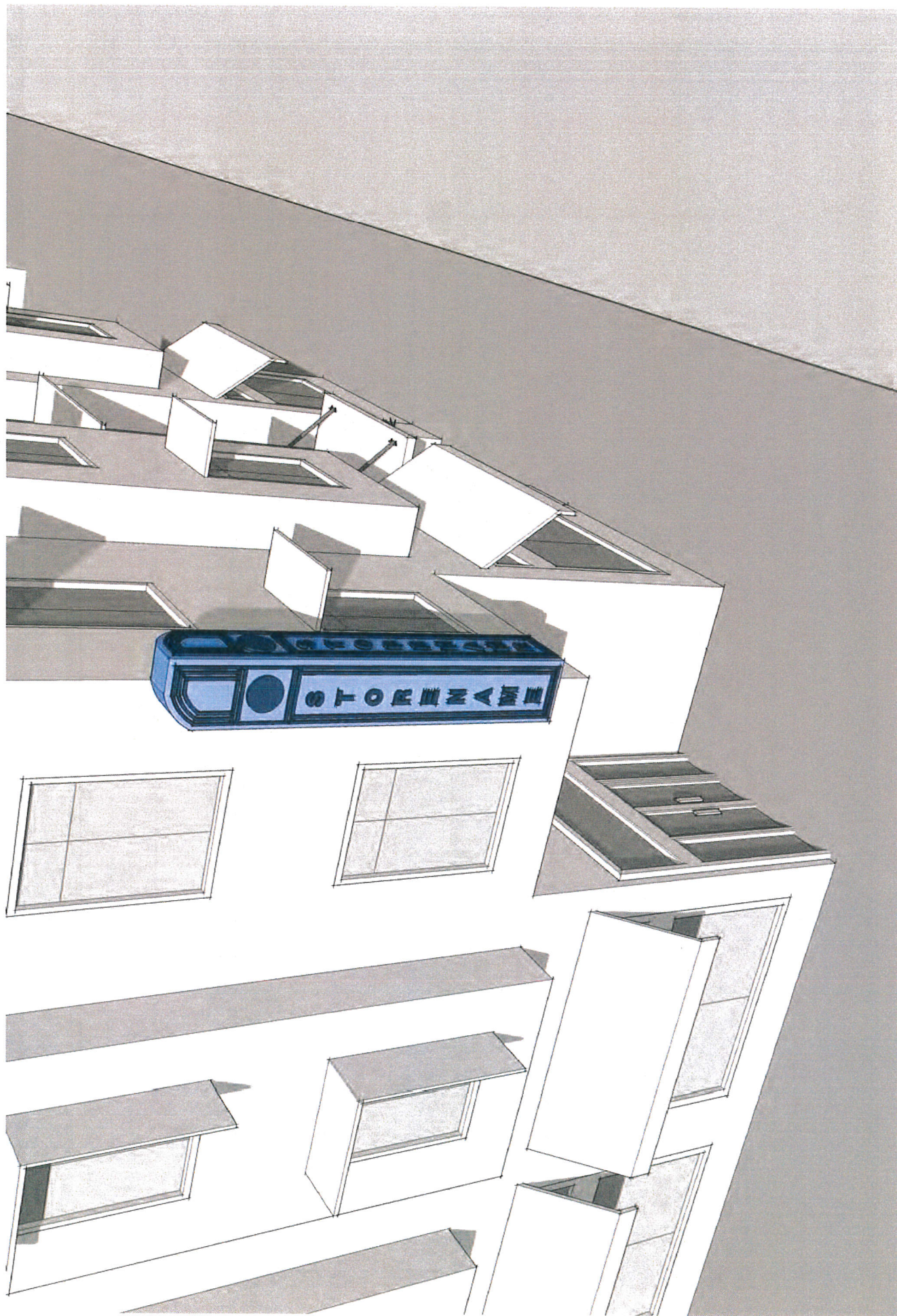




Figure 6.1 - Commercial Street Section

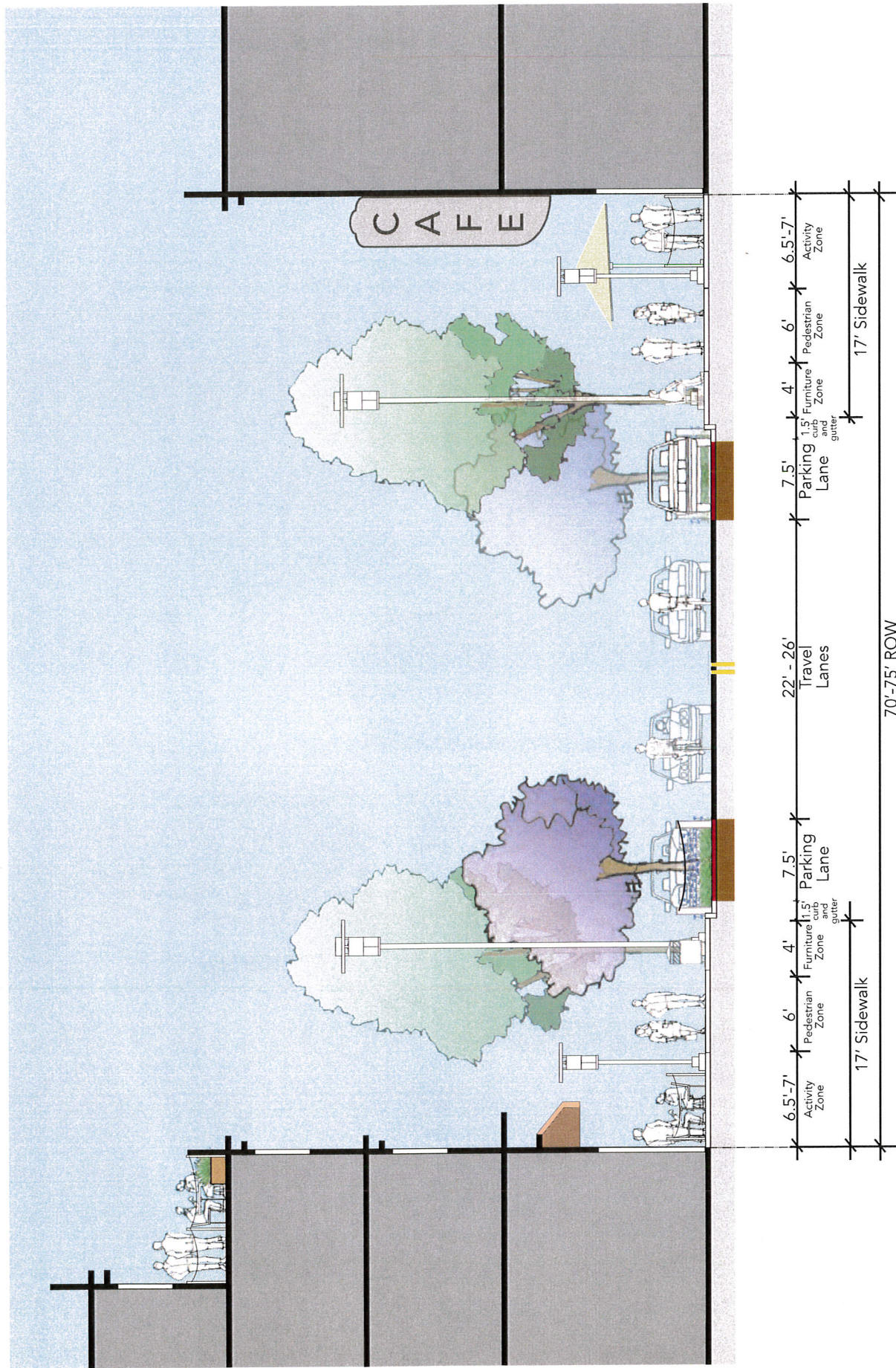




Figure 6.2 - Commercial Street Plan

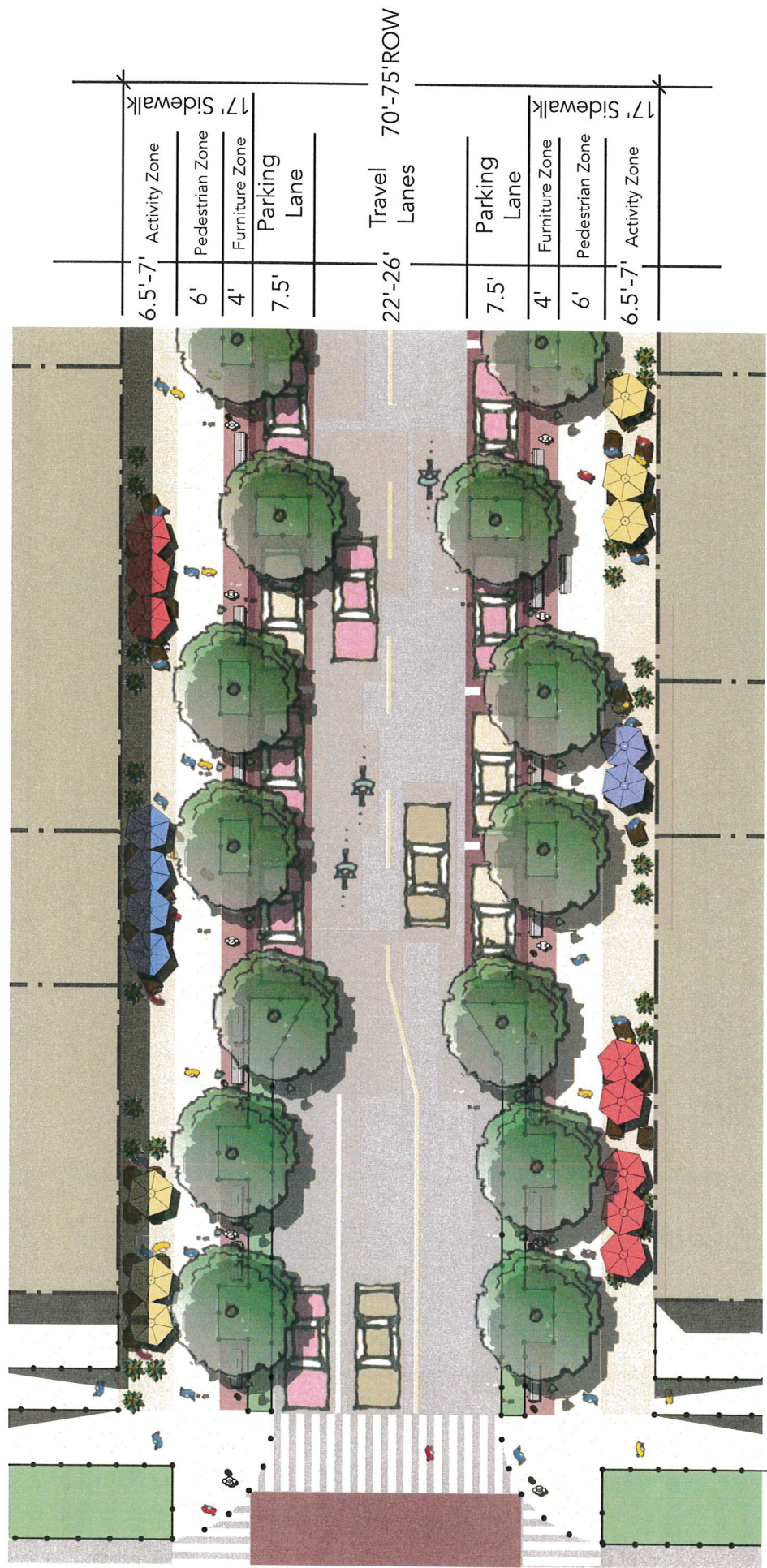




Figure 6.3 - Retail "Stroll" Street Section

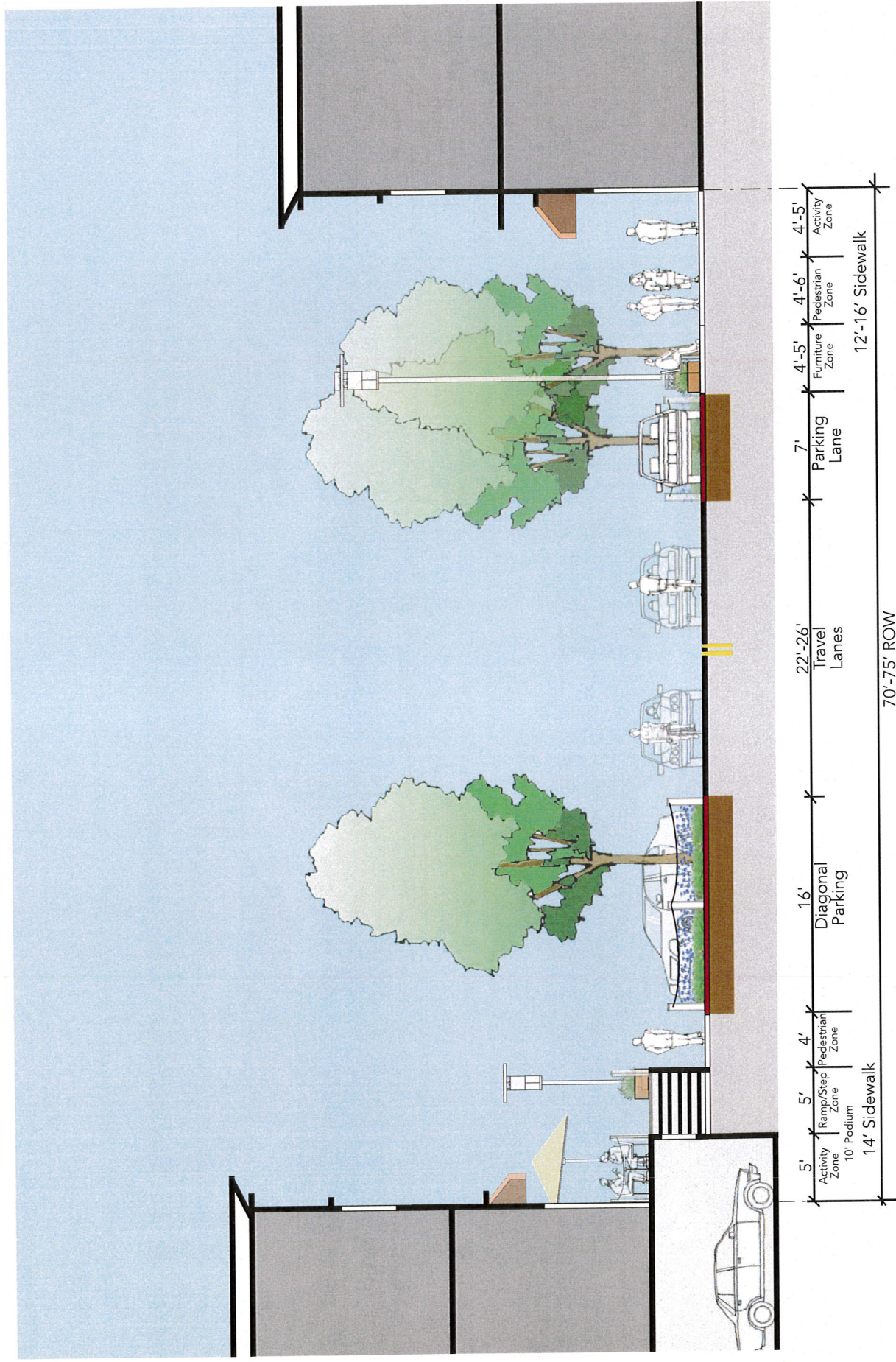




Figure 6.4 - Retail "Stroll" Street Plan

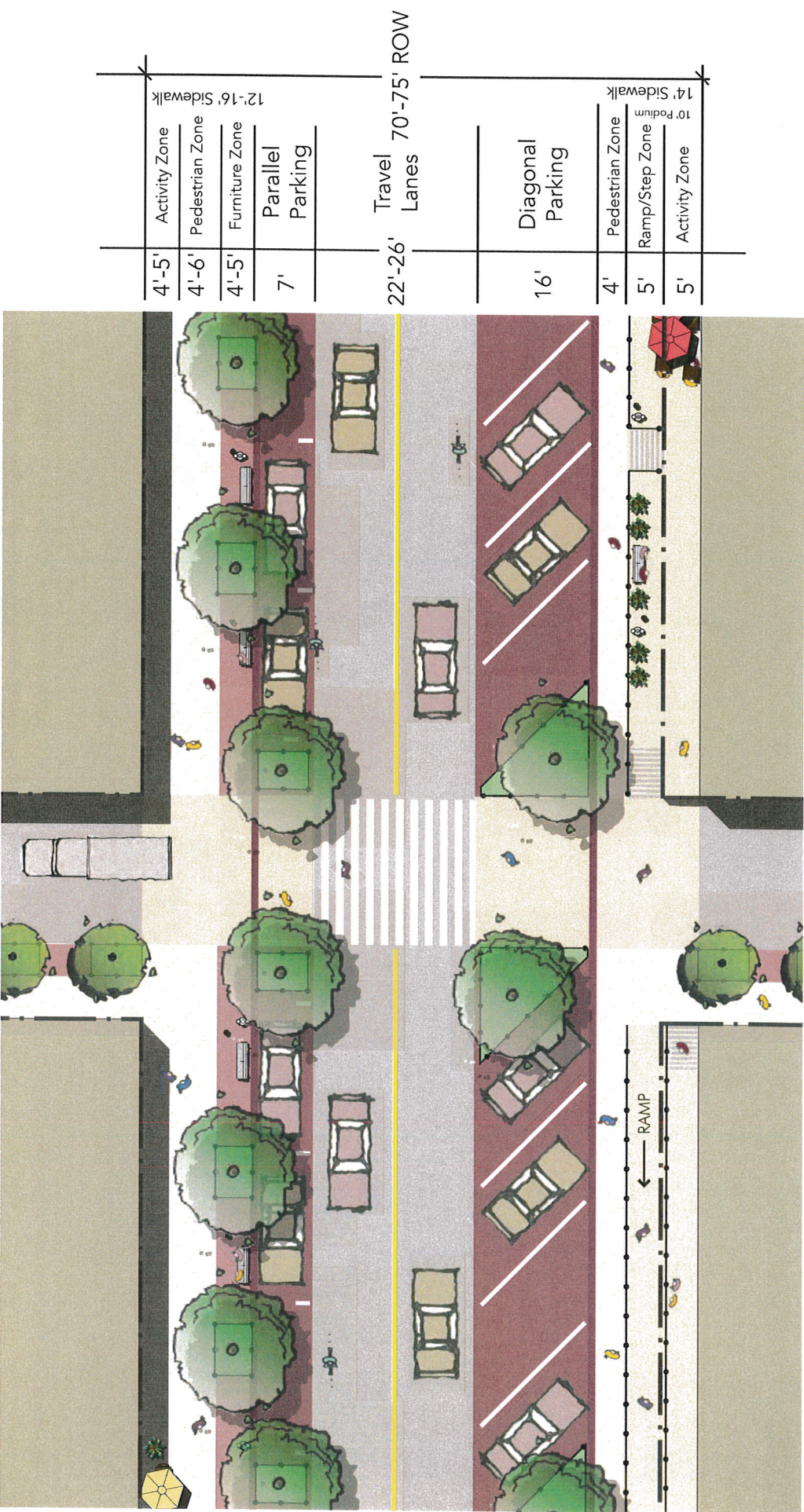




Figure 6.5 - Frontage Street Section

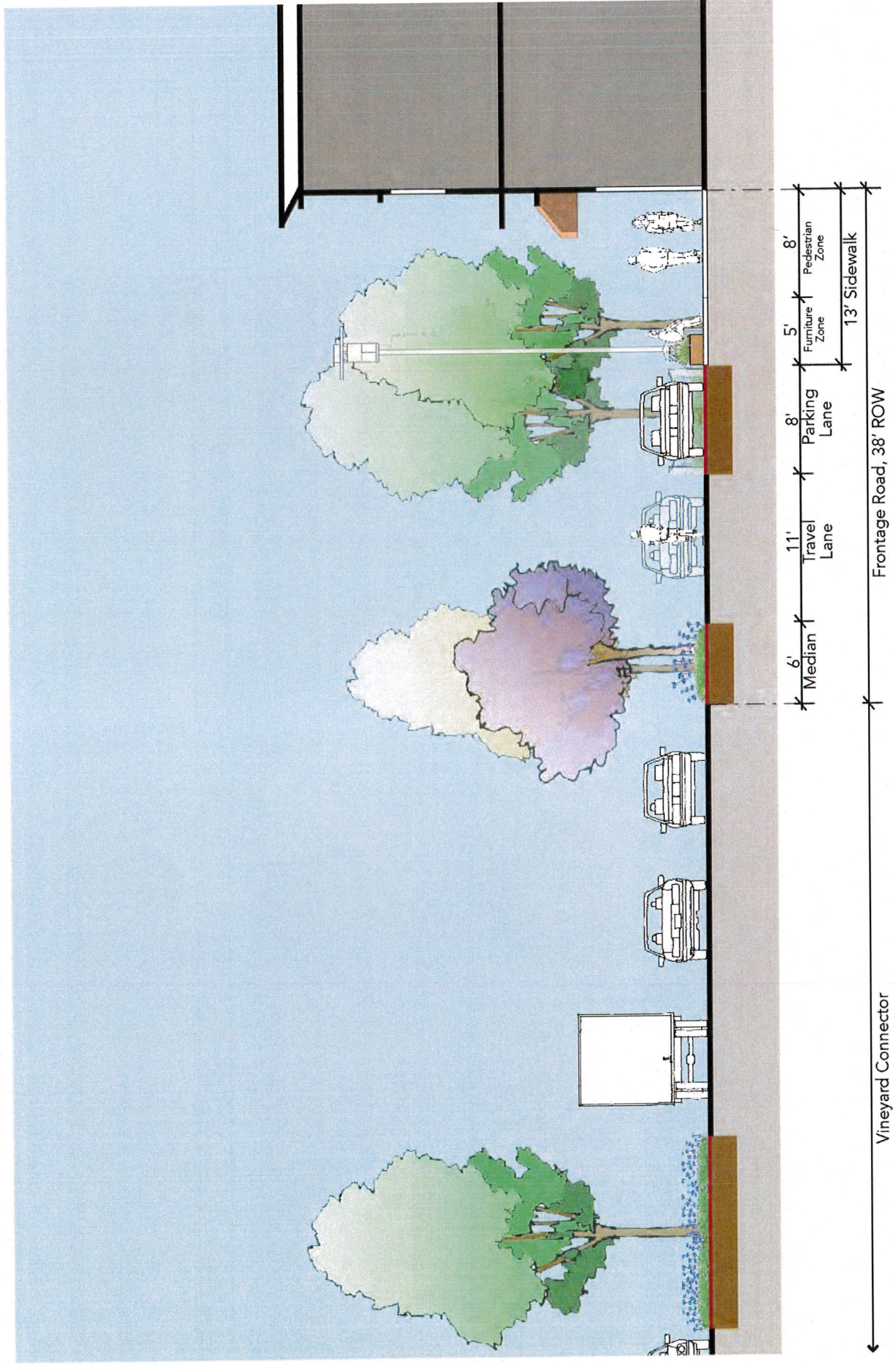




Figure 6.6 - Alley Street Section

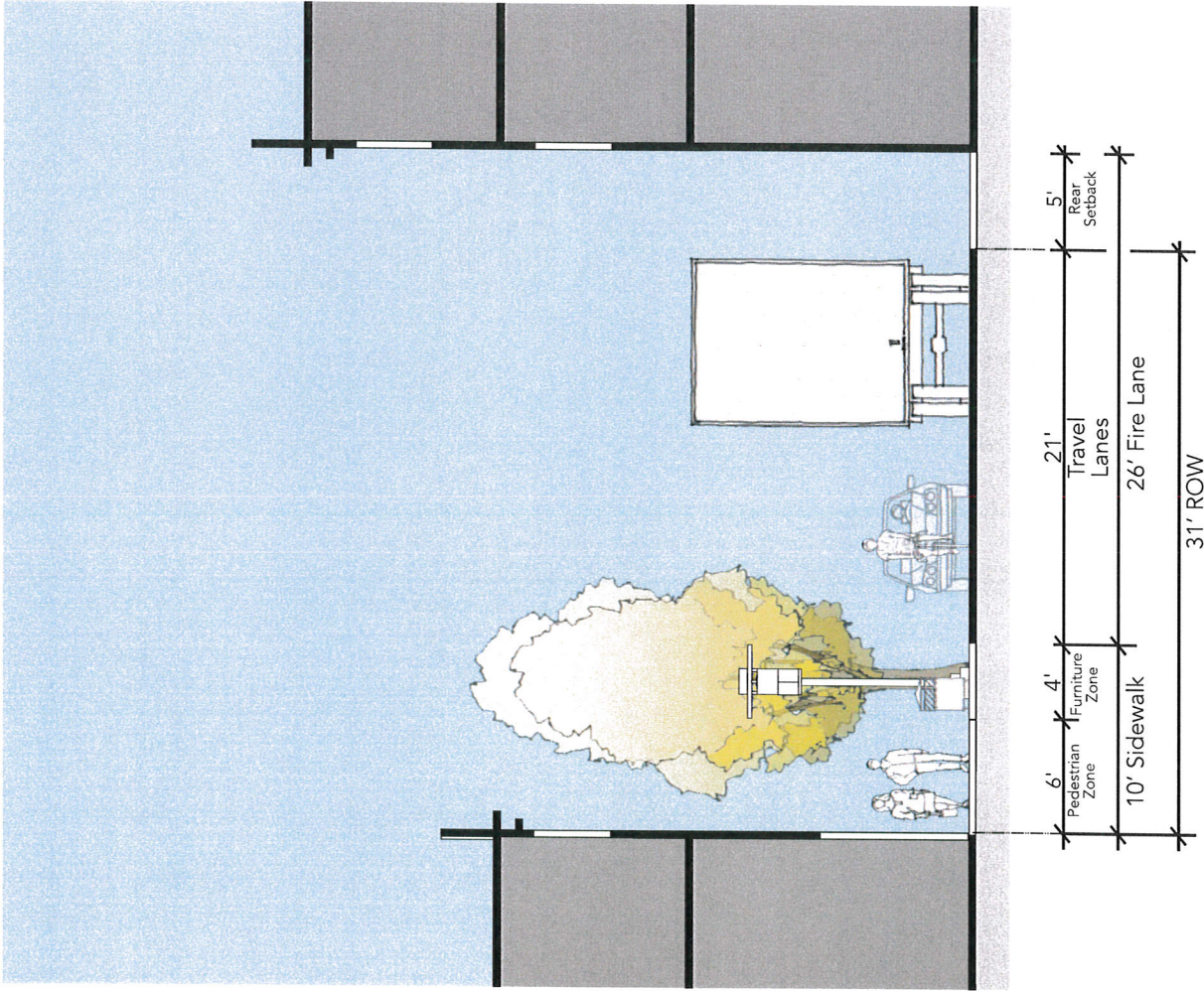




Figure 6.7 - Flush Curbs on Street





Figure 6.8 - Crosswalks at every Corner













**Table 32-3**  
**Table of Allowed Uses**  
**In Non-Residential Zoning Districts**

Uses identified by the symbol "T" are determined to be Temporary Uses, subject to the requirements of Chapter 13, herein.  
 Uses identified by the symbols "PERMITTED (P-1) USE" and "PERMITTED (P-2) USE" are determined to be Permitted Uses, subject to the requirements of Chapter 14, herein.  
 Uses identified by the symbol "C" are determined to be Conditional Uses, subject to the requirements of Chapter 15, herein.  
 Any Use identified by the symbol "X" is determined to be a prohibited use in the Zoning District.  
 Any Use not identified in the Table of Uses is hereby determined to be a prohibited use within Vineyard Town.

| USE                                                                                                                                                                                                                                                               | Forge<br>PD<br>(FPD) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Accessory Building.</b> A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building.                                                                                        | P-1                  |
| <b>Accessory Dwelling Unit for Owner or Employee.</b> An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use. | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Forge<br>PD<br>(FPD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Accessory Use.</b> A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot as the primary use.</p>                                                                                                                                                                                                                                                                                                                               | P-1                  |
| <p><b>Agriculture.</b> An area which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in Utah County, or lands devoted to a soil conservation management program, but excluding the keeping of prohibited animals, Commercial Plant Nursery, as defined herein, Concentrated Animal Feeding Operation, as defined by the Utah Code Annotated, 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.</p> | X                    |
| <p><b>Agricultural Building.</b> A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of §58-56-4(1), Utah Code Annotated, 1953, as amended.</p>                                                                                                                                                                        | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                          | Forge<br>PD<br>(FPD) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Animal Hospital (Veterinary Clinic),<br/>With Outdoor Holding or Boarding<br/>Facilities.</b> A facility for the diagnosis,<br>treatment, hospitalization, and boarding of<br>animals and that may include both indoor<br>and outdoor holding and boarding facilities.                                                                                    | X                    |
| <b>Animal Hospital (Veterinary Clinic),<br/>Without Outdoor Holding or Boarding<br/>Facilities.</b> A facility for the diagnosis,<br>treatment, and hospitalization of animals<br>and that may include indoor holding<br>facilities only for the treatment and<br>observation of animals but does not include<br>any outdoor holding or boarding facilities. | X                    |
| <b>Bank, Credit Union or other Financial<br/>Institution.</b> A financial company or<br>corporation providing the extension of<br>credit, and the custody, loan or exchange of<br>money.                                                                                                                                                                     | P-1                  |
| <b>Billboard.</b> A freestanding sign designed or<br>intended to direct attention to a business,<br>product, or service that is not provided, sold,<br>offered, or existing on the property where<br>the sign is located.                                                                                                                                    | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Car Wash.</b> A facility that offers the washing of motor vehicles and motorcycles by either machine- or hand-operated mechanisms used principally for the cleaning, washing, polishing, or waxing of motor vehicles not exceeding 10,000 pounds Gross Vehicle Weight. A facility of this type may be able to accommodate more than one vehicle at the same time</p>                                                                                                                                                                                                                                     | C                    |
| <p><b>Chemical Manufacture, Storage, and Distribution (Existing).</b> A use, existing and established in the Town on January 1, 2008 and engaged in making of chemical products from raw or partially finished materials and the storage and distribution of such chemical materials and that by reason of materials, processes, products or waste may be hazardous or that by the emission of odor, dust, smoke, gases, noise, vibration, glare, heat or other impacts may impact adjoining properties, and which may include the parking and storage of distribution vehicles, and accessory activities.</p> | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                            | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Church.</b> A facility principally used as a location for people to gather for religious worship or other religious activities. One (1) accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family may be Permitted as an accessory use.                                                                 | C                    |
| <b>Class A Retail Beer License - Off Premises Consumption.</b> A Class A retail license shall entitle the licensee to sell beer on the licensed premises in the original containers for consumption off the premises and in accordance with the Utah Alcoholic Beverage Control Act and Vineyard Town Ordinance 2004-01 "Beer Handlers Ordinance," as amended. | C                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <p><b>USE</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>Forge<br/>PD<br/>(FPD)</p> |
| <p><b>Class B Retail Beer License - On Premises Consumption - Restaurants.</b> 1. A Class B retail license shall entitle the licensee to sell beer in the original containers or on draft for consumption on the premises. 2. Only bona fide restaurants whose food sales constitute at least seventy percent (70%) of the gross dollar value of licensee's business shall be entitled to Class B licenses. (Utah Code Annotated section 32A-4-106(30)). This license does not permit any person to hold, store, possess, or consume alcoholic beverages on the premises other than as provided by the Utah Alcoholic Beverage Control Act and in compliance with all requirements for the issuance of such license.</p> | <p>C</p>                      |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Forge<br>PD<br>(FPD) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Class D Beer License - Temporary.</b> A Class D retail license shall entitle the licensee to sell beer in the original containers only upon such premises during such times as the Council, upon application of the licensee. Such sales may be made for consumption on or off the designated premises. The Council shall designate only those premises upon which public fairs, stock and other animal shows, celebrations, fiestas, occasional athletic contests, and similar events occur.</p> | T                    |
| <p><b>Class E Beer License - On Premises Consumption, Private Club.</b> A Class E retail license shall entitle the licensee to all of the privileges of a Class C license upon any premises licensed as a club pursuant to the Utah Nonprofit Corporations Act and the Utah Alcoholic Beverage Control Act, and all authority to be exercised shall be pursuant to the same and the ordinances of the Town.</p>                                                                                         | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Class A Liquor License - Private Club.</b> A Class A liquor license shall entitle the licensee to serve, sell, and store liquor, in accordance with the Utah Alcoholic Beverage Control Act. All sales under a private club license shall be to bona fide members of the licensed club, guest members, or their visitors accompanied by members or guest members, and not to the public.</p> | C                    |
| <p><b>Class B Liquor License - Restaurants.</b> A Class B liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act. Liquor is to be provided only in conjunction with a meal.</p>                                                                                                        | P-1                  |
| <p><b>Class C Liquor License – Temporary.</b> A Class C liquor license shall entitle the licensee to provide liquor to patrons for consumption on the premises, in accordance with the Utah Alcoholic Beverage Control Act.</p>                                                                                                                                                                    | T                    |

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



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Forge<br>PD<br>(FPD) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Commercial Plant Nursery.</b> A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail or wholesale customers.</p>                                                                                                                                                                                                                                       | X                    |
| <p><b>Commercial Recreation (Indoor).</b> A use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices.</p> | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Commercial Recreation (Outdoor).</b> An area or facility that offers entertainment or recreation outside. This use includes amusement parks, golf driving range, baseball batting cages, riding arena, tennis facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise or dust to adjoining and surrounding uses.</p> | X                    |
| <p><b>Commuter and Light Rail Facilities and Station.</b> A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.</p>                                                                                      | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                         | Forge<br>PD<br>(FPD) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Composting Facility.</b> A facility where organic materials are converted into a humus-like material under a process of managed biological decomposition or mechanical processes. Normal backyard composting and composting incidental to agricultural operations are exempted from this use classification.</p>                                                                                                                      | X                    |
| <p><b>Construction Sales and Service.</b> An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores.</p>                                                                                    | X                    |
| <p><b>Contractor's Office/Storage Yard.</b> A use that provides construction businesses with a base of operations A facility providing building construction and maintenance services including carpentry, plumbing, roofing, electrical, air conditioning and heating, with a base of operations and which may include the indoor and outdoor storage of building materials, equipment, or vehicles used by the construction business.</p> | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Forge<br>PD<br>(FPD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Convenience Store.</b> A retail establishment selling consumer products including prepackaged food and household items, having a gross building area of not more than 5,000 square feet. A convenience store may also provide associated retail sale of gasoline and other petroleum products. The maximum square footage of any canopies associated with gasoline pumps shall be no more than 3,000 square feet, or the gross square footage of the primary structure, whichever is less.</p> | C                    |
| <p><b>Distribution Center.</b> A facility where the storage and distribution of goods and materials occurs inside a fully enclosed building and which may include the parking and storage of distribution vehicles, and accessory activities.</p>                                                                                                                                                                                                                                                    | X                    |
| <p><b>Drive-through/Drive-up Facility.</b> A facility which accommodates patrons' automobiles and from which the occupants of the automobiles may make purchases or transact business.</p>                                                                                                                                                                                                                                                                                                           | C                    |
| <p><b>Dwelling, Single-Family.</b> A building containing one (1) dwelling unit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                              | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Dwelling, Two-Family.</b> A building containing two (2) attached dwelling units.                                                                                                                                                                                                                                                                                              | P-1                  |
| <b>Dwelling, Condominium.</b> An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements. | P-1                  |
| <b>Dwelling, Multiple-Family.</b> A building containing three (3) or more dwelling units.                                                                                                                                                                                                                                                                                        | P-1                  |
| <b>Earth Station (Satellite Dish Farm).</b> A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite-dish antennas.                                                                                                                                                                                                    | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Forge<br>PD<br>(FPD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Educational Facility (Public or Private).</b> Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction, and including charter schools. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.</p>                    | P-1                  |
| <p><b>Environmental Remediation Activities.</b> Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein.</p> | C                    |
| <p><b>Emergency Care Facility.</b> A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.</p>                                                                                                                                                                                                                                                 | P-1                  |



| USE                                                                                                                                                                                                                                                                                                                                    | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Farmers' Market.</b> An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.</p>                                                                                                                               | C                    |
| <p><b>Flammable Liquids or Gases Manufacture, Storage and Distribution.</b> A facility which may produce, store and/or distribute flammable liquids and gases and which may include the parking and storage of distribution vehicles, and accessory activities.</p>                                                                    | X                    |
| <p><b>Funeral Home/Mortuary.</b> An establishment where the dead are prepared for burial or cremation and which may include areas for embalming, performing of autopsies and the storage of funeral supplies and vehicles and where funerals may be held.</p>                                                                          | X                    |
| <p><b>Gymnasium/Health and Fitness Club.</b> A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), reducing salons, tanning salons, and weight control establishments.</p> | P-2                  |

| USE                                                                                                                                                                                                                                                                                                                                   | Forge<br>PD<br>(FPD) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Heliport.</b> An area used for the landing and taking off of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.                                                                                                                | X                    |
| <b>Hospital.</b> A facility licensed by the State of Utah Department of Health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.                                                                                                                                     | C                    |
| <b>Hotel.</b> A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities. | P-1                  |
| <b> kennel (Commercial).</b> An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis.                                                                                                                    | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                          | Forge<br>PD<br>(FPD) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Laundry (Commercial).</b> An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.</p>                                                                                                                        | C                    |
| <p><b>Laundry, Self Serve or Dry Cleaning.</b> An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry cleaning services.</p>                                                                                                                                                                                                                               | P-1                  |
| <p><b>Liquor Store (State Owned).</b> An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.</p>                                                                                                                                                                                                                                                 | C                    |
| <p><b>Manufacturing (Heavy).</b> The assembly, fabrication or processing of large or bulky goods and materials which typically require extensive building areas or land areas using raw materials or previously prepared materials, using processes and that may have impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.</p> | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Forge PD (FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| <p><b>Manufacturing (Light).</b> The assembly, fabrication or processing of goods and materials using processes that are not offensive or create any odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts to adjacent property, nor create any health and safety hazards by way of materials, process, product or waste, and where all assembly, fabrication or processing is conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure and any outside storage areas are screened from view from all adjoining properties and streets.</p> | C              |
| <p><b>Medical and Dental Clinic.</b> An organization of doctors, dentists, or other health care professionals providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.</p>                                                                                                                                                                                                                                                                                                                                                                                             | P-1            |

| USE                                                                                                                                                                                                                                                                                                                                                  | Forge<br>PD<br>(FPD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Medical or Dental Laboratory.</b> An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.</p>                                                                                         | P-1                  |
| <p><b>Motel.</b> A building or group of buildings containing guest rooms, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space located on the same lot and designed, used or intended wholly or in part for the overnight accommodations of guests and their vehicles.</p> | C                    |
| <p><b>Museum.</b> An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.</p>                                                                                          | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Forge<br>PD<br>(FPD) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Nightclub.</b> A place of entertainment open at night usually serving food and liquor, having a floor show, and providing music and space for dancing. A Nightclub that serves liquor shall maintain a valid Class E License and shall be conducted in compliance with all requirements for the issuance of such license.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | C                    |
| <p><b>Nursing Care Facility.</b> A healthcare facility, other than a hospital, constructed, licensed and operated to provide patient living accommodations, twenty four (24) hour staff availability, and at least two (2) of the following patient services: a) a selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological or other professional therapies to intermittent health related or paraprofessional personal care services; b) a structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or c) a supervised living environment that provides support, training or assistance with individual activities of daily living.</p> | C                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Forge<br>PD<br>(FPD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Office.</b> A type of business use where a building, room, or other space and where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.</p> | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                      | Forge<br>PD<br>(FPD) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Open/Outdoor Display of Products or Merchandise.</b> The storage of goods or product in an open, unenclosed area, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles. | X                    |
| <b>Park and Ride Facility.</b> A parking area and transit facility, the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.                                                                                                                                                                                            | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Forge<br>PD<br>(FPD) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Pawnshop.</b> Any person or establishment engaged in any of the following: (a) Lending money on deposit of personal property; (b) Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor; (c) Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or (d) Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.</p> | X                    |
| <p><b>Personal Care Service.</b> An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."</p>                                                                                                                                                                                  | P-1                  |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Forge<br>PD<br>(FPD) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Personal Instruction Service.</b> An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.</p> | P-1                  |
| <p><b>Power Plant.</b> An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.</p>                                                                                                                                                                                                                                                                                     | X                    |
| <p><b>Private Club.</b> Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain a valid Class E License.</p>                                                                                                                                                   | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Public Uses.</b> A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the General Plan, as adopted. Public Uses and Utilities do not include "Major Facility of a Public Utility," as defined herein.</p> | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Forge<br>PD<br>(FPD) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Public Utility (Major Facility).</b> A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including any overhead or underground electric transmission lines (greater than 115,000 volts), substations of electric utilities; gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, recreational facilities administrative and service facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.</p> | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Forge<br>PD<br>(FPD) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Public Utility (Minor Facility).</b> A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety or general welfare, and including streets, parks, and public utilities, including water, sewer, power, gas, telephone, and cable television and found by the Planning Commission to conform to the Vineyard General Plan, or has been considered by the Planning Commission and, after receiving the advice of the Planning Commission, the Vineyard Town Council has approved the proposed location and/or Public Use as an amendment to the Vineyard Town General Plan.</p> | C                    |
| <p><b>Reception Hall, Reception Center.</b> A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | C                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Forge<br>PD<br>(FPD) |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Recycling Collection Center.</b> A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) to be transferred to a recycling processing facility. Recycling Collection Centers involve no more than 3 collection containers up to 40 cubic yards in total size. The operator of the collection center shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.</p> | X                    |
| <p><b>Recycling Processing Facility.</b> A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility dose not include Salvage Yard.</p>                                                                                                                                                                                                                 | X                    |
| <p><b>Restaurant.</b> A building or facility for the preparation and retail sale of food and beverages.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                    | P-1                  |

|                                                                                                                                                           |                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>USE</b>                                                                                                                                                | Forge<br>PD<br>(FPD) |
| <b>Retail Sales and Services.</b> Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein. | P-1                  |



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

| USE                                                                                                                                                                                                                                                                                                                                                                                                    | Forge<br>PD<br>(FPD) |
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| <p><b>Retail Sales and Services (Regional).</b> A commercial retail business that occupies more than 80,000 square feet of floor space, is a car or motor vehicle dealer, is a retail shopping facility (shopping center) that has at least one (1) anchor tenants if the total floor area of all tenants is more than 150,000 square feet, or is a grocery store of more than 30,000 square feet.</p> | P-1                  |
| <p><b>Salvage Yard.</b> The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.</p>                                              | X                    |
| <p><b>Seasonal Use.</b> A Seasonal Use shall not exceed ninety (90) days. Such uses include fireworks stands, fruit or vegetable stands, beverage or snow cone vendors, and Christmas tree lots.</p>                                                                                                                                                                                                   | T                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Forge<br>PD<br>(FPD) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Sexually Oriented Business.</b> A business which depicts, portrays, or describes “specified sexual activities” or “specified anatomical areas,” or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio.</p> | X                    |
| <p><b>Sign – Temporary.</b> A sign intended to be displayed for a limited period, not to exceed sixty (60) days.</p>                                                                                                                                                                                                                                                                                                                                                                            | T                    |
| <p><b>Storage – Self Service (Mini-Storage).</b> An enclosed commercial storage facility providing independent, fully enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.</p>                                                                                                                                                                                                                                                     | X                    |
| <p><b>Storage of Recreational Vehicles.</b> The storage and parking of recreational vehicles, including motor homes, boats, caravans, trailers, or similar, in an unenclosed area for a period exceeding seventy two (72) hours.</p>                                                                                                                                                                                                                                                            | X                    |



| USE                                                                                                                                                                                                                   | Forge<br>PD<br>(FPD) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>Temporary Use.</b> A use or event established for a maximum period of sixty calendar (60) days, such use or event being discontinued after the expiration of sixty calendar (60) days.                             | T                    |
| <b>Theater (Indoor Picture).</b> A building or part of a building devoted to the showing of moving pictures on a paid admission basis.                                                                                | P-1                  |
| <b>Trailer/RV Camping Facilities.</b> Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.                               | X                    |
| <b>Transit Passenger Hub (Intermodal).</b> A publicly owned and operated central transit passenger transfer facility servicing rail, bus, shuttle, limousine, taxis, private automobiles, bicyclists and pedestrians. | P-1                  |

| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Forge<br>PD<br>(FPD) |
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| <p><b>Vehicle and Equipment Sale and Rental – New or Used, (Heavy).</b> An establishment licensed to engage in the retail or wholesale sale or rental, from the premises, of heavy equipment or motorized vehicles, including heavy construction vehicles and equipment, but excluding motorcycles, automobiles, and light trucks, along with incidental service or maintenance. Typical uses include new and used heavy truck sales and rental, boat sales, recreational vehicles, construction equipment rental yards, moving truck and trailer rental, and farm equipment and machinery sales and rental.</p> | X                    |
| <p><b>Vehicle and Equipment Sale or Rental or Sale – New or Used, (Light).</b> An establishment licensed and engaged in the retail sale or rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.</p>                                                                                                                                                                         | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                                 | Forge<br>PD<br>(FPD) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Vehicle and Equipment Rental</b> - An establishment licensed and engaged in the rental, from the premises, of new or used motorcycles, automobiles, and/or light trucks, with a Manufacturer's Gross Vehicle Weight Rating not to exceed one (1) ton, with incidental service or maintenance. Typical uses include dealers of motorcycles, automobiles, and light trucks.</p> | X                    |
| <p><b>Vehicle and Equipment Repair (Major).</b> An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.</p>    | X                    |



| USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Forge<br>PD<br>(FPD) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Vehicle and Equipment Repair (Minor).</b><br/>An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities:</p> <p>electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, front-end alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.</p> | X                    |

| USE                                                                                                                                                                                                                                                                                                                                                                          | Forge<br>PD<br>(FPD) |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <p><b>Warehouse.</b> An establishment that is primarily engaged in the storage of goods, and including activities involving movement and storage of products or equipment and which may include the parking and storage of distribution vehicles, and accessory activities. Uses include moving and storage firms, and warehousing and storage facilities.</p>               | X                    |
| <p><b>Warehouse Club.</b> A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise characterized by high volume and a restricted line of popular merchandise in a no frills environment. Examples include, but are not limited to Wholesale Club, Costco, and Sam's Club.</p>                                              | P-1                  |
| <p><b>Wholesale Distribution.</b> A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of such materials, supplies and goods from its inventory to retail companies within the industry and which may include the parking and storage of distribution vehicles, and accessory activities.</p> | X                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <p>USE</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Forge<br/>PD<br/>(FPD)</p> |
| <p><b>Wireless Telecommunications</b></p> <p><b>Site/Facility.</b> A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as “cellular” or “PCS” (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications</p> <p>Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in “Amateur Radio Preemption, 101 FCC 2<sup>nd</sup> 952 (1985)” or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.</p> | <p>C</p>                      |





ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 3-301 OF THE VINEYARD TOWN CODE  
REGARDING MEETING SCHEDULES AND TIMES**

**WHEREAS**, Vineyard Town has determined that there is need to amend the Town Code to regarding meeting times; and

**WHEREAS**, the Town has determined that a work meeting of the Town Council should be held prior to the normal Town Council meeting.

**NOW THEREFORE BE IT ORDAINED** by the mayor and Town council of the Vineyard Town, as follows:

1. Section 3-301 of the Vineyard Town Code is hereby amended to read as follows:

3-301. TIME, PLACE - EXCEPTIONS. The town council shall hold 2 regular meeting(s) which shall be held on the second and fourth Wednesdays of each month at the offices of the Town, which meeting(s) shall begin promptly at 6 o'clock p.m. in a council work session with the public participation portion of the meeting beginning at 7:30 p.m., provided that:

- A. If the meeting date is a legal holiday, then the meeting shall be canceled.
- B. The town council may by resolution provide for a different time and place for holding regular or special meetings of the town council.

2. This ordinance shall take effect upon posting in accordance with state law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Town Recorder

## PROGRAM ELEMENTS

- 1 Soccer Fields (3 U-12 or 2 U-14)
- 2 Splash Pad/Water Play Area
- 3 Play Area
- 4 Large Pavilion
- 5 Medium Pavilions (2)
- 6 Restroom
- 7 Perimeter Path ( $\pm$  1/2 mile)
- 8 Parking (140 Stalls)
- 9 Basketball Court (6 Hoops)
- 10 Tennis/Pickelball Court (2)
- 11 Sand Volleyball Court
- 12 Detention Basin
- 13 Entry Landscape
- 14 Adjacent Open Space Area
- 15 Open Space Overlook & Sled Hill

**WATERS EDGE 18 ACRE PARK**  
**OVERALL PROPOSED PARK MASTER PLAN**  
 Prepared by Flagship Homes







8 - Parking (137 Stalls)



9 - Basketball Hoop



10 - Tennis/Pickleball



11 - Sand Volleyball



13 - Entry Landscape



14 - Natural Open Space



15 - Observation Point



3 - Net Climbers



3 - Slides & Towers



3 - Spinning



2 - Ground Sprays



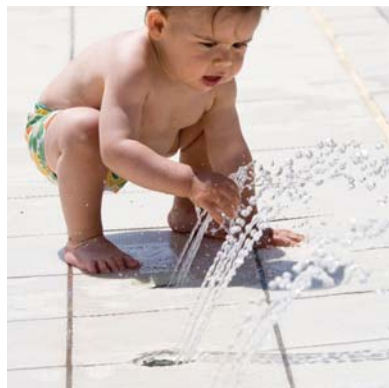
2 - Dumping Bucket



2 - Overhead Sprays



1 - Soccer Fields (3)



2 - Splash Pad



2 - Cannons







4



4



4



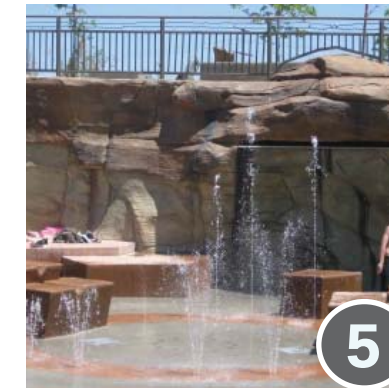
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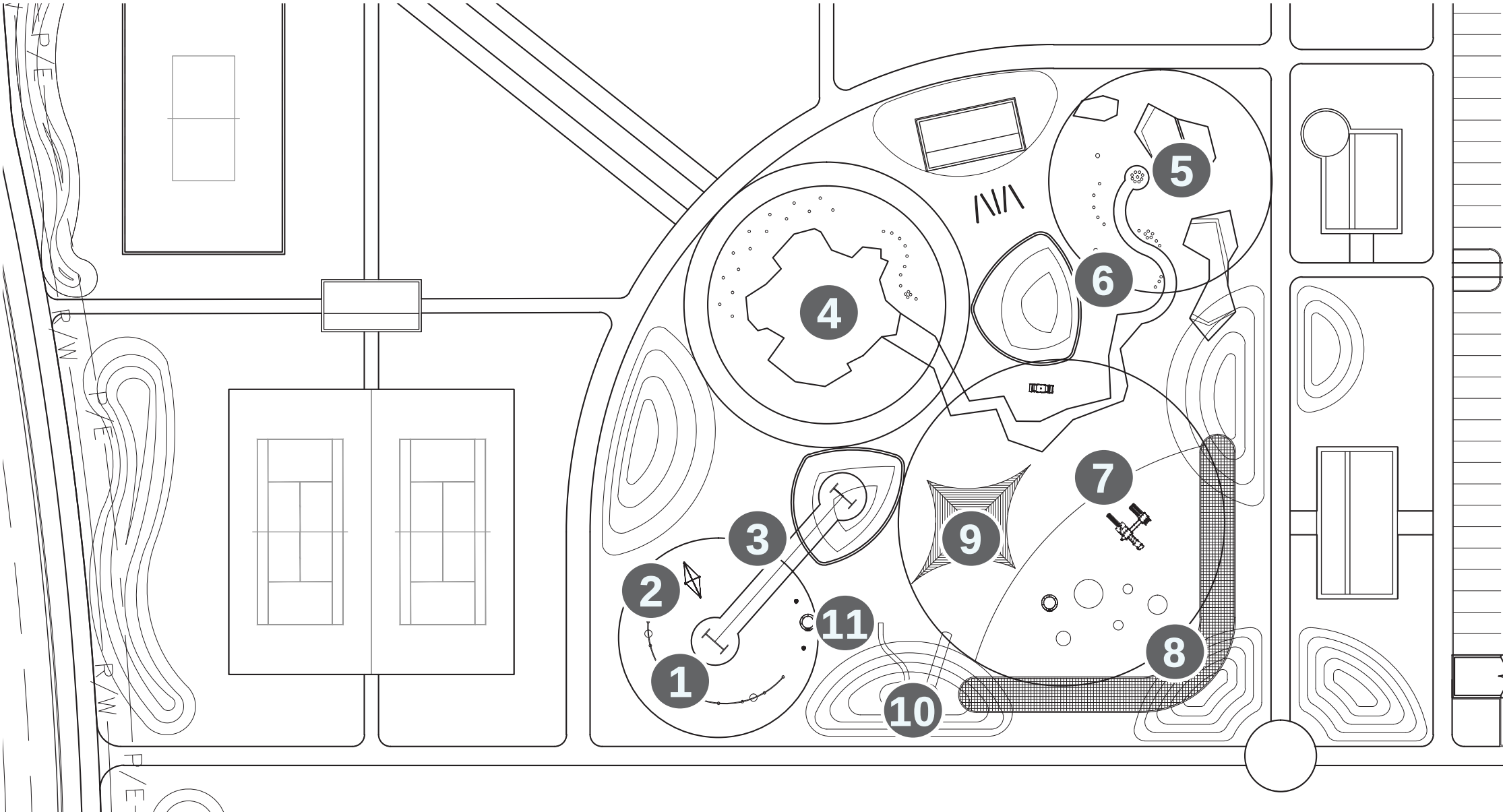
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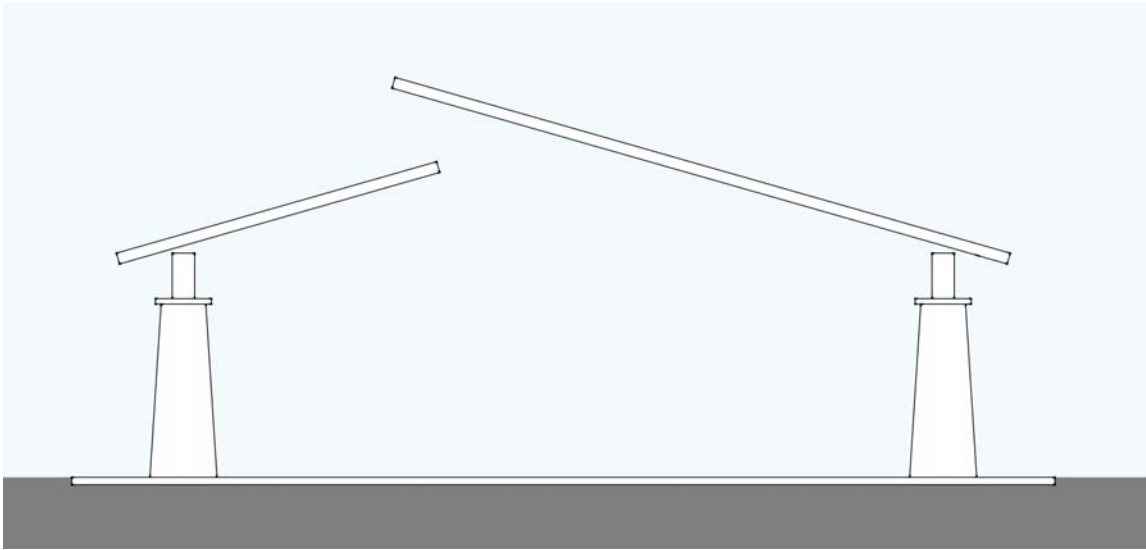
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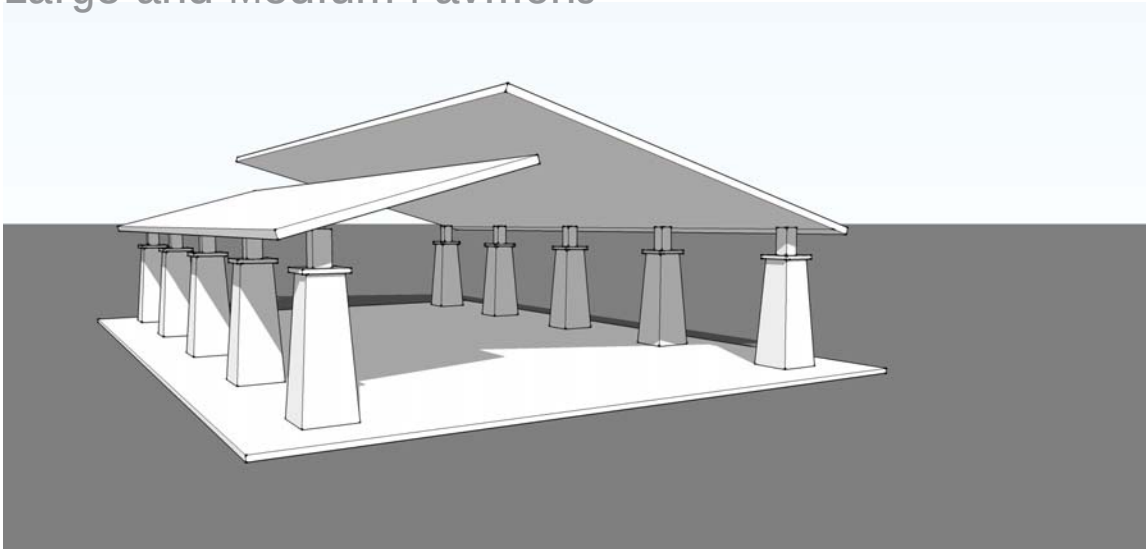
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**WATERS EDGE 18 ACRE PARK**  
**SPLASH PAD AND PLAY AREA PROPOSED LAYOUT AND DESIGN**  
 Prepared by Flagship Homes

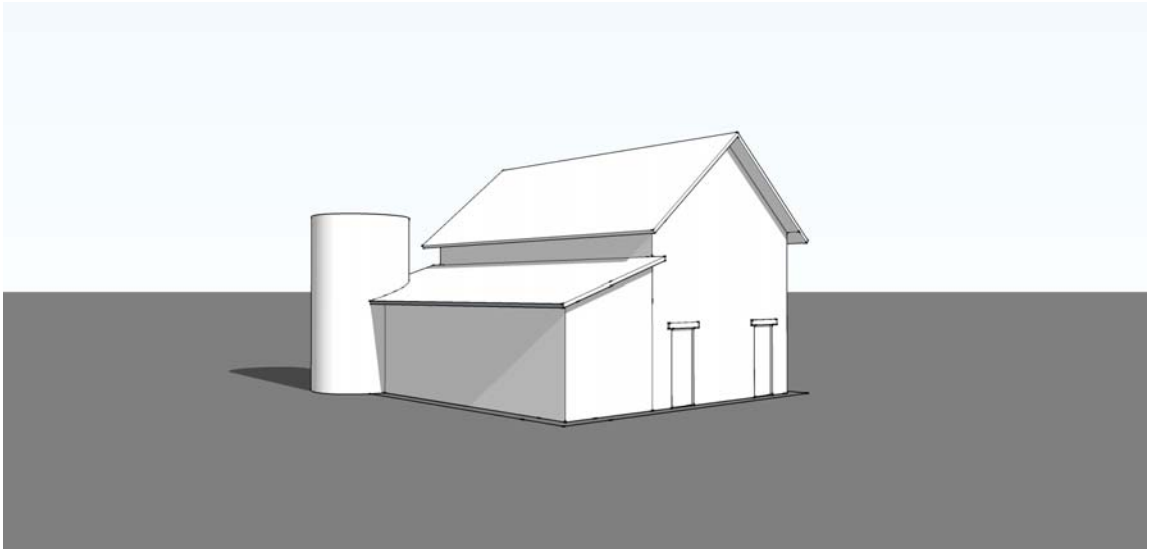




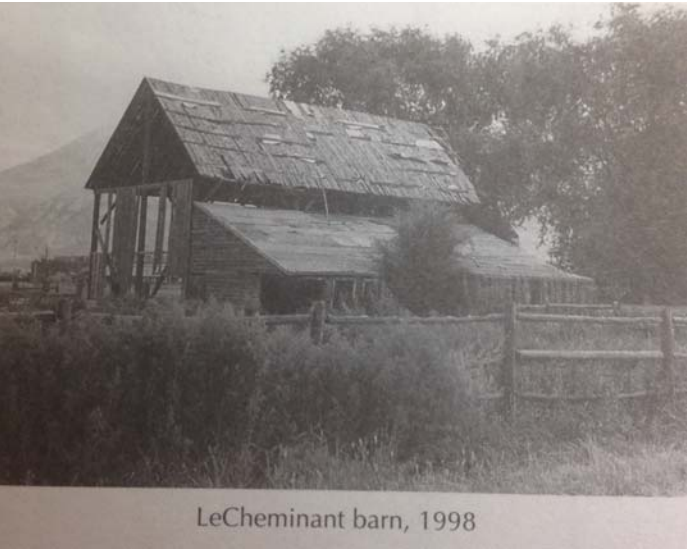
Large and Medium Pavilions



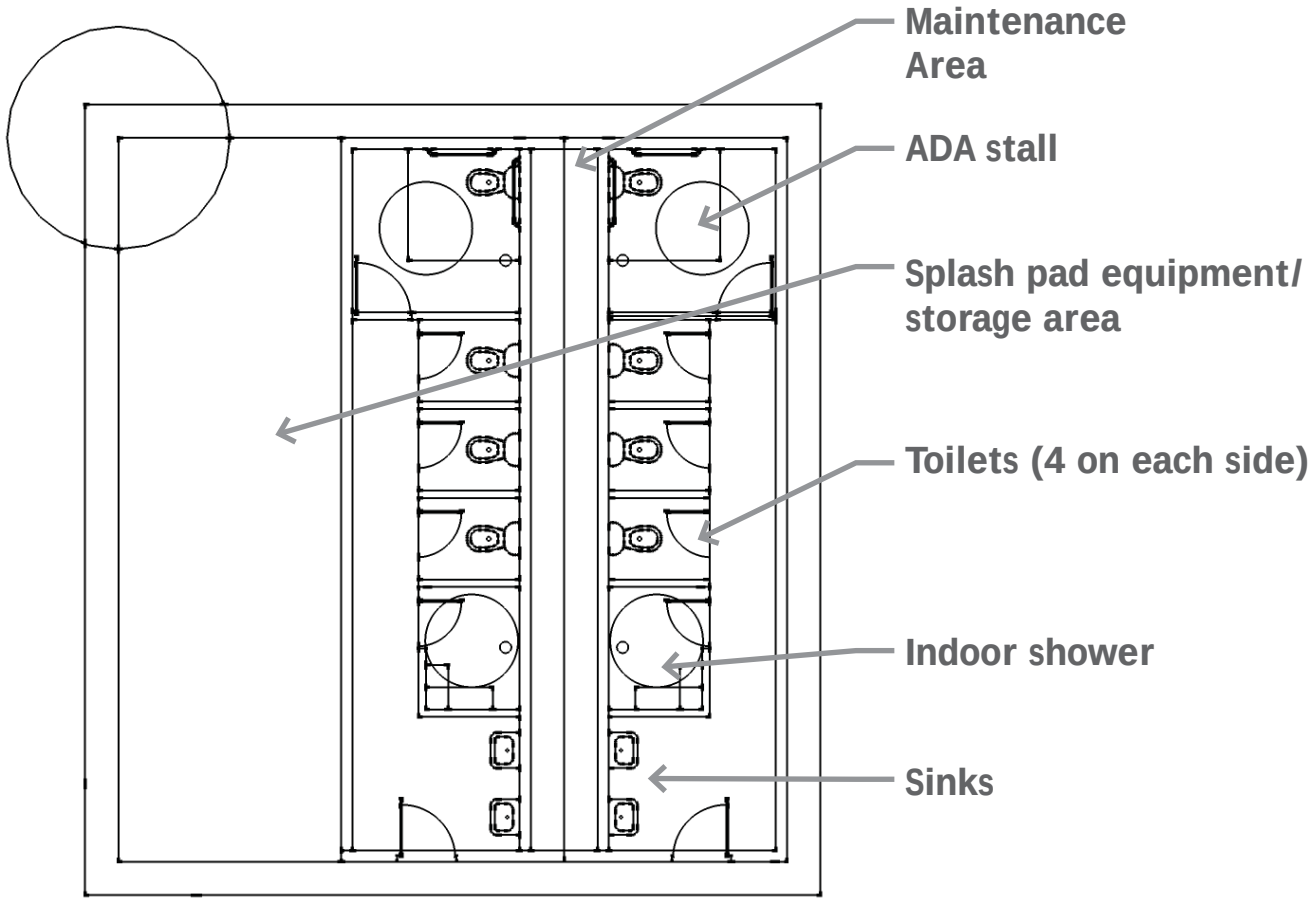
Gammon chicken coops, ca. 1940s



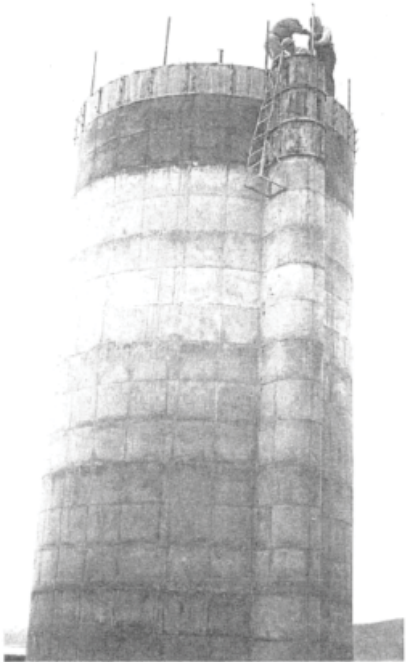
Restroom Concept



LeCheminant barn, 1998



Restroom Floor Plan Concept



First concrete silo, Milton Holdaway farm, 1959