



**NOTICE OF A SPECIAL SESSION
OF THE
VINEYARD PLANNING COMMISSION
Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah
Wednesday, November 29, 2017 at 6:30 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a special session, on Wednesday, November 29, 2017 at 6:30 p.m. in the Vineyard City Hall, 240 East Gammon Road, Vineyard, Utah. The agenda will consist of the following:

1. CALL TO ORDER

2. INVOCATION/INSPIRATIONAL THOUGHTS/PLEDGE OF ALLEGIANCE

3. OPEN SESSION

"Open Session" is defined as time set aside for citizens to express their views for items not on the agenda. Each speaker is limited to three (3) minutes. Because of the need for proper public notice, immediate action cannot be taken in the Planning Commission Meeting. If action is necessary, the item will be listed on a following agenda. However, the Planning Commission may elect to discuss the item if it is an immediate matter of concern.

4. MINUTES REVIEW AND APPROVAL

No minutes for review and approval.

5. BUSINESS ITEMS:

5.1 Preliminary Plat – Eastlake at Geneva Industrial Business Park Phase 11

The applicant is requesting approval for a preliminary plat. The subject property is located on the west end of 1750 North (Parcel #38:431:0009). The applicant is proposing to subdivide approximately 35 acres into five (5) buildable lots.

5.2 BYU Student Project Presentation

5.3 David Jellen, Planning Intern, FYI Forms

David Jellen, planning department intern, will present his internship project of "for-your-information" pamphlets on specific zoning ordinance sections.

5.4 Voting of Chairman and Vice-Chair

The commission will elect a Chair and Vice-Chair for 2018.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, Public Works Director/City Engineer

8. ADJOURNMENT



The next regularly scheduled meeting is January 17, 2018.

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

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

The foregoing notice and agenda was emailed to the Salt Lake Tribune and Daily Herald, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices and City Hall, delivered electronically to city staff and each member of the planning commission.

AGENDA NOTICING COMPLETED ON: November 21, 2017

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Planner



Date: November 29, 2017
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.1 Preliminary Plat Eastlake at Geneva Industrial Business Park Phase 11
Address: Parcel # 38:431:0009
Applicant: Robert Tubman, MS Properties



INTRODUCTION:

Robert Tubman, MS Properties, is requesting approval for a preliminary plat. The subject property is located on the west end of 1750 North and is within the Manufacturing (M) zoning district. The applicant is proposing to subdivide the property into 5 buildable lots.

ANALYSIS:

The subject property was platted in the 2nd Amended Phase 2 Eastlake at Geneva Industrial Business Park plat. The applicant is proposing to vacate lots 3, 4, and 5 of the old plat and have them plotted as part of the proposed preliminary plat. This means that the lots shown on the proposed plat will supersede the old plat.

The M district has a minimum lot size of 20,00 square feet and a minimum lot width of 100 feet. The M district requires minimum setbacks of 25 feet from the front, rear and corner side yard property lines, and 20 feet on the internal side yard property lines.

LOT #	MIN. LOT SIZE <i>20,000 SF</i>	MIN. LOT WIDTH <i>100'</i>
Lot 1	524,675 SF/ 12.04 AC	1150'
Lot 2	160,659 SF/ 3.69 AC	596'
Lot 3	93,343 SF/ 2.14 AC	253'
Lot 4	64,501 SF/ 2.17 AC	253'
Lot 5	539,782 SF/ 12.39 SC	841'



This plat includes the extension of 1750 North to Pioneer Lane. The applicant will dedicate 1750 North to the city once it is completed and connected to Pioneer Lane.

FINDINGS:

With the proposed conditions, the preliminary plat is in conformance with the standards and requirements set forth in the zoning ordinance.

RECOMMENDATION:

Staff recommends the Planning Commission recommend approval to the City Council of the preliminary plat subject to the following conditions:

1. That applicant dedicate 1750 North to the City once it is built and connects to Pioneer Lane.
2. The applicant pays any outstanding fees and makes any redline corrections.
3. The forthcoming final plat be in conformance with this preliminary plat
4. The applicant is subject to all local, state and federal laws.

PROPOSED MOTION:

"I move to recommend approval to the City Council of the Eastlake at Geneva Business Industrial Park Phase 11 Preliminary Plat with the proposed conditions."

Attachments:

Application
Preliminary Plat



PRELIMINARY SUBDIVISION APPLICATION

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

APPLICATION DATE: _____ Application Fee: \$1,930.00 + 6.20 per lot ^{e6}

APPLICANT(S): Vineyard Properties of Utah - Martin Snow

ADDRESS OF APPLICANT: PO Box 699
Pleasant Grove, Ut. 84062

BUSINESS PHONE #: 801-769-0669 CELL PHONE #: 801-310-2810

EMAIL ADDRESS: robte@msi-properties FAX NUMBER: _____

CURRENT ZONING DISTRICT DESIGNATION: HI

NUMBER OF PROPOSED NEW LOTS: _____

LOCATION/ADDRESS OF PROPOSED FINAL SUBDIVISION: _____

TOTAL ACREAGE OF PROPOSED FINAL SUBDIVISION: _____

NAME OF PROPERTY OWNER(S): Vineyard Properties of Utah - Martin Snow

SIGNATURE OF APPLICANT(S):

Signature

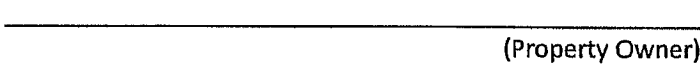
Print name

5-12-17
DATE

STATE OF UTAH }
COUNTY OF UTAH } ss
Utah

hibits are in all respects true and correct to the best of my


(Property Owner)



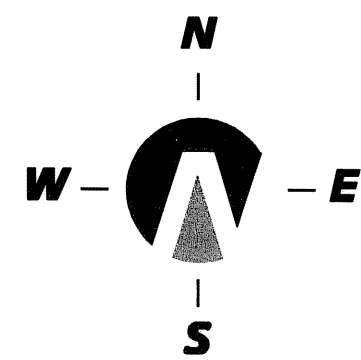
Erin King (Notary Public)

(Property Owner)

(Property Owner)

(Notary Public)

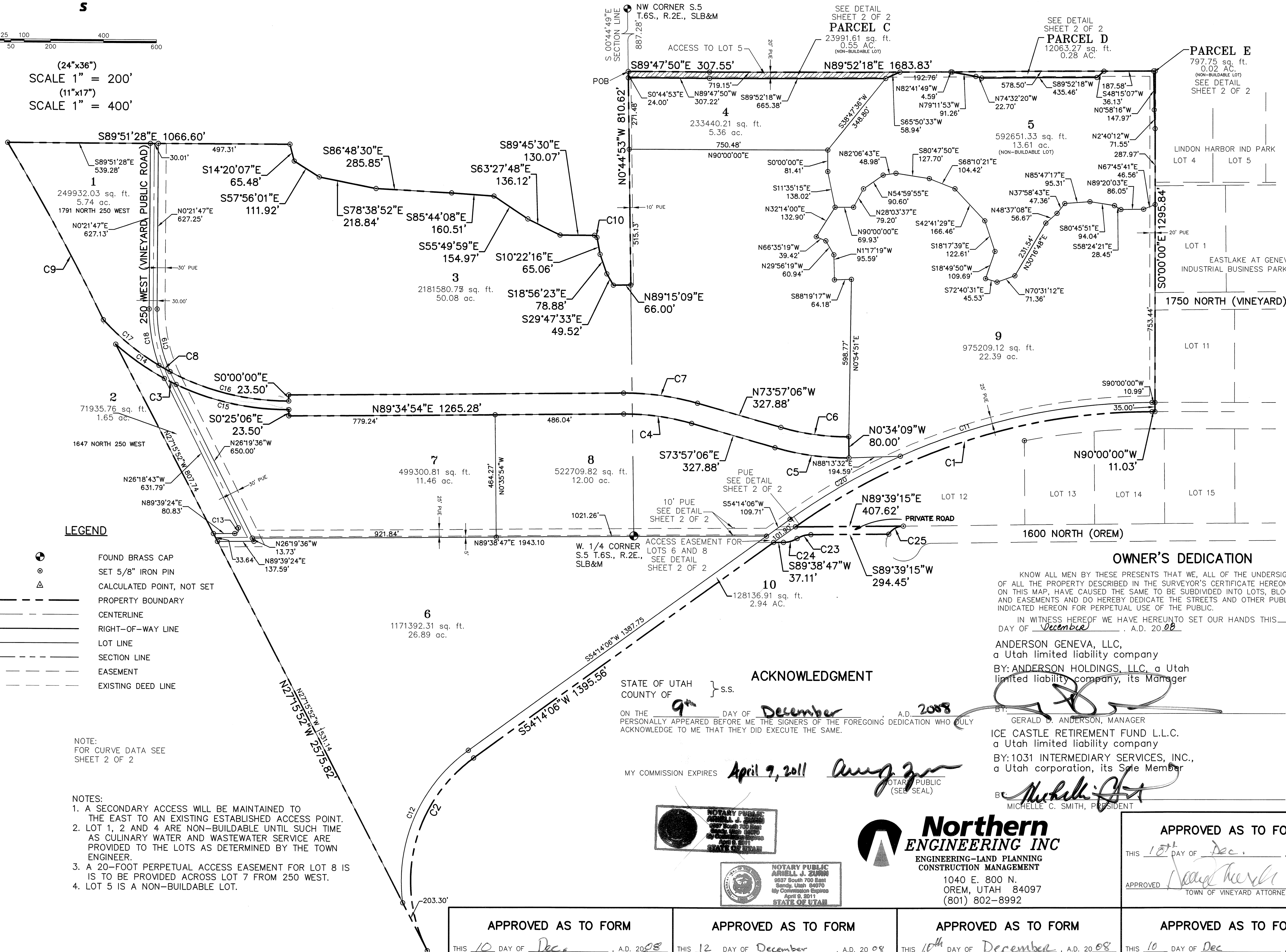
My commission expires: _____



25 100 200 400 600
0 50 100 200 300 400 500 600

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

**EASTLAKE AT GENEVA,
INDUSTRIAL BUSINESS PARK
PHASE 2 AMENDED 2**
LOCATED IN THE NW 1/4 OF SECTION 5
T.6S., R.2E., S.L.B.&M.



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

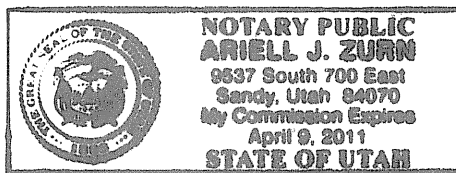
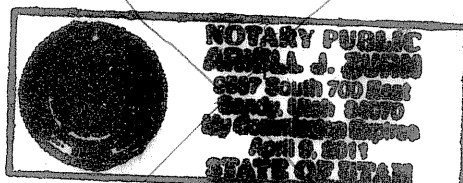
NOTE:
FOR CURVE DATA SEE
SHEET 2 OF 2

- NOTES:
- A SECONDARY ACCESS WILL BE MAINTAINED TO THE EAST TO AN EXISTING ESTABLISHED ACCESS POINT.
 - LOT 1, 2 AND 4 ARE NON-BUILDABLE UNTIL SUCH TIME AS CULINARY WATER AND WASTEWATER SERVICE ARE PROVIDED TO THE LOTS AS DETERMINED BY THE TOWN ENGINEER.
 - A 20-FOOT PERPETUAL ACCESS EASEMENT FOR LOT 8 IS TO BE PROVIDED ACROSS LOT 7 FROM 250 WEST.
 - LOT 5 IS A NON-BUILDABLE LOT.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF 9th } S.S.
ON THE 9th DAY OF December, A.D. 2008
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY
ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES April 9, 2011



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS
OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN
ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS
AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS
INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 9th
DAY OF December, A.D. 2008

ANDERSON GENEVA, LLC,
a Utah limited liability company
BY: ANDERSON HOLDINGS, LLC, a Utah
limited liability company, its Manager

ICE CASTLE RETIREMENT FUND L.L.C.
a Utah limited liability company
BY: 1031 INTERMEDIARY SERVICES, INC.,
a Utah corporation, its Sole Member

BY: Michelle C. Smith, President

APPROVED AS TO FORM

THIS 10th DAY OF Dec., A.D. 2008
APPROVED: [Signature] TOWN OF VINEYARD ATTORNEY

APPROVED AS TO FORM

THIS 10th DAY OF Dec., A.D. 2008
APPROVED: [Signature] TOWN OF VINEYARD FIRE MARSHALL

SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
HOLDING LICENSE NUMBER 172762 IN ACCORDANCE WITH TITLE 58, CHAPTER 22,
PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND HAVE
SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS, HEREINAFTER TO BE
KNOWN AS **EASTLAKE AT GENEVA, INDUSTRIAL BUSINESS PARK PHASE 2 AMENDED 2**
AND THAT A SURVEY OF THE DESCRIBED TRACT OF LAND HAS BEEN COMPLETED BY
ME IN ACCORDANCE WITH SECTION 17-23-17 AND THAT I HAVE VERIFIED ALL
MEASUREMENTS AND HAVE PLACED MONUMENTS AS SHOWN HEREON. I FURTHER
CERTIFY THAT ALL LOTS MEET FRONTAGE, WIDTH AND AREA REQUIREMENTS OF THE
APPLICABLE ZONING ORDINANCES.

Dec 8, 2008
DATE

Kenneth E. Barney, PLS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5 AND THE
NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 2 EAST, S.L.B.&M, SAID
PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE S.00°44'49"E. ALONG
THE SECTION LINE A DISTANCE OF 887.28 FEET TO THE REAL POINT OF BEGINNING;
THENCE S.89°47'50"E. A DISTANCE OF 307.55 FEET; THENCE N.89°52'18"E. A DISTANCE OF
1683.83 FEET; THENCE SOUTH A DISTANCE OF 1295.84 FEET; THENCE WEST A DISTANCE OF
11.03 FEET TO A POINT OF CURVATURE OF A 2300.00-FOOT RADIUS TANGENT CURVE TO
THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF
1438.10 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 35°49'29" AND A CHORD THAT
BEARS S.72°08'50"W. A DISTANCE OF 1414.79 FEET; THENCE N.89°39'15"E. A DISTANCE OF
407.62 FEET TO A POINT OF CURVATURE OF A 66.00-FOOT RADIUS NON-TANGENT CURVE
TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF
65.59 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 56°56'21" AND A CHORD THAT
BEARS S.61°10'48"W. A DISTANCE OF 62.92 FEET; THENCE S.89°39'15"W. A DISTANCE OF
294.45 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT RADIUS TANGENT CURVE TO
THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.57
FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 31°16'07" AND A CHORD THAT BEARS
S.74°01'12"W. A DISTANCE OF 53.90 FEET TO A POINT OF CURVATURE OF A 100.00-FOOT
RADIUS REVERSE CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE
OF 54.56 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 31°15'38" AND A CHORD THAT
BEARS S.74°00'58"W. A DISTANCE OF 53.89 FEET; THENCE S.89°38'47"W. A DISTANCE OF
37.11 FEET; THENCE S.54°14'06"W. A DISTANCE OF 1395.56 FEET; TO A POINT OF
CURVATURE OF A 572.96-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE
SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 814.99 FEET, SAID CURVE
HAVING A CENTRAL ANGLE OF 81°29'57" AND A CHORD THAT BEARS S.13°29'07"W. A
DISTANCE OF 748.00 FEET; THENCE N.27°15'52"W. A DISTANCE OF 2575.82 FEET TO A POINT
OF CURVATURE OF A 971.88-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 715.63 FEET; SAID CURVE
HAVING A CENTRAL ANGLE OF 42°11'24" AND A CHORD THAT BEARS S.69°19'24"E. A
DISTANCE OF 699.58 FEET; THENCE S.00°25'06"E. A DISTANCE OF 23.50 FEET; THENCE
N.89°34'54"E. A DISTANCE OF 1265.28 FEET TO A POINT OF CURVATURE OF A 904.38-FOOT
RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID
CURVE A DISTANCE OF 259.98 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°28'15"
AND A CHORD THAT BEARS S.82°11'09"E. A DISTANCE OF 259.09 FEET; THENCE S.73°57'06"E.
A DISTANCE OF 327.88 FEET TO A POINT OF CURVATURE OF A 984.88-FOOT RADIUS
TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A
DISTANCE OF 283.01 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°27'51" AND A
CHORD THAT BEARS S.82°11'01"E. A DISTANCE OF 282.04 FEET; THENCE N.00°34'09"W. A
DISTANCE OF 80.00 FEET TO A POINT OF CURVATURE OF A 904.89-FOOT RADIUS TANGENT
CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A
DISTANCE OF 259.80 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°27'00" AND A
CHORD THAT BEARS N.82°11'06"W. A DISTANCE OF 258.91 FEET; THENCE N.73°57'06"W. A
DISTANCE OF 327.88 FEET TO A POINT OF CURVATURE OF A 984.87-FOOT RADIUS TANGENT
CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE
OF 283.06 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 16°28'02" AND A CHORD THAT
BEARS N.82°11'07"W. A DISTANCE OF 282.08 FEET; THENCE S.89°34'54"W. A DISTANCE OF
1265.26 FEET; THENCE SOUTH A DISTANCE OF 23.50 FEET TO A POINT OF CURVATURE OF A
938.84-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG
THE ARC OF SAID CURVE A DISTANCE OF 787.88 FEET, SAID CURVE HAVING A CENTRAL
ANGLE OF 48°04'59" AND A CHORD THAT BEARS N.66°21'52"W. A DISTANCE OF 764.97 FEET
TO A POINT OF CURVATURE OF A 8241.81-FOOT RADIUS NON-TANGENT REVERSE CURVE TO
THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 761.88
FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 05°17'47" AND A CHORD THAT BEARS
N.28°22'50"W. A DISTANCE OF 761.61 FEET; THENCE S.89°51'28"E. A DISTANCE OF 1066.60
FEET; THENCE S.14°20'07"E. A DISTANCE OF 65.48 FEET; THENCE S.57°56'01"E. A DISTANCE
OF 111.92 FEET; THENCE S.78°38'52"E. A DISTANCE OF 218.84 FEET; THENCE S.86°48'30"E. A
DISTANCE OF 285.85 FEET; THENCE S.85°44'08"E. A DISTANCE OF 160.51 FEET; THENCE
S.55°49'59"E. A DISTANCE OF 154.97 FEET; THENCE S.63°27'48"E. A DISTANCE OF 136.12
FEET; THENCE S.89°45'30"E. A DISTANCE OF 130.07 FEET TO A POINT OF CURVATURE OF A
9.66-FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE
ARC OF SAID CURVE A DISTANCE OF 13.38 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF
79°23'15" AND A CHORD THAT BEARS S.50°03'53"E. A DISTANCE OF 12.33 FEET; THENCE
S.10°22'16"E. A DISTANCE OF 65.06 FEET; THENCE S.18°56'23"E. A DISTANCE OF 78.88 FEET;
THENCE S.29°47'33"E. A DISTANCE OF 49.52 FEET; THENCE N.89°15'09"E. A DISTANCE OF
66.00 FEET; THENCE N.00°44'53"W. A DISTANCE OF 810.62 FEET TO THE POINT OF
BEGINNING.
CONTAINING 154.41 ACRES OF LAND

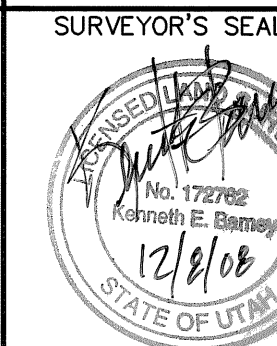
CONDITIONS OF APPROVAL

**EASTLAKE AT GENEVA,
INDUSTRIAL BUSINESS PARK
PHASE 2 AMENDED 2**

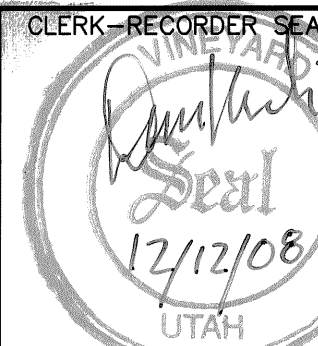
LOCATED IN THE NE 1/4 OF SECTION 5
T.6S., R.2E., S.L.B.&M.
SHEET 1 OF 2

TOWN OF VINEYARD UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET



NOTARY PUBLIC SEAL



FOR YOUR INFORMATION

Accessory Building Requirements

What is an accessory building?

An accessory building is a building customarily incidental and clearly subordinate to the primary building and located on the same lot as the primary building ([Definitions - Accessory Building](#)).

- Accessory building and accessory uses can only be authorized concurrently with, or following, the establishment of the primary building or primary use ([Section 1703](#)).

Where can I build an accessory building?

Accessory buildings are only permitted within the rear yard of an established lot (Section 1703).

- The required setbacks for accessory buildings are three (3) feet from the sides and rear of the property line, and six (6) feet minimum distance from the primary building. Accessory buildings are limited to a maximum of twenty-five (25) feet in height, but the side and rear setbacks must increase one (1) foot for every foot above fifteen (15) feet in height ([Section 606](#)).

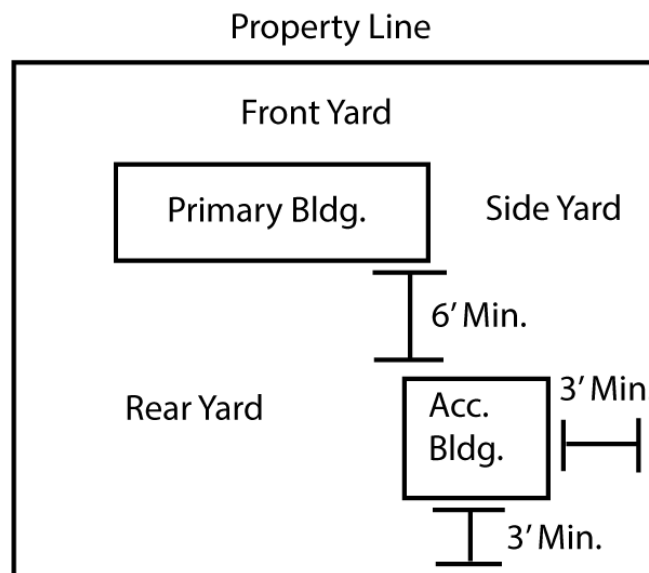
Am I allowed to live in an accessory building?

No accessory building can be used as a permanent dwelling unit, except as allowed for accessory dwelling units (Section 1703).

Is there anything else I need to know about accessory buildings?

No mobile home, travel trailer, boat, or similar recreational vehicle is permitted to be used as an accessory building (Section 1703).

- Additionally, no shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object is permitted to be used as an accessory building (Section 1703).
- No accessory buildings can be rented, leased, or sold separately from the rental, lease, or sale of the primary building, except as allowed for accessory dwelling units (Section 1703).



FOR YOUR INFORMATION

Accessory Dwelling Units

What is an accessory dwelling unit?

An accessory dwelling unit (ADU) is an attached dwelling unit to a single-family home, or located above a detached garage serving a single-family home which is located on the same lot as the single-family home designed to be clearly subordinate to the primary dwelling. An ADU provides complete, independent living facilities with a separate dwelling entrance than the primary dwelling ([Definitions - Dwelling, Accessory Unit](#)).



Where can I build an ADU?

ADU's are allowed to be built over a detached garage, so long as parking within the garage is not eliminated, or within a home, so long as an internal connection is maintained between living areas, or as an addition to a home. ADU's must meet all of the standards as listed in [Section 1706](#) of the Zoning Ordinance.

How big is my ADU allowed to be?

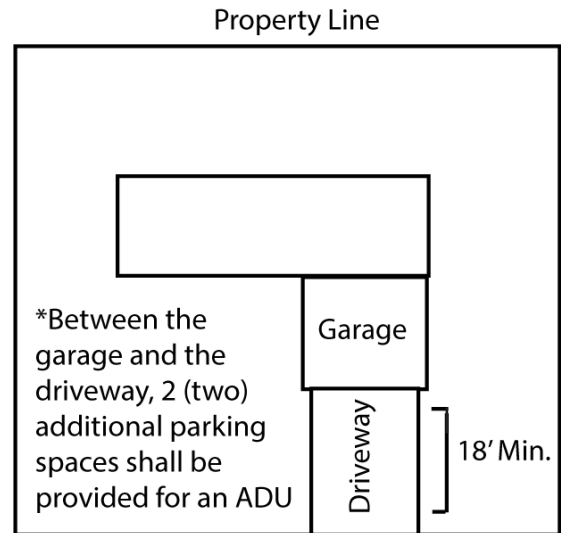
ADU's cannot be smaller than 300 square feet. Additionally, ADU's are limited to the lesser of fifty (50) percent the square footage of the primary unit or 1,200 square feet. (Section 1706).

Can my ADU be used as a short-term rental?

Short-term rentals include the use, occupancy, rent, or lease of any portion of a structure, for indirect or direct compensation, for an effective term of thirty (30) days or less (Definitions - Residential Lease, Short Term). **Short-term rentals are not permitted within any zoning district** ([Section 606](#)).

What are the parking requirements associated with an ADU?

An additional two (2) off-street parking spaces are required to accommodate an ADU, whether that be included in the garage or the driveway, to make a total of four (4) spaces (Section 1706).



Is there anything else I should know about ADU's?

Only a single ADU is permitted as a secondary use to a single-family dwelling, and ADU's cannot alter the appearance of the structure of the primary dwelling (Section 1706).

- The primary dwelling of the property must be the primary residence of the property owner (Section 1706).
- An ADU must be connected to, and served by, the same water, sewer, electrical, and gas meters that serve the primary building (Section 1706).
- Mobile homes, travel trailers, boats, or similar recreational vehicles cannot be used as an ADU (Section 1706).
- The entrance to the ADU must be on the side or rear of the building (Section 1706).



FOR YOUR INFORMATION

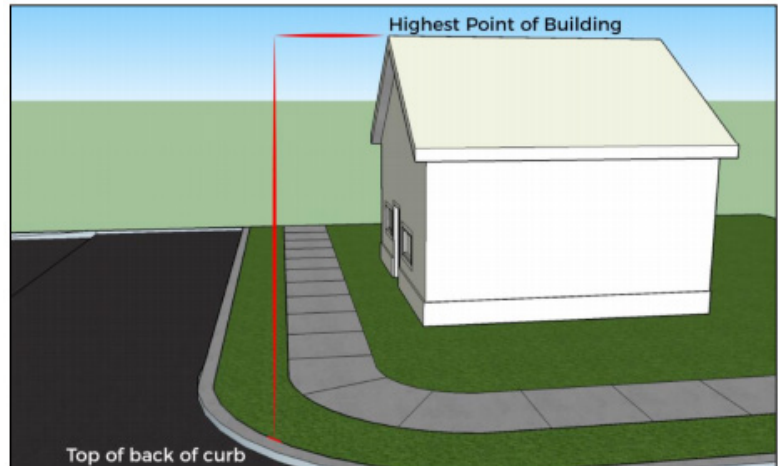
Building Height and Setbacks

How is building height measured?

Building height is measured from the top of the back of curb to the highest point of the building or structure ([Defintions - Building Height](#)).

How high can I build my house?

No primary building within any district can be built to a height less than one (1) story entirely above grade. Additionally, no primary building within a residential district can be built above thirty-five (35) feet ([Section 606](#)).



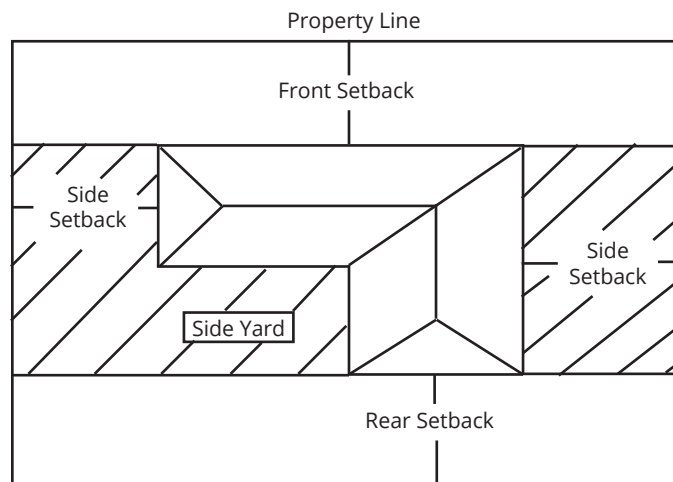
How are setbacks determined?

A setback is the required distance by which a building or part of a building is set back from the property line, and is measured from the property line to where the building begins. Often, there are required setbacks from the sides, front, and rear of the property line. Setbacks vary based on zoning district, and can be found in the table in Section 606 of the Zoning Ordinance.

Are there any exceptions that are made for objects obstructing setback areas?

All required setback areas shall be open to the sky and unobstructed except for permitted and approved accessory buildings and structures, and for projections of sills, unenclosed steps, unwallled stoops, bay-windows, unenclosed porches and similar building features, provided that such features do not encroach more than three (3) feet into the required setback area ([Section 1622](#)).

- Additionally, walls and fences are permitted, so long as they comply with the requirements of Section 1622 and required approval by a Land Use Authority.



FOR YOUR INFORMATION

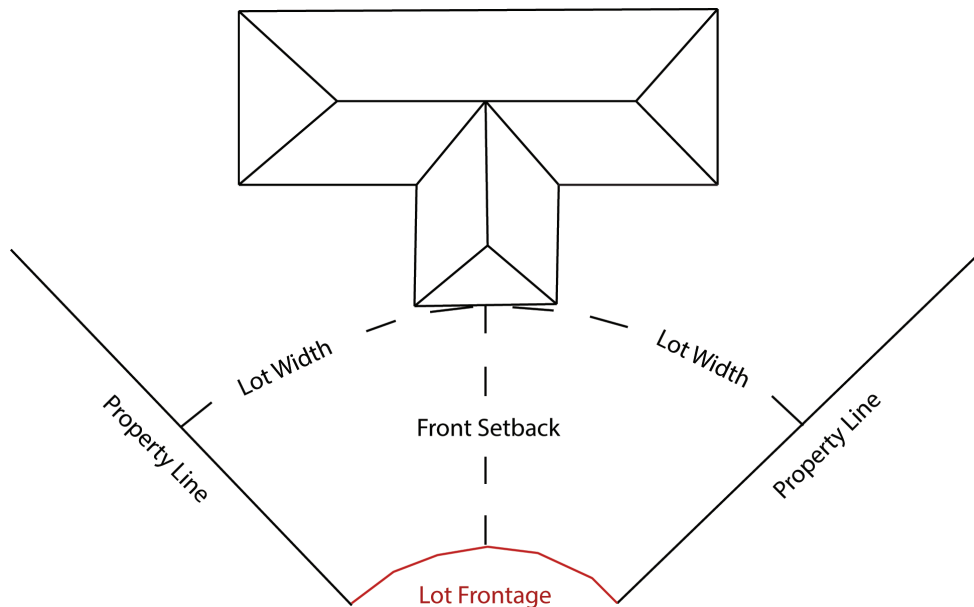
Cul-de-sac Requirements

What is the required lot frontage for a lot fronting a cul-de-sac?

For lots which front upon a curve or cul-de-sac, the lot frontage may be reduced to not less than fifty (50) feet ([Section 1618](#)). Lot frontage is all the property fronting on one (1) side of the street between intersecting or intercepting streets, measured along the street line ([Definitions - Frontage](#)).

How does lot frontage differ from lot width?

Lot width is the shorter of horizontal distance between side lot lines, measured at the required front yard setback line or rear setback line (Definitions - Lot Width). Additionally, lot width conforms to the setback of the lot frontage (Refer to graphic below).



*The information in this form is up to date as of November, 2017. Details and references may change without notice. The Vineyard City Zoning Ordinance should be checked for greater clarity and further information. See the Vineyard City website at <http://www.vineyard.utah.gov/214/Planning-Zoning> or call (801) 226-1929 for more details.

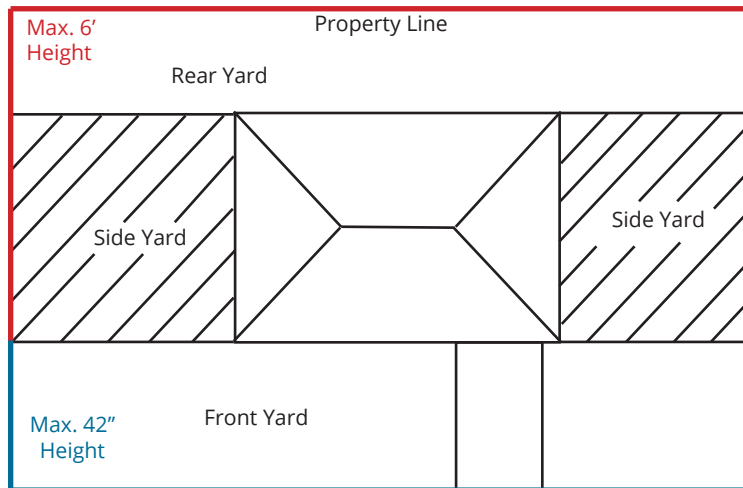


FOR YOUR INFORMATION

Fencing Requirements

What are the height requirements for fencing?

No fence, wall, or similar structure can be erected on any required rear or side yard to a height in excess of six (6) feet. Additionally, fences located on the front property line or on the side property line within the front yard cannot be higher than forty-two (42) inches ([Section 1623](#)).



How should my fencing be designed?

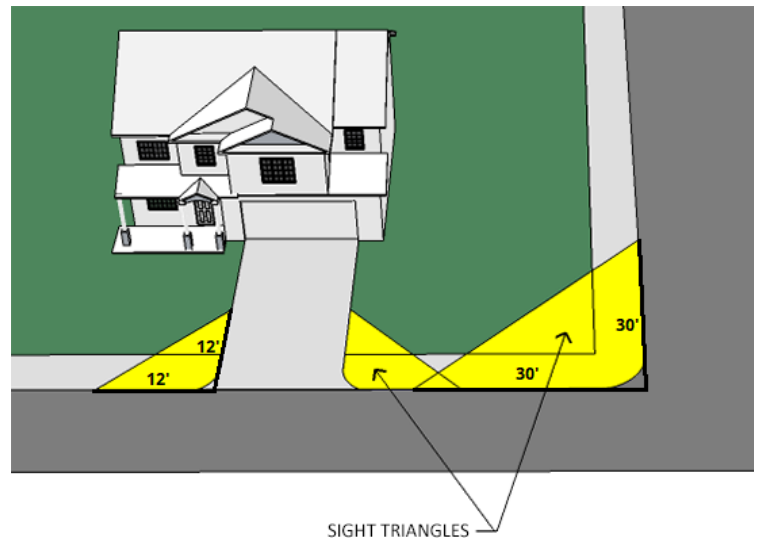
All walls and fences are to be compatible with the surrounding landscape and the architecture and building materials of buildings on and adjacent to the property ([Section 1623](#)).

What fencing restrictions apply to corner lots?

In all zoning districts, no view obstruction, including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height can be placed on any corner lot within a triangular area formed by a diagonal line connecting lines located at the curb line thirty (30) feet from the projected intersection of such curb lines ([Section 1628](#)). Refer to graphic on right.

What fencing restriction apply to driveways?

In all Zoning Districts, no view obstruction, including a sight-obscuring fence, wall, sign, other similar structures, and landscaping which exceeds two (2) feet in height can be placed within a triangular area formed by a diagonal line connecting lines located at the curb line and driveway line twelve (12) feet from the projected intersection of such lines ([Section 1629](#)). Refer to graphic below.



What are the fencing requirements for a pool?

If your swimming pool is more than eighteen (18) inches deep, then you must have a protective fence that is no less than four (4) feet six (6) inches tall surrounding it ([Section 1716](#)).

- Additionally, all outdoor jacuzzi tubs, or other similar small pools, may be protected by a solid locking cover in place of a protective fence. However, if you do not have a solid locking cover, a protective fence must be used instead ([Section 1716](#)).



FOR YOUR INFORMATION

Pet and Animal Requirements

What is considered a household pet?

A household pet includes domesticated animals and birds ordinarily allowed in a dwelling unit and kept for company or pleasure of the owner, including, but not limited to dogs, cats, and caged birds. Household pets do not include domestic livestock or fowl, as defined herein or inherently or potentially dangerous animals, fowl, reptiles or exotic animals ([Definitions - Household Pets, Noncommercial](#)).

How many pets may I own?

For any given household, there may be up to four (4) dogs or cats, or combination thereof ([Section 5-2-22](#)).

What should I know if I want to raise livestock or fowl?

No domestic livestock or domestic fowl shall be kept on any lot that is less than one (1) acre, and may be allowed as a permitted use in the A-1 and R&A-5 zoning districts ([Section 1712](#)).

The number of livestock or domestic fowl that may be kept where the area is used exclusively for the keeping of domestic livestock or fowl is one (1) acre, shall be as follows:

- Limited to a maximum of one (1) domestic animal per acre (Section 1712).
- Fowl may be kept on lots equal to, or larger than one (1) acre, provided the number of fowl maintained does not exceed twenty-five (25) fowl for each acre (Section 1712).
- Domestic livestock, fowl, and other animals, but excluding all prohibited animals, may be kept on lots of five (5) acres or larger without restriction on the number of domestic livestock or animals kept (Section 1712).

What are the requirements for mainting livestock and fowl?

No barn, stable, shelter, corral, coop, pen, or run in which domestic livestock or fowl are maintained shall be closer than one hundred (100) feet to any residential structure located on adjacent lots (Section 1712).

- All yards, barns, shelters, cages, areas, places, and premises where domestic livestock, animals, or fowl are kept shall be maintained in a clean and sanitary condition so that flies, dust, or odors do not disturb the health of any person or animal or create a nuisance to any adjoining property (Section 1712).
- Additionally, all household pets shall be kept in such a manner that they do not disturb the peace, comfort, or health of any person or animal ([Section 1711](#)).

Zip, official mascot of Vineyard



FOR YOUR INFORMATION

Residential Parking

Are there any restrictions regarding where I can park?

In all zoning districts vehicle parking is not permitted in any required front yard setback areas, except on driveways located in residential zones that directly access a garage or car port ([Section 1903](#)). Additionally, it is unlawful to park or store any vehicle within the front or side yard of a single-family residence unless such parking or storage is on an improved, dustproof parking surface, such as concrete or asphalt or crushed rock or aggregate that is a minimum of three inches thick. All crushed rock or aggregate must be contained by a permanent border (Section 1903).

What about recreational vehicles?

Recreational vehicles (RV), which have been kept in reasonable repair and operable condition, may be located in a detached or attached garage, or other accessory building, or parked in the rear yard or side yard and screened from front yards and streets by a wall, fence, gate, landscaping, or other suitable screening material ([Section 1710](#)).

What is an RV?

An RV is a vehicular unit primarily designed for recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including but not limited to a travel trailer, a camping trailer, a truck camper, a motor home, boat, a fifth-wheel trailer and a caravan ([Definitions - Recreational Vehicle](#)).

Am I allowed to live in my RV?

An RV may be occupied temporarily by family members or guests of the owner. However, no RV may be occupied for more than thirty (30) days (Section 1710).

