

VINEYARD PLANNING COMMISSION MEETING

Site Visit: 667 E 500 N @ 5:30PM

Public Hearing and Regular Meeting:

Vineyard City Hall, 125 S Main St., Vineyard, Utah

Wednesday, November 6, 2019 at 6:00 p.m.

PUBLIC NOTICE is hereby given that the Planning Commission of Vineyard, Utah, will hold a site visit, public hearing and regular planning commission meeting, on Wednesday, November 6, 2019. The site visit will begin at 5:30 p.m. at the address noted above. The public hearing and regular meeting will begin at 6:00 p.m. or shortly thereafter. 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

Minutes for review and approval from the October 2, 2019 Planning Commission meeting.

5. BUSINESS ITEMS:

5.1 Sign Standard Waiver – American First Credit Union (AFCU)

The applicant is requesting approval of a sign standard waiver at the AFCU building. The subject property is located north of Starbucks and south of the UVHBA building, addressed 758 E Mill Rd, Vineyard, Utah. This development is within the Regional Mixed Use (RMU) zoning district.

5.2 Alpine Pediatric Medical Office Building

The applicant is requesting approval of a site plan for a medical office building located at 667 E 500 N. The project is located within the Regional Mixed Use (RMU) district. The applicant is proposing approximately 12,093 square feet to be used as a pediatric care facility, dentist, and OB/GYN office – all allowed uses in the RMU district.

5.3 Training Session

The Planning Commission will watch a video by Jeff Speck: The Theory of Walkability.

5.4 Public Hearing: VZC Day Care and Preschool Text Amendment

Staff will present a zoning text amendment regarding increasing the occupancy and providing consistency in the processing of Day Cares and Preschools. The Planning Commission will consider and hold a public hearing of the proposed ordinance.

5.5 Planning Commission 2020 Calendar

The Planning Commission will review the proposed 2020 Planning Commission Calendar.

6. COMMISSION MEMBERS' REPORTS AND EX PARTE DISCUSSION DISCLOSURE

7. STAFF REPORTS

- Morgan Brim, Planning Director
- Don Overson, City Engineer

8. ADJOURNMENT

The next regularly scheduled meeting is November 20, 2019.

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 5, 2019

NOTICED BY: /s/ McKenna Marchant

McKenna Marchant, Planner



Date: November 06, 2019
From: Elizabeth Hart, Planner
To: Planning Commission
Item: 5.1 American First Credit Union
Address: 758 E Mill Rd.
Applicant: Impact Signs

INTRODUCTION

The applicant is requesting approval of a sign standards waiver. The sign standard waiver includes six (6) wall signs on the building and canopy, and a changeable copy monument sign on the property. The property is located within the Regional Mixed Use (RMU) District at the address of 758 E Mill Road.

ANALYSIS

The applicant is proposing a total of six (6) wall signs, three (3) of which are on the primary building and three (3) are on the drive-thru canopy.

The sign ordinance allows for one (1) wall sign per elevation with a maximum of two (2) wall signs allowed on a building. Within the RMU District a wall sign may have a sign area of one (1) square foot per every one (1) linear foot of building frontage not to exceed sixty (60) square feet per sign or a total of 120 square feet. Canopy signs are considered as wall signs per the sign ordinance.

The sign standard waiver allows the planning commission to approve additional quantities of signage and sign area. The sign standard waiver allows for up to twenty-five percent (25%) more sign area of the allowed maximum sign area. This would allow for an individual sign to be seventy-five (75) square feet and the total maximum sign area for the total number of signs to be 150 square feet.

The proposed total wall sign area is 185 square feet, a total of thirty-five (35) square feet over the maximum allowed sign area with a sign standard waiver. Sign F is also over the maximum allowed sign area for an individual sign with a sign standard waiver by six (6) square feet.

WALL SIGNAGE	Building Frontage	Sign Area
Sign A	52 feet	37 SF
Sign B	70 feet	22 SF
Sign C (Canopy)	45 feet	15 SF
Sign D (Canopy)	52 feet	15 SF
Sign E (Canopy)	45 feet	15 SF
Sign F	70 feet	81 SF
Total Proposed Signage		185 SF

The applicant is also proposing a changeable copy signs (CCS), also known as electronic message signs, which are permitted through a sign standard waiver. The applicant is proposing a monument sign with a changeable copy sign as its sign face. The sign ordinance allows for a single tenant monument sign to have a maximum sign area of forty (40) square feet and a maximum height of six (6) feet. The proposed monument sign is six feet and four inches (6.4 feet) in height and twenty-seven (27) square feet of sign area. The applicant is also requesting that additional height for the monument sign through the sign standard waiver. The sign stand waiver allows a single tenant monument sign be a maximum of ten (10) feet. The request is for an additional four (4) inches in height.

Video, animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted unless approved through this sign standard waiver. The CCS shall have a static display that does not change more than once every eight (8) seconds. The brightness level of the CCS shall not increase by more than 0.3-foot candles over ambient brightness levels. Because the sign ordinance does not specify how the brightness level of a CCS shall be measured staff is recommending that the brightness level be measured by a distance from the sign in comparison to the sign area. Staff is recommending a distance of fifty (50) feet based on the twenty-seven (27) square foot sign area. This measurement is recommended by the International Sign Association and has been used by other cities within Utah. Staff feels that this measurement meets the intent of the sign ordinance and shall be implemented into the sign ordinance through a zoning text amendment at a later date.

RECOMMENDATIONS

The total proposed wall sign area is over the maximum allowed sign area with the sign standard waiver. The total wall sign area will need to be reduced by thirty-five (35) square feet.

Wall sign F is over the maximum allowed sign area for an individual sign by eleven (11) square feet. With the sign standard waiver, the sign can be a maximum of 75 square feet, which still leaves the proposed sign area to be over the maximum allowed by six (6) square feet. Wall sign F will need to be reduced in size.

Staff is recommending that wall sign D be removed. This sign is facing a residential area and proposed to be illuminated which can potentially become a nuisance to residents facing the sign.

Staff is recommending that the brightness level of the CCS be measured at a distance of fifty (50) feet based on the twenty-seven (27) square foot sign area. The brightness level shall be measured with a meter set to measure foot candles accurate to at least two (2) decimals. Brightness levels shall be measured with the CCS off, and again with the CCS displaying a white image for a full-color capable CCS, or a solid message for a single-color CC. All measurements shall be taken perpendicular to the face of the CCS at the distance of fifty (50) feet.

FINDINGS

The intent of the sign ordinance is to reduce potential hazards to motorists and pedestrians, preserve and improve the aesthetic appearance of the city, to encourage well-designed signs, and to provide each sign user an opportunity for effective identification while preserving and protecting the health, safety and general welfare of city residents and businesses by regulating the design, materials, size, number and location of signs.

Staff finds the proposed signs with the conditions listed below to be in compliance with the intent of the sign ordinance and falls within the parameters of the sign standards waiver.

CONDITIONS

- 1) The applicant shall remove wall sign D from the proposal.
- 2) The applicant shall reduce the size of wall sign F to be in compliance with the maximum allowed sign area with the sign standard waiver.

- 3) The applicant shall reduce the total wall sign area by a minimum of thirty-five (35) square feet to be in compliance with the total maximum allowed sign area for wall signs with the sign standard waiver.
- 4) The CCS shall have a static display that shall not change more than once every eight (8) seconds.
- 5) The CCS shall have an automatic dimmer control to allow for automatic dimming of the intensity of the sign illumination and accommodate varying light conditions.
- 6) The brightness level of the CCS shall be measured at a distance of fifty (50) feet based on the twenty-seven (27) square foot sign area. The brightness level shall be measured with a meter set to measure foot candles accurate to at least two (2) decimals. Brightness levels shall be measured with the CCS off, and again with the CCS displaying a white image for a full-color capable CCS, or a solid message for a single-color CC. All measurements shall be taken perpendicular to the face of the CCS at the distance of fifty (50) feet.
- 7) The applicant shall be in compliance with all federal, state and local laws.
- 8) The sign permit shall be in conformance with the sign ordinance and sign standard waiver.

ATTACHMENTS

Sign Standard Waiver Application

Proposed Signage Details

Print

Sign Standard Waiver Application - Submission #1504

Date Submitted: 10/3/2019

Applicant(s)*

Impact Signs

Address of Applicant*

2236 S. 3270 W.

Phone*

8019725101

Email*

admin@impact-signs.com

Site Address*

758 East Mill Road

Zoning District*

was not able to find what zone

Name of Business*

America First Credit Union

Purpose for Sign Waiver*

Monument sign (with electronic message), wall signs (including canopy)

(Narrative explaining what you are asking for which would require a sign waiver.)

Sign Type*

Monument, wall sign

Number of Proposed Signs*

9

Proposed Sign Area*

refer to site plan

Proposed Sign Height (if applicable)

multiple signs refer to prints

Proposed Sign Location*

multiple signs refer to prints

Will the sign be internally or externally illuminated?

internally

Please check applicable use or development type this project identifies as:

- ☒ Stand-alone or Multi-tenant commercial, office or employment uses
- ☐ A multi-building complex for a single commercial or employment use in a project exceeding 40 net acres
- ☐ Shopping Center
- ☐ Hospital
- ☐ Hotels and Commercial lodging having at least 150 guest rooms and a full-service restaurant or conference and meeting rooms
- ☐ Conference Centers
- ☐ Indoor or Outdoor commercial recreation areas
- ☐ Commuter/light rail stations
- ☐ Motor vehicle fueling stations
- ☒ Drive-thru facilities
- ☐ Gateway Feature

Location of the sign(s) on the building or premises

- ☒ For wall signs: final building elevations showing the sign at the proposed location, wall dimensions and sign dimensions
- ☒ For all other signs: a site plan showing the proposed locations of the sign, distances from property line or any other proposed or existing sign(s) on the site

Sign Specification Plans

- ☒ Design of sign
- ☒ Dimensions
- ☒ Materials
- ☒ Colors
- ☒ Landscaping (if applicable)
- ☒ Illumination (night time view of sign)
- ☒ Photometric Plan for signs with illumination

Final Elevations/Details*

AFCU updated prints.pdf

(Final elevations/details, in color, showing the dimension, materials, colors, design, method of illumination, and landscaping for all proposed freestanding signs.)

Fee

- ☒ \$250 - check, cash, or credit card (3% credit card fee charged)

Applicant Signature***Date***

Kristen Jones

10/3/2019

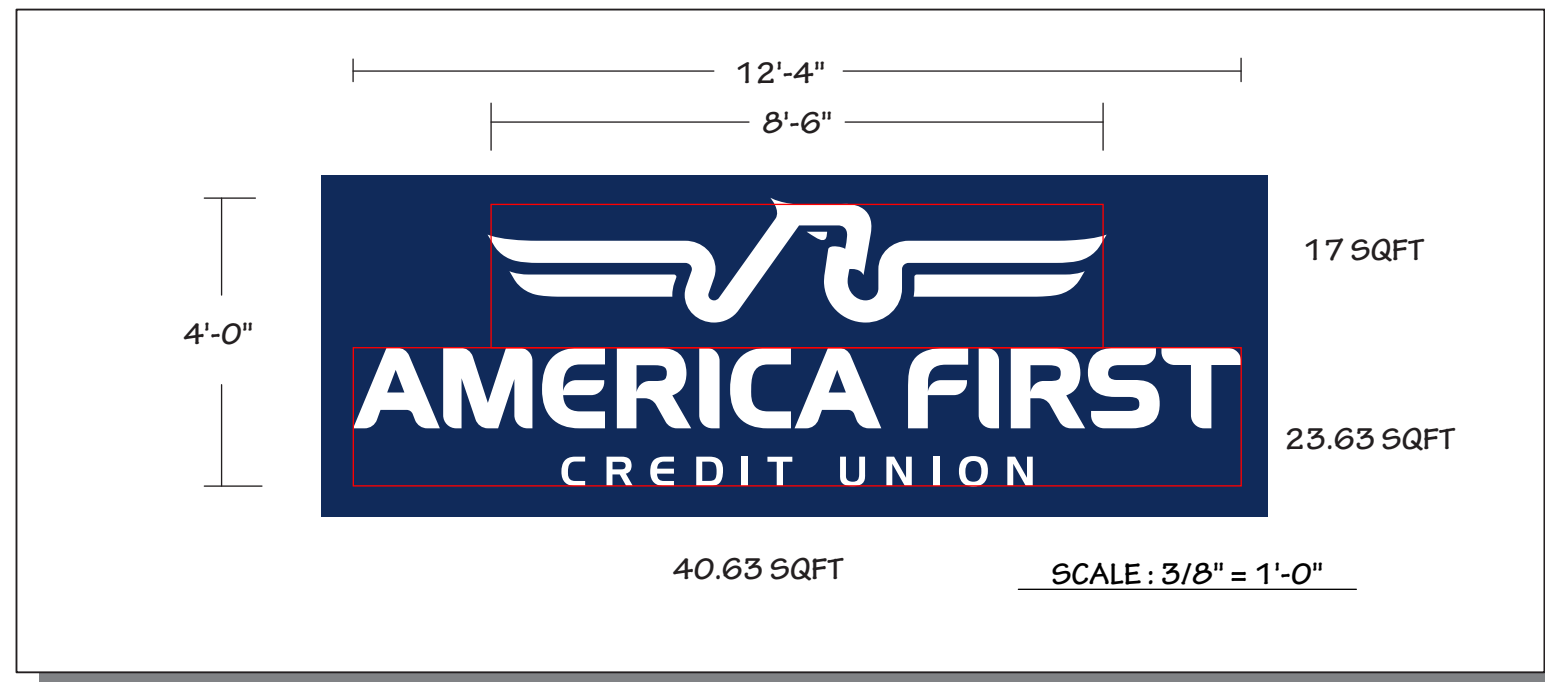
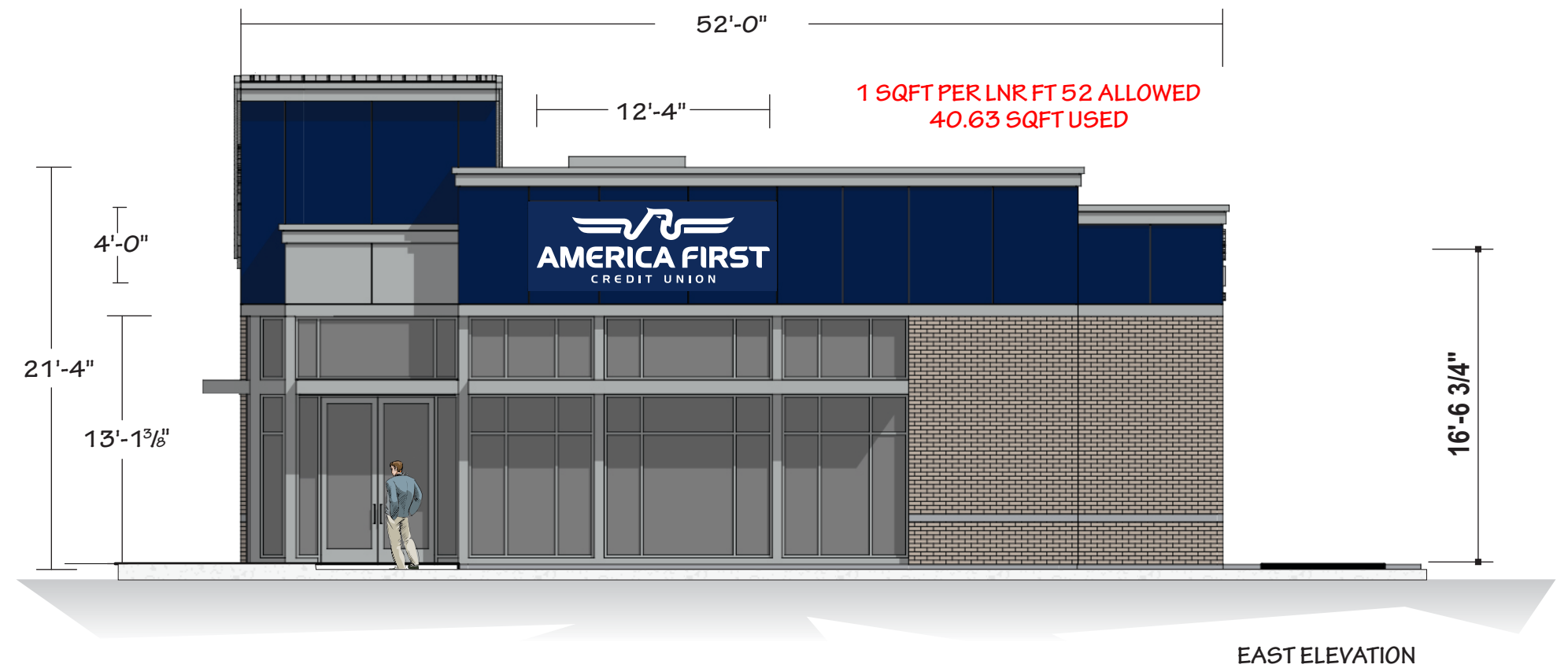
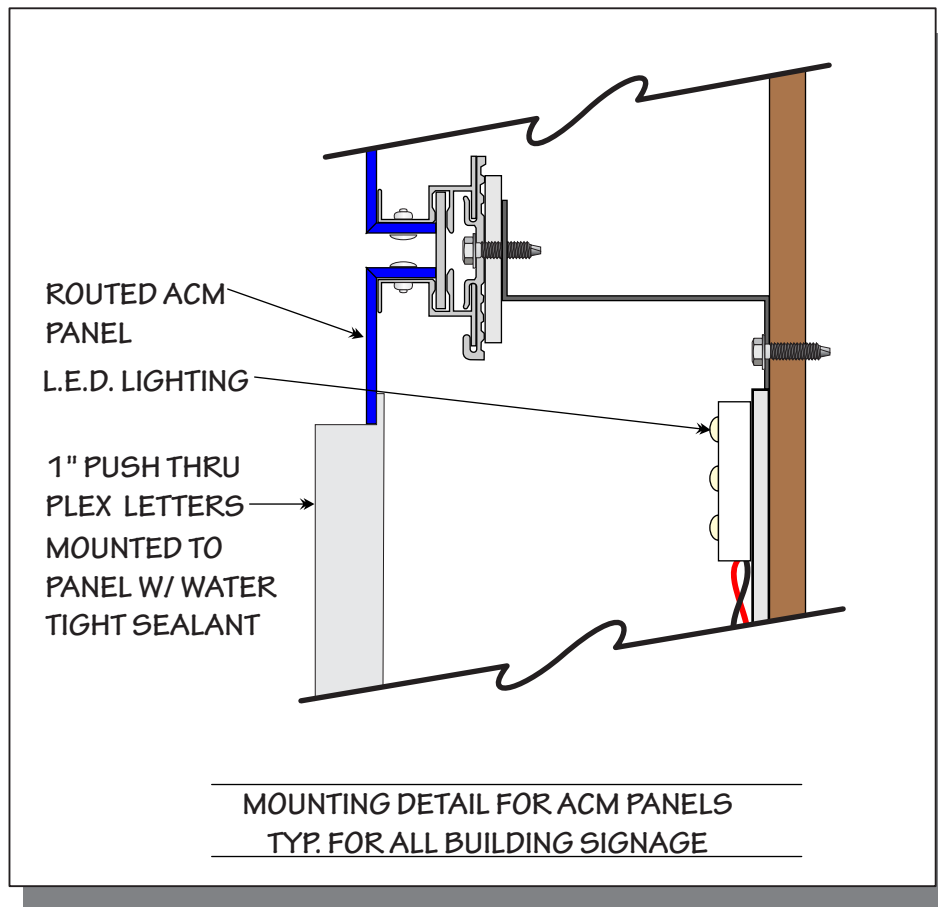
Co-Applicant Signature**Date**

Kevin Anderson

10/3/2019

Additional Information

1. Prohibited signs are excluded from receiving a Sign Standard Waiver, except as allowed within this Title. 2. Conditions: The Planning Commission may attach conditions, requirements, or standards necessary to assure that the signs covered by the Sign Standard Waiver meet the intent of this Title and will not be materially detrimental to persons or property in the vicinity. In making its determination the Planning Commission shall not base any condition on the message content of a sign. The Planning Department will have the right to inspect that any conditions set by the Planning Commission are being met.



A

PLEX LETTER & LOGO DISPLAY FOR INSERT PANEL

MANUF. & INSTALL 1 EACH PUSH THRU PLEX LETTER & LOGO FOR INSERT PANEL. FACE PANEL TO BE, A "CUSTOMER" SUPPLIED ALUCA BOND PANEL. LETTERS & LOGO TO BE ROUTED OUT 1" PUSH THRU CLEAR PLEX LETTERS, EDGES TO REMAIN ETCHED. EACH DISPLAY TO HAVE TRANSLUCENT WHITE VINYL OVERLAY. INT/ILLUM INSIDE OF FASCIA CUT OUT W/ WHITE L.E.D. LIGHTING. MOUNT EACH DISPLAY FLUSH TO FASCIA IN CUTOUT AREA.



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CUSTOMER APPROVAL _____ DATE _____

AMERICA FIRST CREDIT UNION

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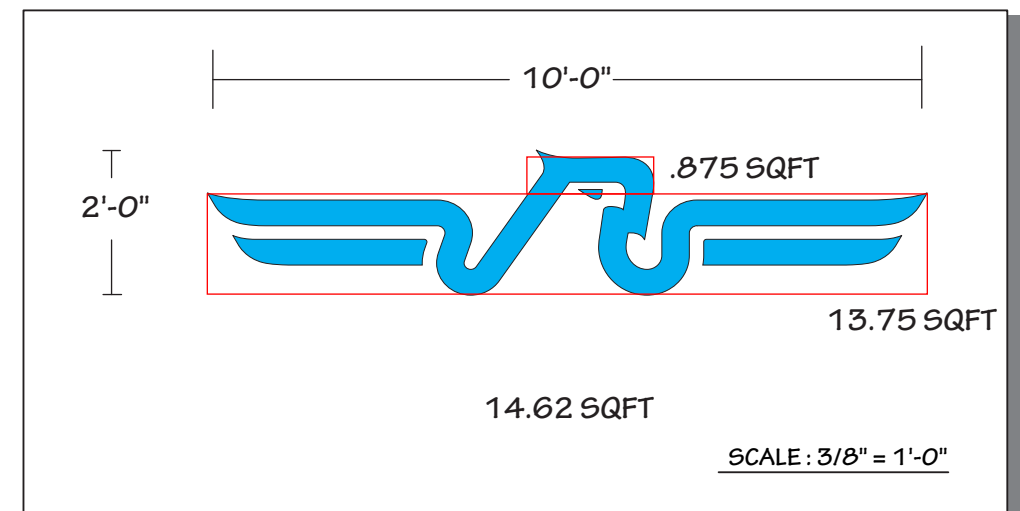
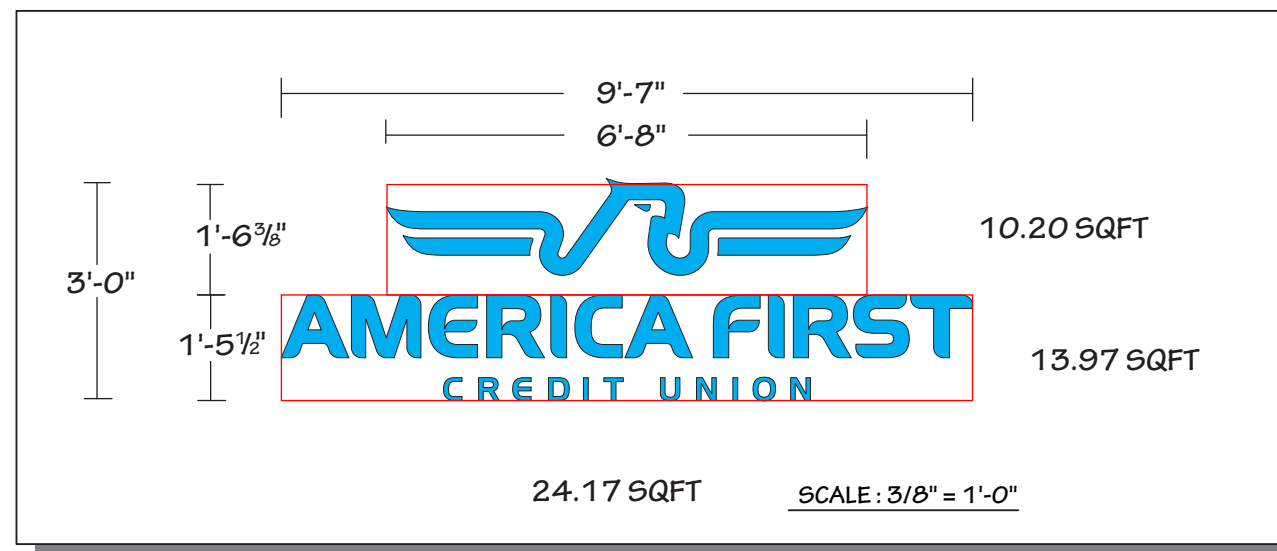
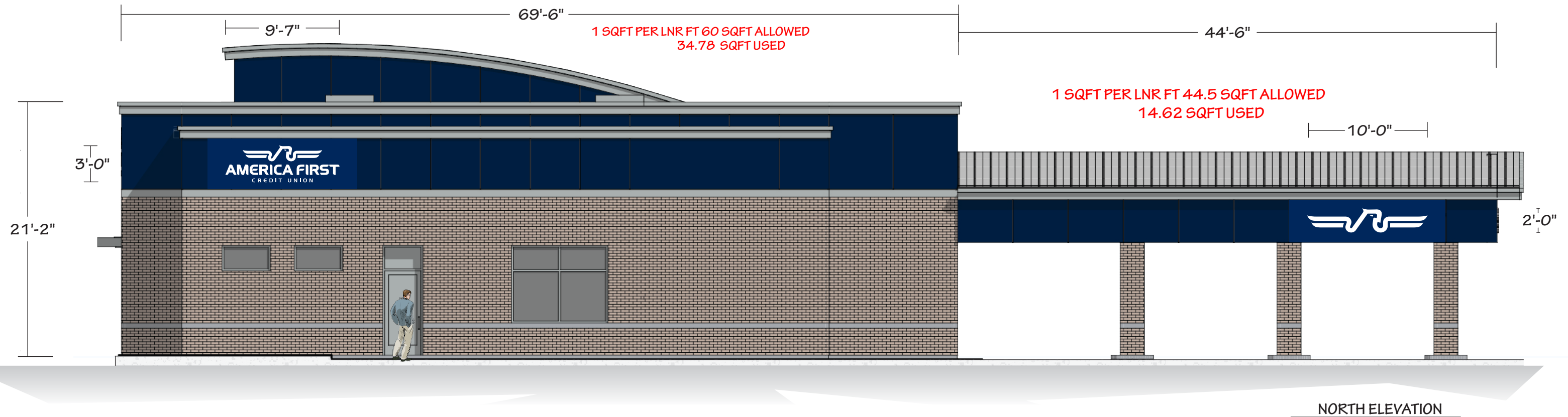
Contact _____

Origin Date 8/13/19 Revision _____

Designer *Stacy*

Sales KEVIN

Page 1 of 9 Scale 1/8" = 1'-0"



B

PLEX LETTER & LOGO DISPLAY FOR INSERT PANEL

MANUF. & INSTALL 1 EACH PUSH THRU PLEX LETTER & LOGO FOR INSERT PANEL.
FACE PANEL TO BE, A "CUSTOMER" SUPPLIED ALUCA BOND PANEL.
LETTERS & LOGO TO BE ROUTED OUT 1" PUSH THRU CLEAR PLEX LETTERS, EDGES TO REMAIN ETCHED.
EACH DISPLAY TO HAVE TRANSLUCENT WHITE VINYL OVERLAY.
INT/ILLUM INSIDE OF FASCIA CUT OUT W/ WHITE L.E.D. LIGHTING.
MOUNT EACH DISPLAY FLUSH TO FASCIA IN CUTOUT AREA.

C



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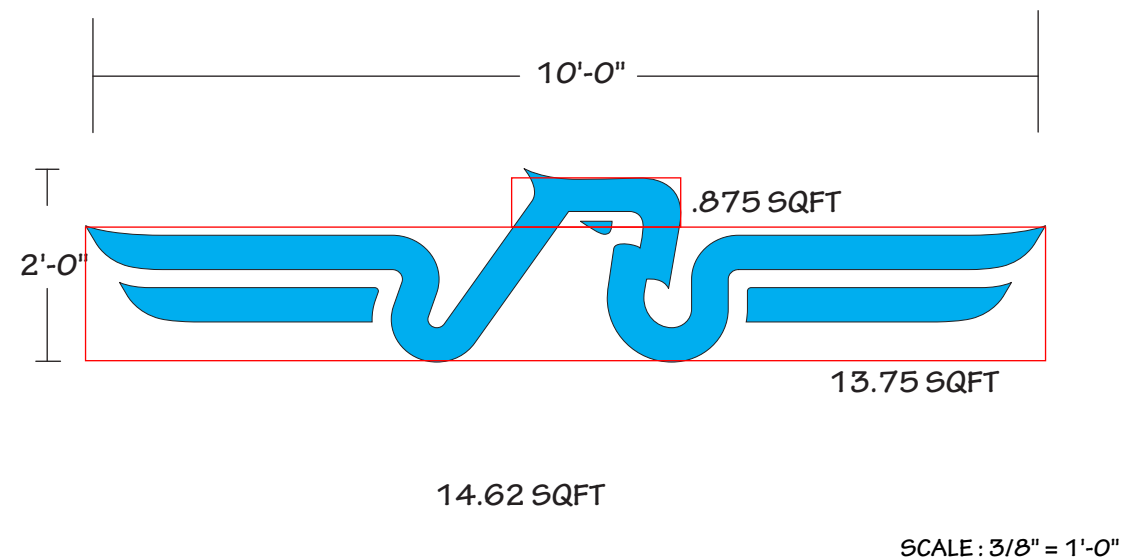
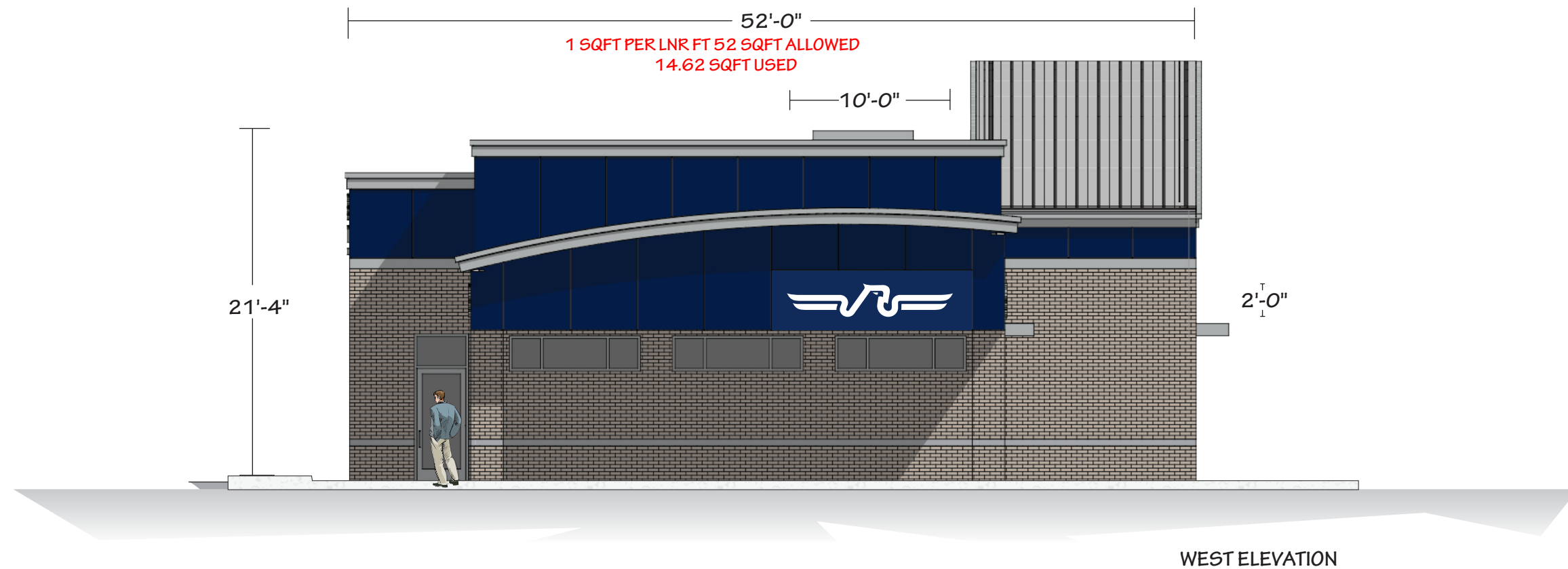
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Origin Date 8/13/19 Revision _____

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D PLEX LOGO DISPLAY FOR INSERT PANEL

MANUF. & INSTALL 1 EACH PUSH THRU PLEX LOGO FOR INSERT PANEL.
FACE PANEL TO BE, A "CUSTOMER" SUPPLIED ALUCA BOND PANEL.
LOGO TO BE ROUTED OUT 1" PUSH THRU CLEAR PLEX LETTERS, EDGES TO REMAIN ETCHED.
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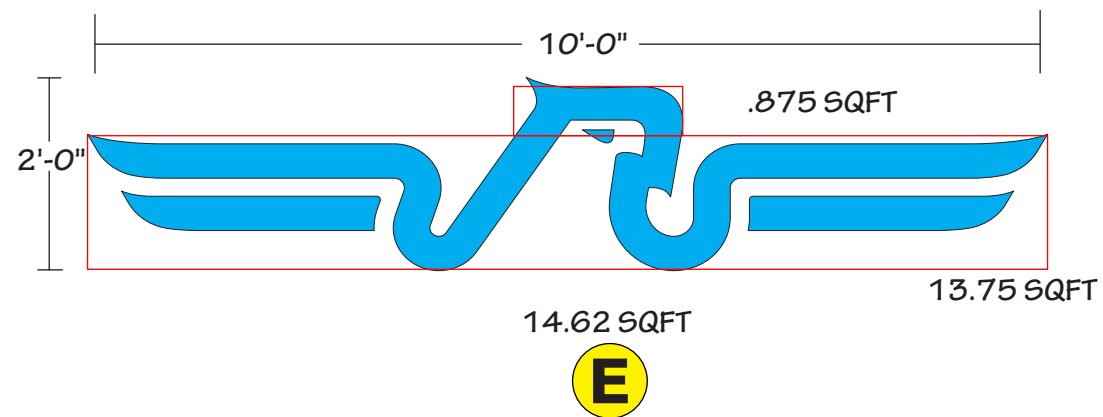
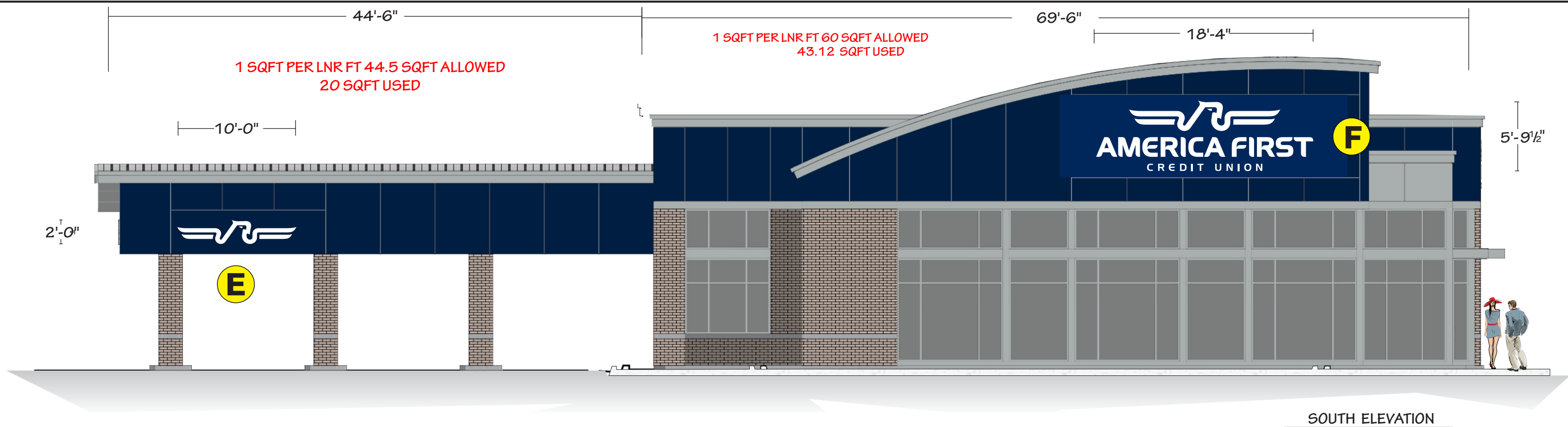
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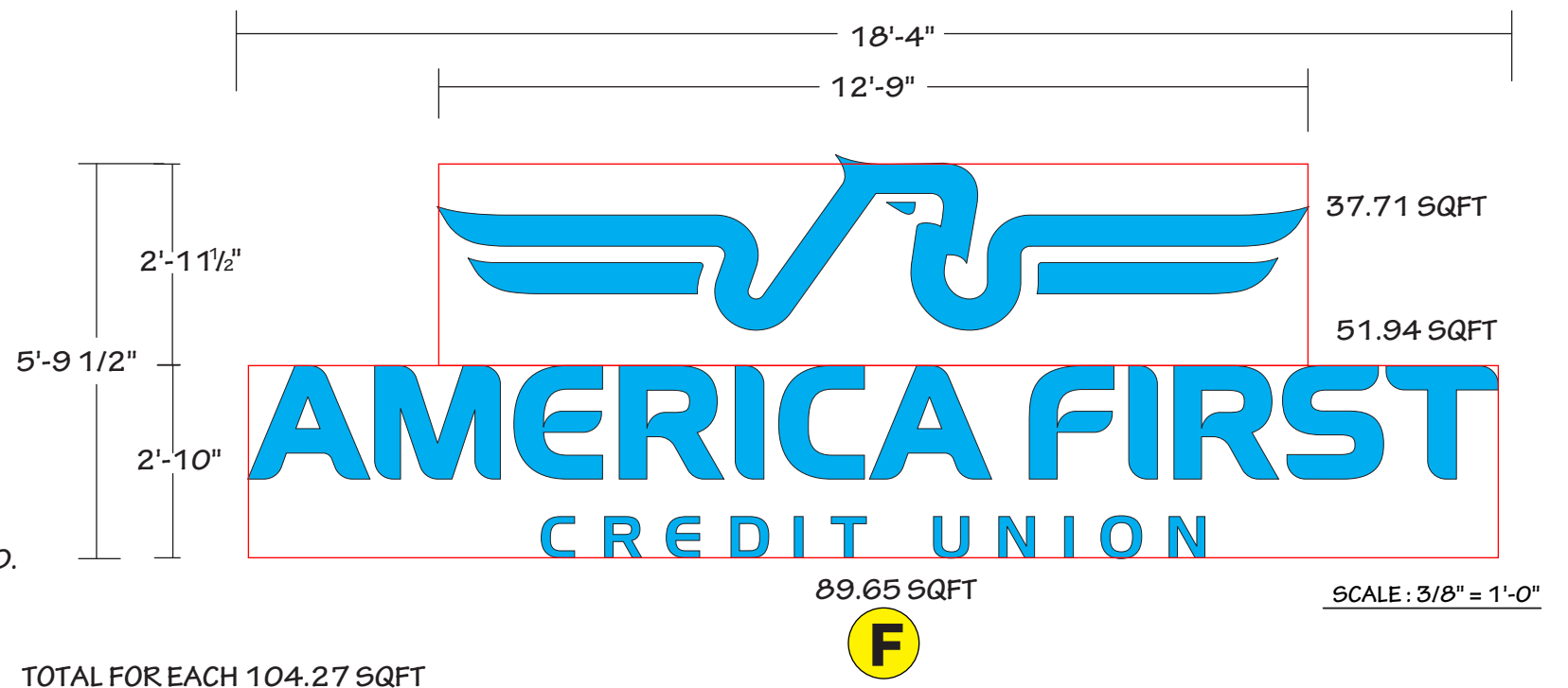
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TOTAL FOR EACH 104.27 SQFT



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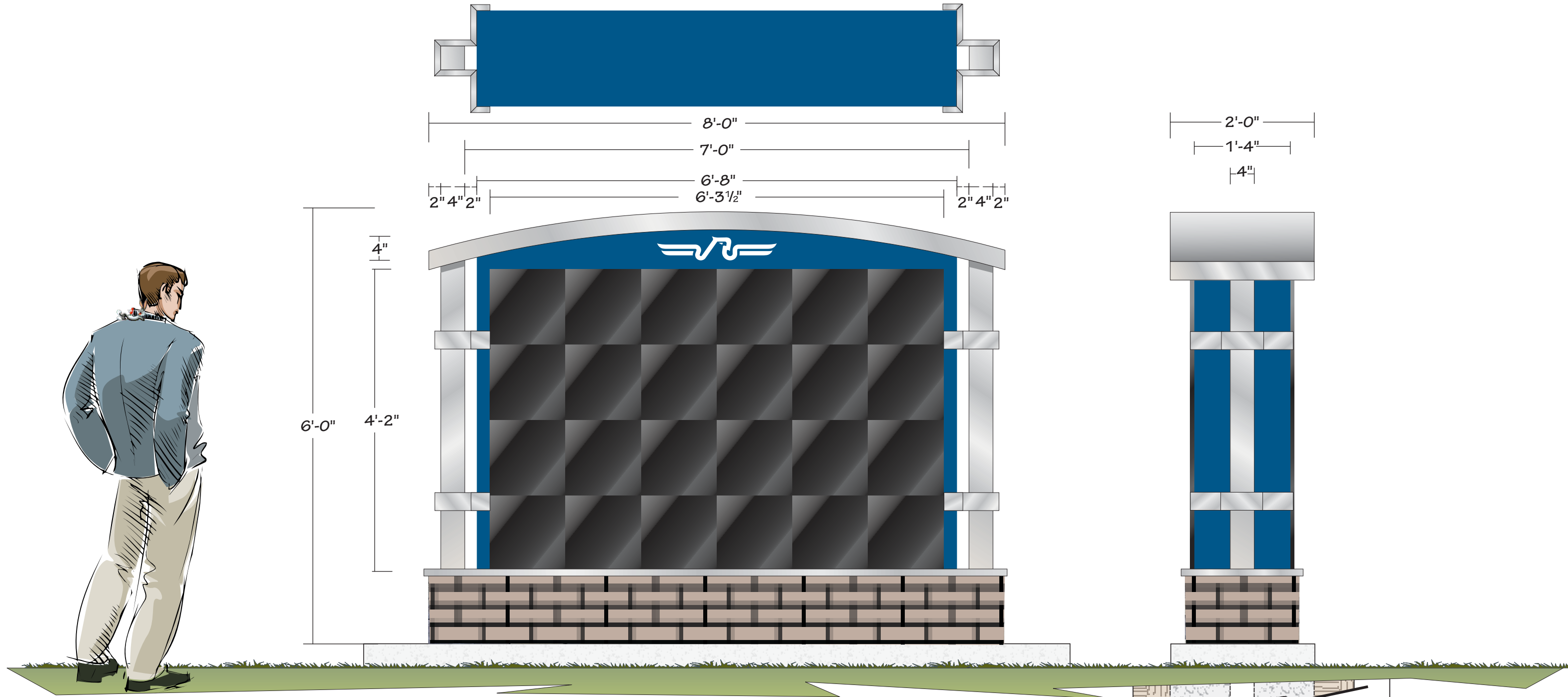
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Designer *Stacy*

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G INT/ILLUM DOUBLE FACE MONUMENT DISPLAY W/ MESSAGE CENTER

MANUF. & INSTALL 1 EACH INT/ILLUM DOUBLE FACE MONUMENT DISPLAY.
ROOF CAP TO BE PAINTED MP # 18099 PLATINUM SPARKLE METALLIC.
CABINET TO BE PAINTED MP # 41755 BALLY BLUE METALLIC.
"LOGO TO BE 1" CLEAR PLEX W/ TRANSLUCENT WHITE VINYL OVERLAY.
BOTTOM SECTION TO BE A FULL COLOR L.E.D. MESSAGE CENTER.
INT/ILLUM LOGO W/ WHITE L.E.D. LIGHTING
BRICK BASE WEATHER CAP TO BE .063" ALUMINUM PAINTED SILVER.
INSTALL W/ DIRECT BURIAL EMBEDMENT USING .81 YDS CONCRETE FOR SINGLE PIPE EMBEDMENT,
ON 4" DEEP MOW STRIP USING .26 YDS CONCRETE, W/ A TOTAL 1.07 YDS CONCRETE.



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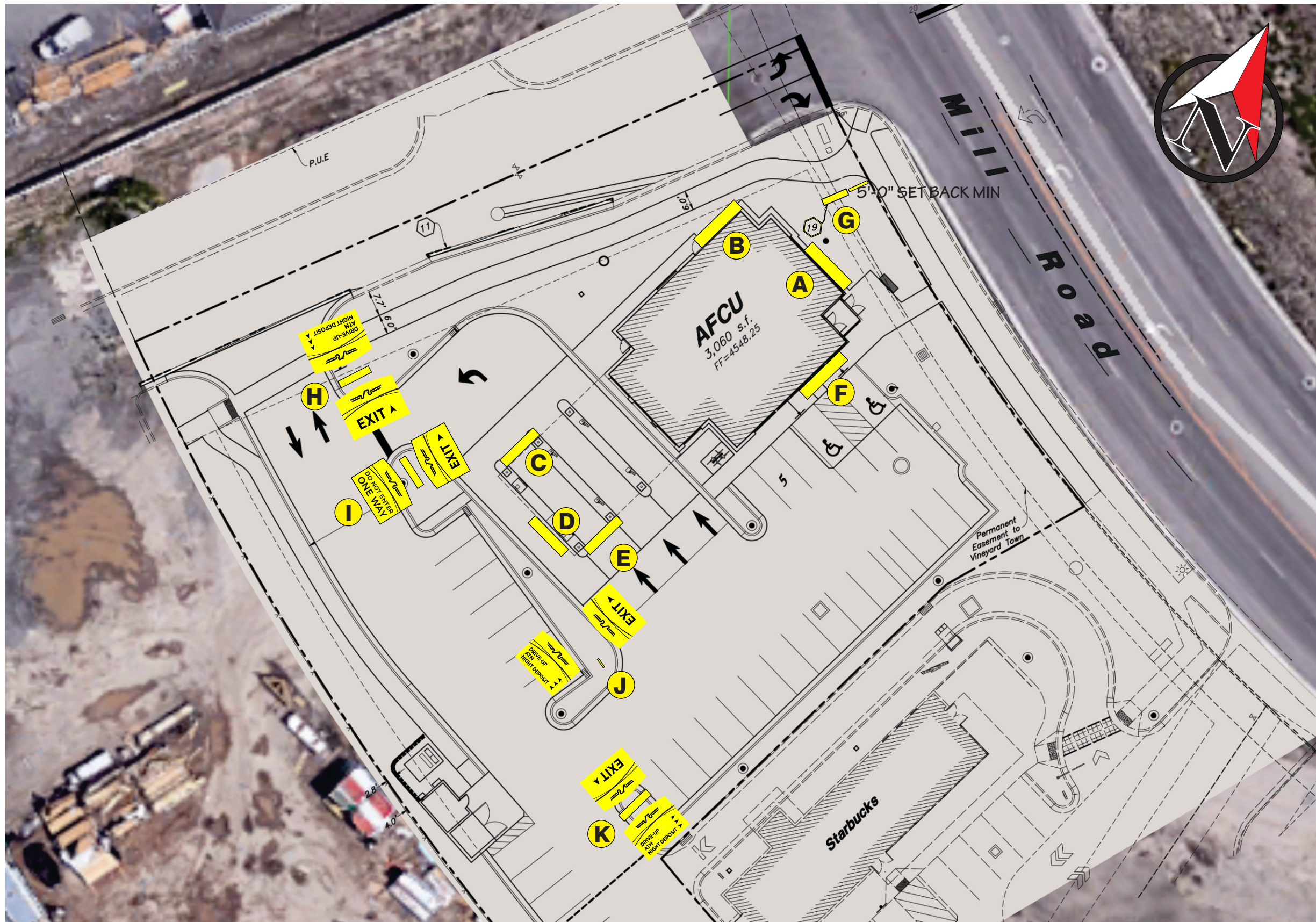
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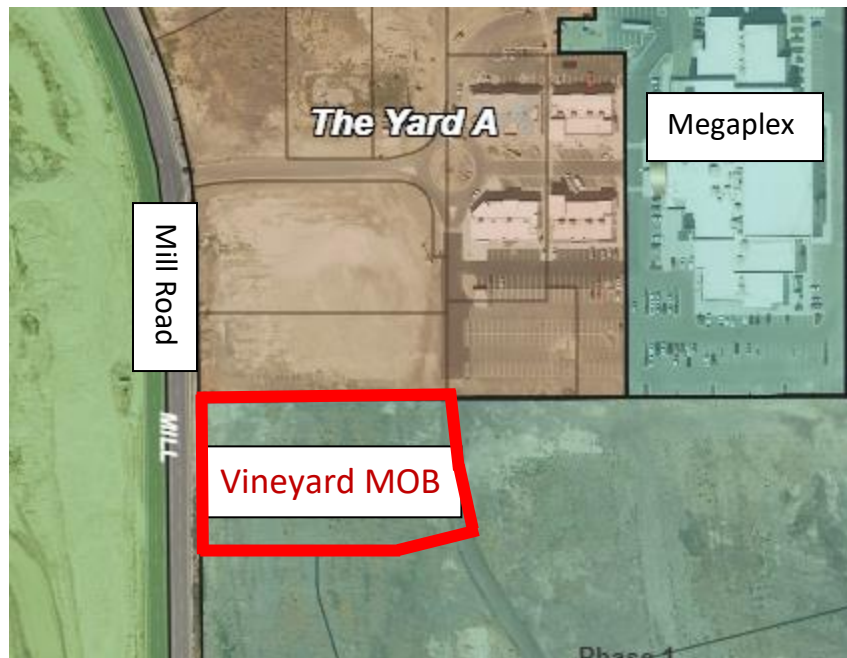
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Page 9 of 9 Scale 1" = 30'-0"



Community Development

Date: November 6, 2019
From: McKenna Marchant, Planning Tech
To: Planning Commission
Item: Alpine Pediatrics Vineyard Medical Office Building
Location: 667 E 500 N (southern end of the Yard)
Applicant: Jason Sandburg, CMA Utah
Owner: Jason Jaussi, Alpine Pediatrics



PROJECT INFORMATION:

The Alpine Pediatrics Vineyard Medical Office Building (Vineyard MOB) project is located on 1.99 acre size lot southwest of the Megaplex and north of Edgewater Condos, along the east side of Mill Road. This proposal is a request for a site plan approval. The applicant is proposing a two-story building, approximately 12,093 square feet, of medical clinic and office space. The subject property is located within the RMU district.

PROJECT ANALYSIS:

VZC 15.14.2 Regional Mixed-Use District (RMU)			
Compliance	CATEG	Standard	Comments
☒ Yes ☐ No ☐ N/A	Part 06 Use Regulations	Uses are identified in the District Use Table.	Medical or Dental Clinics and Office spaces are both approved uses within the RMU district
☒ Yes ☐ No ☐ N/A	Part 08.5.a Building Height	The maximum allowable building height shall be fifty-two (52) feet. The maximum number of stories shall be four (4) for non-residential or vertical mixed-use buildings.	The proposed building will contain a height of 38'.
☒ Yes ☐ No ☐ N/A	Part 08.6.a Setbacks	Arterial – 25 feet Collector – 20 feet Local – 15 Feet	A setback of 27' is provided along Mill Road which is considered an arterial road. The road south of the project is considered a private road and exempt from setbacks.
☒ Yes ☐ No ☐ N/A	Part 08.10.d	A minimum of ten (10) percent of the site area of the non-residential development shall be set aside for open space. Such areas shall be used for plaza areas, outdoor seating areas. The minimum size of an open space areas shall be 2,000 sq. ft.	The applicant is proposing approximately 25% of onsite open space (22,284 square feet).
VZC 15.36 Site Planning and Building Design Requirements			
☒ Yes ☐ No ☐ N/A	Part 03.1 Subdivision and Project Features	All projects shall include project features that add visual interest and attractiveness to the project area and the City. Such features may include project entry features, public art pieces, streetscape designs, pedestrian and biking facilities and trails, consistency in design features, and useable parks and open spaces.	The overall project contains landscaping, pop-outs, roof overhangs, and natural colors.
☒ Yes ☐ No ☐ N/A	Part 03.1.a.ii.1 Coherent Building Design	All sides of a building may have a visual or other impact and shall be coherently designed and treated. A façade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a building shall be provided.	The building contains a variety of architectural elements on all building sides. The design appears to be consistent on all sides.
☒ Yes ☐ No ☐ N/A	Part 03.1.a.ii.2 Coherent Building Design	Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.	The building had multiple pop-outs on each side, roof overhang throughout the whole façade, and a covered entryway.
☒ Yes ☐ No ☐ N/A	Part 03.1.a.v.	All buildings shall have shadow relief created by recesses and projections. Recesses may include courtyards, entryways, or boxed window openings, along the exterior of the building.	The entryway consists of a covered walkway. The roof has overhangs along the entire building.

	Visual Patterns	Projections may include stairs, balconies, entrances, or bays, covered walkways, porches, breezeways, patios, trellises, landscape areas, and wide roof overhangs are encouraged to produce shadow effects. Large unbroken expanses of exterior walls shall be avoided.	
☐ Yes ☒ No ☐ N/A	Part 03.5. Building Location	All buildings shall have an orientation to the street to encourage a pedestrian relationship. Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.	A side walk circumnavigates the perimeter of the building. The main entrance of the building does not face any street, but faces the inside parking lot. A door is placed on the northwest side of the building accessing the side staircase.
☒ Yes ☐ No ☐ N/A	Part 03.8.b Building Finishes	High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is strongly discouraged.	The applicant has provided a materials board that shows the finishes which include an Arriscraft Smooth Limestone Stone Veneer, Slate Gray Metal Siding, Coal Black Soffit and Metal Fascia.
☐ Yes ☒ No ☐ N/A	Part 03.10 Site Access	The location and number of access points to the site, the interior circulation pattern and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.	The traffic pattern and circulation meet city requirements. Pedestrian separation from vehicles is adequate. There is no direct pedestrian access to the west side of the building which faces Mill road which greatly reduces convenience.
☐ Yes ☒ No ☐ N/A	Part 03.17.c Parking Lot Lighting	Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exists. All parking area lighting shall be integrated with a landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.	All areas of the site appear to be well lit. Onsite pole lights are 20' high.
☒ Yes ☐ No ☐ N/A	Part 18.a Sign Standards	Signs shall be provided as an integral site and building design element and shall be compatible with the style of the building in terms of location, scale, color, and lettering style.	A sign permit will be submitted separately from this application, which staff will verify conformance this requirement.
VZC 15.38 Parking and Loading Requirements			
☒ Yes ☐ No ☐ N/A	Part 03.1.d Accessible Parking	Accessible parking for non-residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC).	Plans show that five (5) ADA parking stalls are proposed along the east side of the building.

☒ Yes ☐ No ☐ N/A	Part 03.1.e Parking Stall Dimensions	Minimum parking stall size: <table><tr><th>Type</th><th>Width</th><th>Length*</th></tr><tr><td>Standard</td><td>9 feet</td><td>20 feet</td></tr></table> * The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).	Type	Width	Length*	Standard	9 feet	20 feet	Parking stall meets all requirements.
Type	Width	Length*							
Standard	9 feet	20 feet							
☒ Yes ☐ No ☐ N/A	Part 03.1.n Screening	All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall.	The site contains a 35-foot landscape buffer along Mill Road. Parking lot landscaping is provided on the north, south and east sides of the project.						
☒ Yes ☐ No ☐ N/A	Part 03.1.o.i. Parking Area Landscaping	Five percent (5%) of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the “heat island” effect and to enhance the aesthetics of a parking area. A development with a single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement.	Four landscape islands are providing within the parking lot. As noted before landscaping is provided on all sides of the parking area.						
☒ Yes ☐ No ☐ N/A	Part 03.1.o.i. Parking Area Landscaping	Five percent (5%) of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the “heat island” effect and to enhance the aesthetics of a parking area. A development with a single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement.	Three landscape islands are providing within the parking lot. 5.02% of the gross parking surface is dispersed with interior landscaping. As noted previously landscaping is provided on all sides of the parking area.						
☒ Yes ☐ No ☐ N/A	Part 03.2.c Parking Table	Medical Offices and Clinics: Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices: One (1) space per two hundred (200) sq. ft. of floor area.	The proposed building will contain 12,093 sq. ft. Required Parking: 61 Stalls Provided Parking: 119 Stalls						
☐ Yes ☒ No ☐ N/A	Part 03.2.h.i Parking Table	The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater.	There are 61 required parking stalls. They are required a minimum of 7 bicycle parking stalls. There are 6 bike posts which allow for one bike on each side, providing 12 bike parking stalls.						
VZC 15.40 Landscaping									

☒ Yes ☐ No ☐ N/A	Part 08.1.b. Minimum Size of Plantings	Unless otherwise specified herein, all required deciduous trees shall be a minimum of two-inch (2") caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.	Ivory Silk Lilac Tree in park strip along Mill Road is approved in the Vineyard Tree Manual. Trees, plants and shrubs must meet their required minimum sizes.
☒ Yes ☐ No ☐ N/A	Part 08.1.e. Limitation on the use of Turf	Turf shall be limited to 60% of the total landscaped area	Turf is 1,481 sq. ft. or 7% of total landscaped area.
☒ Yes ☐ No ☐ N/A	Part 08.1.f. Natural Topping of Landscape Areas.	All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, groundcover, planting, decorative rock (two (2) inches minimum depth and a minimum size of one-half inch), or wood mulch (four (4) inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.	Gravel Mulch is 15, 761 sq. ft. or 75% of total landscaped area. Must be a minimum of 2 inches depth and minimum size of one-half inch. Cobble Mulch is 4,747 sq. ft. or 22.6% of total landscaped area. Must be a minimum of 4 inches minimum depth.
☒ Yes ☐ No ☐ N/A	Part 08.2.b. Onsite Landscaped Area	For all development within all other zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area. Shall also include plazas.	There is 20,989 square feet of landscaping on the 87,076 square feet property. That is 24% of open space of the site. There are two picnic table in an outside seating area.
☒ Yes ☐ No ☐ N/A	Part 08.3.a. Landscaped Buffers	A minimum ten-foot (10') wide landscape buffer shall be required along those property lines of a site development for multi-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district.	The property lines are not contiguous with any residential development or zoning district.
☒ Yes ☐ No ☐ N/A	Part 08.3.b. Landscaped Buffers	The landscape buffer areas shall be improved with a minimum of one (1) screening tree spaced at each fifteen-foot (15") interval of the property boundary being screened.	The property lines are not contiguous with any residential development or zoning district.
☒ Yes ☐ No ☐ N/A	Part 08.6.a Street Frontage	The landscape setback measured from the property line, for non-residential and multi-family uses: Arterial Streets: 25 Feet Collector Streets: 20 Feet Local Streets: 15 Feet	A landscape setback of 27' is provided along Mill Road which is considered an arterial road. The road south of the project is considered a private road and exempt from setbacks.
☐ Yes ☒ No ☐ N/A	Part 08.6.e Street Frontage	The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than one (1) tree and ten (10) shrubs for every twenty (20) feet of street frontage and	There is ~200 feet of street frontage, which requires 10 trees and 100 shrubs. The proposed street frontage provides 10 trees and 158 shrubs. (100 square feet

		vegetative groundcover as required to meet a minimum of sixty-five percent (65%) of the total street frontage landscaped area.	of trees + 1,620 square feet of large shrubs + 523 square feet of smaller shrubs and perennials) / 6,827 square feet of street frontage = 65.5% of the total street frontage landscaped area.
--	--	--	---

FINDINGS:

The proposed project contains a quality architectural design that provide similarities in material types and undulation on all four building sides. The applicant provided a building entrance into the stair tower on the northeast side of the building. The building is oriented to the parking lot and not the street.

RECOMMENDATION:

Staff recommends one the motion for proposed project:

1. A motion to approve with the conditions listed below.
2. A motion to approve with modified conditions.
3. A motion to deny listing the code section portion of the plan that is not in compliance with established code.
4. A motion to continue the agenda item to a date certain.

PROPOSED CONDITIONS:

1. The applicant pays any outstanding fees and makes any redline corrections.
2. All signage shall require a separate permit.
3. This conditional use permit shall maintain compliance with the approved site plan, local, state, and federal laws.
4. All infrastructure for this project, including the extension of the sidewalk and associated public improvements along the east side of Mill Road between 650 North and 400 Road shall be completed prior to issuance of a certificate of occupancy.

PROPOSED TEMPLATE MOTION:

"I move to _____ the Alpine Pediatrics Vineyard Medical Office Building with the conditions as listed in the staff report and modified by Planning Commission."

Attachments:

Site Plan Application
Project Narrative
Materials Board
Plans

Elizabeth Hart

From: noreply@civicplus.com
Sent: Thursday, October 10, 2019 10:43 AM
To: Mckenna Marchant; Elizabeth Hart
Subject: Online Form Submittal: Site Plan Application

Site Plan Application

Project Information

Name	Alpine Pediatrics Vineyard MOB
Address	667 East 500 North, Vineyard, Utah
Acreage/Property Size	2

Applicant Information

Name	Jason Sandburg
Mailing Address	233 Pleasant Grove Blvd.
Phone Number	8017693000
Email Address	jasons@cmautah.com

Owner Information

Name	Jason Jaussi
Owner Address	1912 west 930 North, Pleasant Grove, UT 84062
Owner Phone Number	801-492-1999
Owner Email Address	jjaussi@alpinepeds.com

Checklists

Site Plan Project Narrative	Consistency with the General Plan and compliance with the Development Code and other city codes and regulations, General compatibility of proposed use with adjacent property, Site and building design with exterior lighting with reference to adjacent properties, Address ingress and egress to the property and proximity to driveways and street intersections in the vicinity of the subject property, Internal vehicular circulation including emergency and delivery vehicles, Pedestrian and alternative vehicle consideration for the proposed use, Volume and character of traffic as well as off-street parking and
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	loading, Impact of public services, including utilities, schools, and recreation, Screening and buffering of uses, Proposed outdoor activities and/or storage, Hours of operation and number of employees, Noise, smoke, odor, dust, vibration, or illumination created by the proposed use, Additional information as needed
Fire Protection Plan	Location of building address (illuminated or not), Hydrant locations, FDC location, Marked fire exit locations, Knox box (yes or no, and location if applicable)
Buildings with Sprinklers Systems	Riser location
Landscaping Requirements	A fully dimensioned comprehensive landscaping plan shall include, but not be limited to: list of plants, size, location, irrigation plan and hardscape, Minimum caliper for all trees shall be 2" and minimum shrub size shall be one gallon, The City may require that landscaping plans be prepared by a registered landscape architect, When inorganic ground cover is used, it shall be in combination with live plants, All landscaping shall have an automatic irrigation system, All required landscaping shall be properly installed, irrigated, and maintained prior to use inauguration or occupancy, ?The Property Owner and/or lessee shall be responsible to install/maintain all landscaping within the right-of-way, ?Maintenance of approved landscaping, ?Intersections landscaping shall be limited to a height of not more than three (3) feet within vehicular traffic way or driveway and a sidewalk or street, ?Hanging limbs and branch growth shall be maintained 13 feet above streets and 8 feet above sidewalks, A three (3) foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach upon this clear space when mature
Site Plan	Name and address/location of development, Vicinity Map showing area within 1/2 mile of the subject site, Name, address, and phone number of developer and/or owner, Name, address, phone number, and professional seal of engineer/architect or firm preparing plans, Date of plan preparation and subsequent revision dates, North arrow and scale of not less than 1"=100', Legal description, Zoning of all abutting and/or adjacent properties, Current dimensions of all property lines, Location, identification, and dimensions of the existing and proposed site elements of existing adjacent and/or on-site streets and street right-of-way, Location, identification, and dimensions of the existing and proposed site elements of proposed right-of-way dedications and improvements, Location, identification, and dimensions of the existing and

proposed site elements of proposed street cross-sections, Location, identification, and dimensions of the existing and proposed site elements of existing and proposed ingree/egress points (indicate full access, right-in/right-out only, etc.), Location, identification, and dimensions of the existing and proposed site elements of one-site vehicular and pedestrian circulation elements (i.e. sidewalks, walkways, driveways), Location, identification, and dimensions of the existing and proposed site elements of provisions for handicapped accessibility including, but not limited to wheelchair ramps, Location, identification, and dimensions of the existing and proposed site elements of parking areas, vehicular and bicycle, including setbacks to property lines, Location, identification, and dimensions of the existing and proposed site elements of bus stop locations designed in accordance with MAG Supplemental Detail A1260, all structures, including heights, dimensions, finish floor elevations, and setbacks to fences, walls, and trash enclosures, Location, identification, and dimensions of the existing and proposed site elements of freestanding signage, Location, identification, and dimensions of the existing and proposed site elements of existing and proposed fire hydrants, backflow prevention equipment, and FDC, Location, identification, and dimensions of the existing and proposed site elements of existing and proposed lighting (on and off-site), Location, identification, and dimensions of the existing and proposed site elements of detention/retention areas, Location, identification, and dimensions of the existing and proposed site elements of irrigation ditches, canals, and well sites, Location, identification, and dimensions of the existing and proposed site elements of water features, Location, identification, and dimensions of the existing and proposed site elements of all ground planes labeled (i.e. asphalt, concrete, landscaping, etc.), Location, identification, and dimensions of the existing and proposed site elements of significant rock outcroppings or other natural features, Location, identification, and dimensions of the existing and proposed site elements of phase lines, if applicable, Site data table including existing zoning of the site, Site data table including gross and net area of site, Site data table including total building floor area, Site data table including building floor area, by use (if a mix of uses is proposed), Site data table including percent of site coverage, Site data table including parking calculations showing total number of spaces required and provided, by use, including accessible parking

Preliminary Site Plan

Proposed street cross section with dimensions and labels, Dimension all street centerline radii and top back of curb (TBC) at all knuckles, cul-de-sacs, and intersections, Proposed ADA

	features, Proposed walls, fences, retaining walls, and any other barrier type features
Preliminary Grading and Drainage Plan	Topographic contours or spot elevations, Delineate any areas in the floodplain and wetlands, Detention area/storm drains
Preliminary Utility Plan	All EXISTING utility systems such as water, sewer, land drain, storm, drain, and others location and size, Proposed public utility easements (PUE) and other easements and widths, Proposed location, size, and connections of the following utilities improvements but not limited to: potable water, sanitary sewer, fire lines, storm drains, land drains, Proposed street light locations, Existing and proposed locations of all electric, natural gas, telephone, and/or cable television lines

Additional Documents

Site Plan Project Narrative	Site plan project narrative.pdf
Site Plan	10-07-19Construction Plans.pdf
Landscaping Plan	Vineyard MOB - Landscape.pdf
Parking and Road Plan	VINEYARD MOB E102.pdf
Signage Plan	18-052 Alpine Pediatrics - Vineyard_2019.10.03_Exterior Elevations.pdf
Fire Protections Plan	<i>Field not completed.</i>
Preliminary Grading and Drainage Plan	<i>Field not completed.</i>
Preliminary Utility Plan	<i>Field not completed.</i>

Signature of Applicant(s)

Applicant Signature	Jason Sandburg
Date	10/10/2019
Co-Applicant Signature	<i>Field not completed.</i>
Date	<i>Field not completed.</i>

Approval Standards

The planner shall review the permitted use application and determine if the application and associated materials comply with the following: 1. The proposed use is an allowed permitted use within the zoning district. 2. The proposed permitted use and the accompanying site plan complies with all requirements of the Zoning District, as applicable, including minimum area, front, rear and side-yard setbacks, building and structure height, and all other requirements applicable in the

zoning District. 3. Complies with all site plan requirements as may be applicable, as provided herein. 4. Complies with all applicable dedication requirements of the Town and provides the necessary infrastructure, as required.

Email not displaying correctly? [View it in your browser.](#)



10/10/2019

Vineyard City
125 S Main Street
Vineyard, UT 84059

Re: Alpine Pediatric MOB Site plan project narrative

To whom it may concern,

The new medical office building location meets the current general plan and is in compliance with the local codes as well with its proposed use in its location. The building exterior will have a large format stone veneer, metal cassette siding, glass, and ACM metal soffit and fascia. The eave overhang will have lighting to accent the building. The entrances will be well lit, and the parking lot will have pole lights that meet the design standard of use. All lighting on the property will be shielded with adjacent properties to prevent light trespassing. The property will be access within the development at two access points into the parking lot on the east side of the building. The building will be along mill road next to the development. Full pedestrian access is provided with sidewalks around the building and throughout the development with access to a side walk on the south side of the internal development road on the south side of the property. Public access to the public right of way is provided on both the north and side sides of the building. The site will have adequate bike parking next to the building as well as a outdoor seating area on the north side of the building. The building will consist of a pediatric care facility, dentist, and ob/gyn. All visitors will have great access to the parking and entry of the building. The traffic will only be during regular business hours during the daylight hours. All parking will be onsite with no on street parking required. The impact to the public services will be very low. We have provided landscape buffering along the north property line on the north side of the building. There will be no outdoor activities or storage facility. There will be onsite trash enclosure designed with the same building materials. There should not be any abnormal noise, smoke, odor, dust, vibration, or illumination created by this use.

Sincerely,

Jason Sandburg, AIA, NCARB
Project Architect

**Alpine Pediatrics
Vineyard Medical
Office Building**



Metal Siding: Slate Gray



Metal Fascia / Soffit: Coal Black

OMA
CURTIS MINER
ARCHITECTURE



Stone Veneer: Amiscraft Smooth Limestone



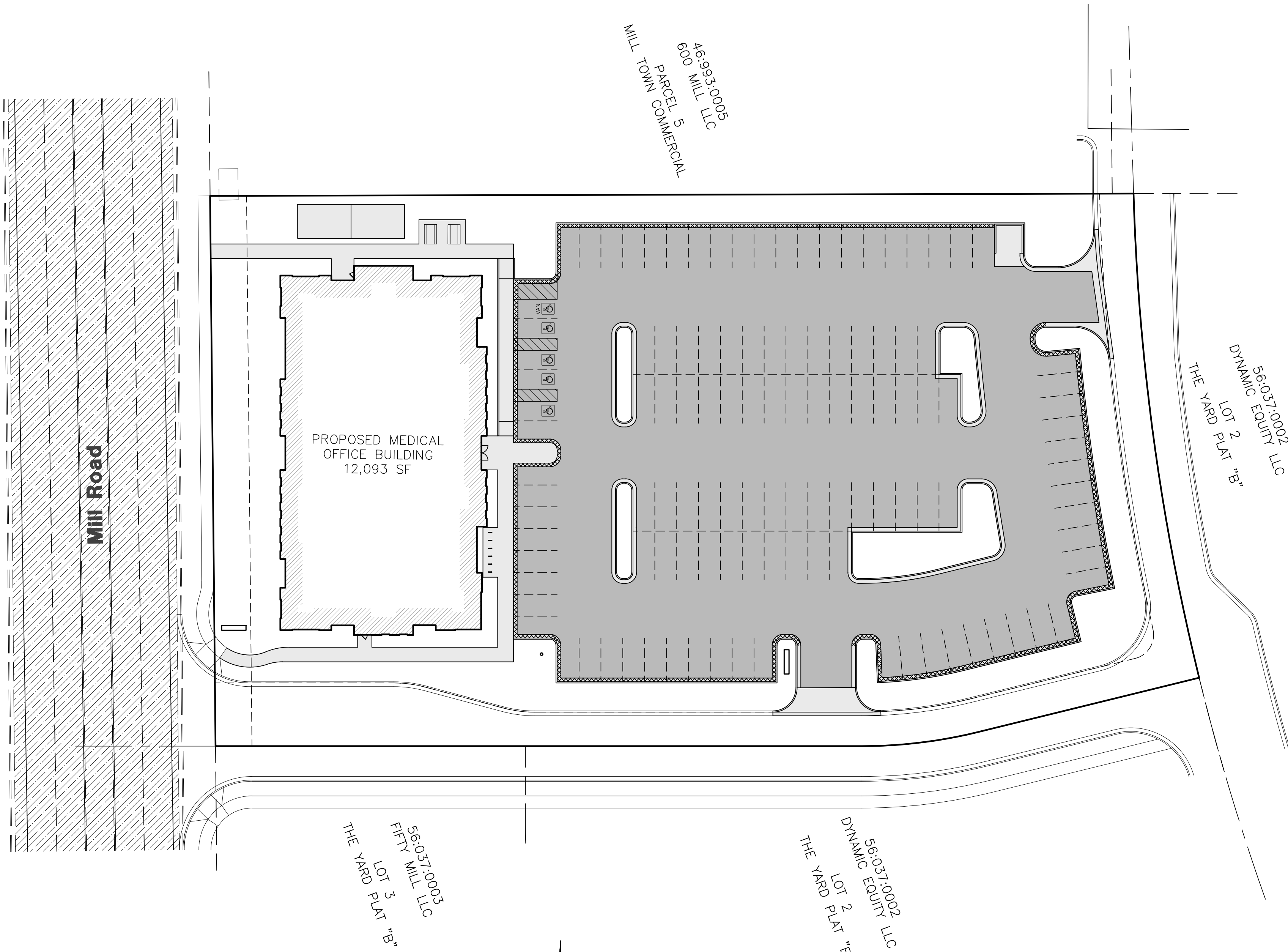
East Facade Rendering

MEDICAL OFFICE BUILDING Improvement Plans

VINEYARD, UTAH COUNTY, UTAH
OCTOBER 2019

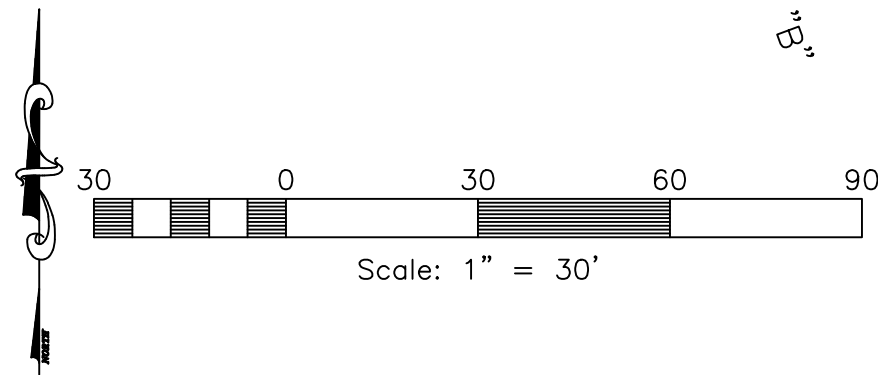


Vicinity Map
NOT TO SCALE



Survey Control Note:

The Contractor or Surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Reeve & Associates, Inc. survey data or construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or any electronic data provided. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than five (5) existing hard improvement elevations included on these plans or on electronic data provided. If any discrepancies are encountered, the surveyor shall immediately notify Reeve & Associates, Inc. and resolve the discrepancies before proceeding with any construction staking.



SITE BENCHMARK:
BRASS CAP MONUMENT FOUND AT
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4650.42'

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes & Legend Sheet
- Sheet 3 - Existing/Demolition Plan
- Sheet 4 - Proposed Site Plan
- Sheet 5 - Grading & Drainage Plan
- Sheet 6 - Utility Plan
- Sheet 7 - Civil Details
- Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 9 - Storm Water Pollution Prevention Plan Details
- Sheet 10 - Landscape Plan
- Sheet 11 - Irrigation Plan
- Sheet 12 - Irrigation Details

Site Information

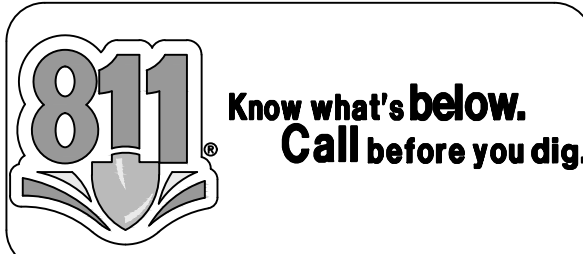
APN# 56:037:0001
667 EAST 500 NORTH
VINEYARD, UTAH COUNTY, UTAH

PROPERTY ZONE.....RMU

PARKING STALLS PROVIDED.....113 + 5 A.D.A.

BICYCLE STALLS PROVIDED.....12

TOTAL PARCEL AREA.....87,145 s.f.
BUILDING AREA.....12,093 s.f. 13.9%
HARD SURFACED AREA.....54,281 s.f. 62.3%
LANDSCAPE AREA.....20,771 s.f. 23.8%



Engineer's Notice To Contractors

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

Developer Contact:

Jason Sandburg, AIA, NCARB
Curtis Miner Architecture, LLC
233 S. Pleasant Grove Blvd. #105
Pleasant Grove, Utah, 84062
PH: (801) 769-3000

Project Contact:

Project Manager: Nate Reeve
Project Engineer: Nate Reeve



REVISIONS	DATE	DESCRIPTION
10-24-19	RH	City Comments

Medical Office Building

VINEYARD, UTAH COUNTY, UTAH

Cover/Index Sheet



Project Info.

Engineer:
J. NATE REEVE, P.E.

Drafter:
R. HANSEN

Begin Date:
9-30-19

Name:
MEDICAL OFFICE BUILDING
SITE PLANS

Number: 6789-11

Sheet	12
1	Sheets

General Notes:

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND THE DESIGN ENGINEER. THE ORDER LISTED ABOVE, IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR CLARIFICATION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT GOVERNING AGENCIES TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADDED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED AND SHALL BE BONDBABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY DEEM APPROPRIATE OF THE LOCATIONS OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSISTENT WITH THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE HIGHEST QUALITY ARE TO BE USED.
- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4 FEET OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE AND NATIONAL SAFETY CODES, ORDINANCES, OR REQUIREMENTS FOR EXCAVATION AND TRENCHES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE

Utility Notes:

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE IN THE FIELD, THEIR MAIN AND SERVICE LINES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL NOT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DE-WATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFIED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CAN NOT BE MAINTAINED, THE SEWER LINE AND WATER LINE SHALL BE LAID IN SEPARATE TRENCHES AND THE BOTTOM OF THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

Erosion Control General Notes:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GOVERNING AGENCIES ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT OPEN FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE GOVERNING AGENCIES.

Maintenance:

ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL PROJECT CLOSE-OUT.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

- SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

Legend

	=	PROPOSED CULINARY WATER LINE		=	EXISTING STREET LIGHT
	=	EXISTING CULINARY WATER LINE		=	SIGN
	=	PROPOSED SANITARY SEWER LINE	BSW	=	BACK OF SIDEWALK
	=	EXISTING SANITARY SEWER LINE	BOW	=	BOTTOM OF WALL
	=	PROPOSED STORM DRAIN LINE	BLDG	=	BUILDING
	=	EXISTING STORM DRAIN LINE	C&G	=	CURB & GUTTER
	=	PROPOSED ROOF DRAIN LINE	CB	=	CATCH BASIN
	=	PROPOSED GAS LINE	C.F.	=	CUBIC FOOT
	=	EXISTING GAS LINE	FFE	=	FINISHED FLOOR ELEVATION
	=	EXISTING CABLE TV LINE	FG	=	FINISHED GRADE
	=	EXISTING UNDERGROUND POWER LINE	FH	=	FIRE HYDRANT
	=	EXISTING OVERHEAD POWER LINE	FL	=	FLOW LINE
	=	EXISTING FIBER OPTIC LINE	GB	=	GRADE BREAK
	=	EXISTING TELEPHONE LINE	INV	=	INVERT
	=	EXISTING UTILITY LINE	L.F.	=	LINEAR FEET
	=	FENCE LINE	NG	=	NATURAL GRADE
	=	RIGHT-OF-WAY LINE	PP	=	POWER/UTILITY POLE
	=	EXISTING RAILROAD TRACKS	RIM	=	RIM OF MANHOLE
	=	PROPOSED WALL/RETAINING WALL	R.O.W.	=	RIGHT-OF-WAY
	=	PROPOSED FIRE HYDRANT	TBC	=	TOP BACK OF CURB
	=	EXISTING FIRE HYDRANT	TOA	=	TOP OF ASPHALT
	=	PROPOSED MANHOLE	TOC	=	TOP OF CONCRETE
	=	EXISTING MANHOLE	TOI	=	TOP OF PUMP ISLAND
	=	CLEAN-OUT	TSW	=	TOP OF SIDEWALK
	=	PROPOSED VALVE	TOW	=	TOP OF WALL
	=	EXISTING VALVE	WM	=	WATER METER
	=	PROPOSED WATER METER		=	EXISTING ASPHALT PAVEMENT
	=	EXISTING WATER METER		=	PROPOSED ASPHALT PAVEMENT
	=	PROPOSED CATCH BASIN		=	PROPOSED CONCRETE
	=	EXISTING CATCH BASIN			
	=	PLUG & BLOCK			
	=	PROPOSED STREET LIGHT			

Revised: 10-24-19

Reeve & Associates, Inc.

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 681-1100 FAX: (801) 681-2666
www.reeve-associ.com

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REVISIONS	DATE	DESCRIPTION
10-24-19	RH	City Comments

Medical Office Building

VINEYARD, UTAH COUNTY, UTAH

Notes & Legend Sheet

REGISTERED PROFESSIONAL ENGINEER

375328
J. NATE REEVE

STATE OF UTAH

Project Info.

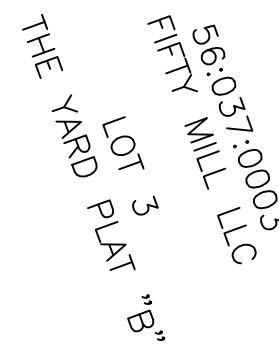
Engineer:
J. NATE REEVE, P.E.

Drafter:
R. HANSEN

Begin Date:
9-30-19

Name:
MEDICAL OFFICE BUILDING
SITE PLANS

Number: 6789-11



POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCM 	4979.722	10000.280	4650.420
CP-2	BCM 	7639.840	9963.497	4656.718

SOUTHEAST CORNER OF
SECTION 8, T.6S.,
R.2E., SLB&M, FOUND
BRASS CAP MONUMENT

Revised: 10-24-19



12
Sheets

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Reeve & Associates, Inc. - Solutions You Can Build On

SITE BENCHMARK:
BRASS CAP MONUMENT FOUND AT
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4650.42'



**Reeve
& Associates, Inc.**

5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
 TEL. (801) 521-3100 FAX. (801) 521-2686 www.reeve-associ.com

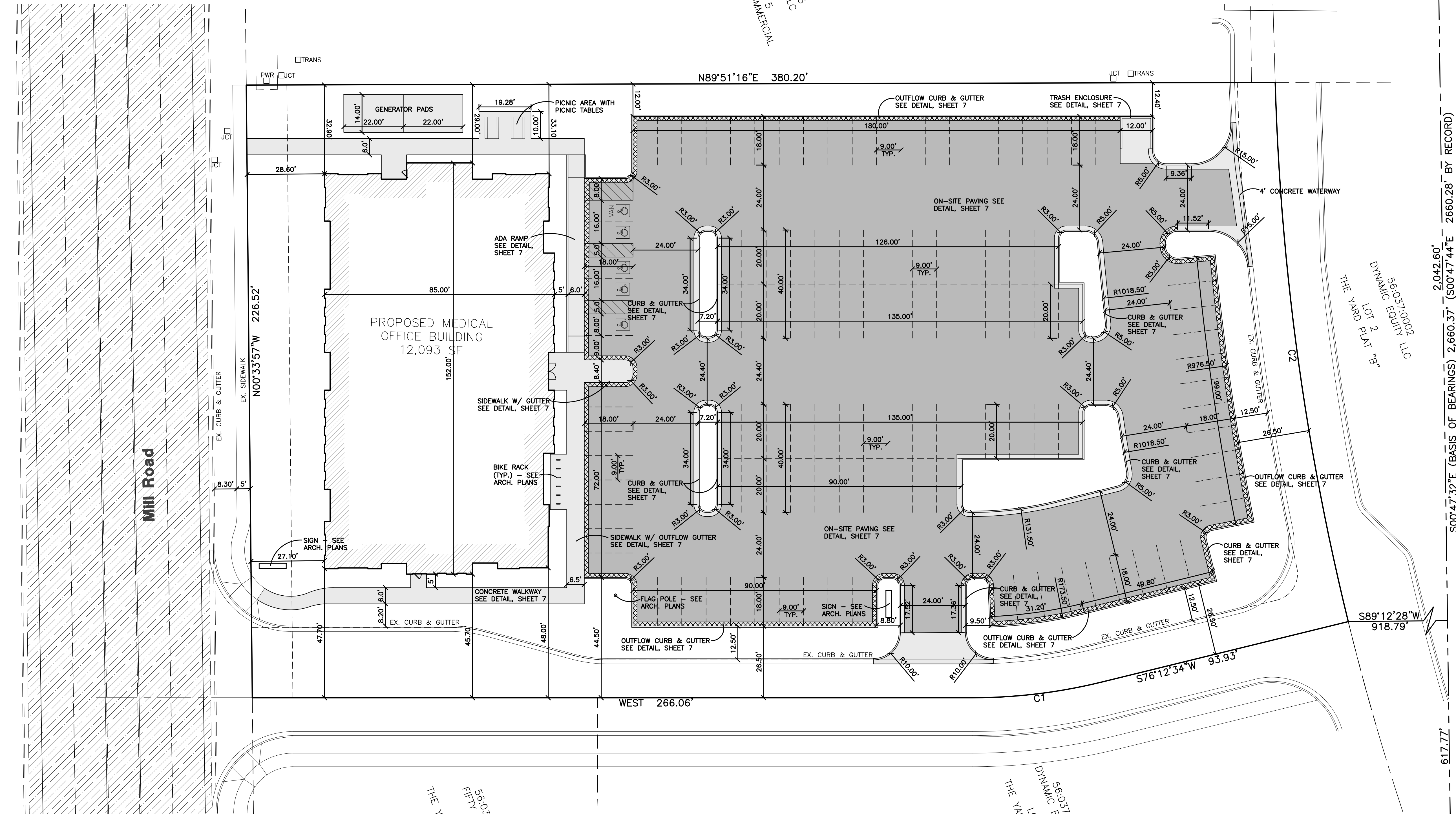
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REVISIONS		
DATE	DESCRIPTION	
10-24-19	RH	City Comments

Medical Office Building

VINEYARD, UTAH COUNTY, UTAH

Existing Site Plan & Demolition Plan

MILL TOWN COMMERCIAL
PARCEL 5
46969300000000000000
600 MILL

ADA Parking Signage

NOTES:

- WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A "VAN ACCESSIBLE" (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN.
- SIGNS SHALL BE MOUNTED A MINIMUM OF 60" FROM BOTTOM OF SIGN TO TOP OF SIDEWALK.
- SIGNS TO MEET ALL STATE AND LOCAL REGULATIONS.

NOTES:

- SEE ELECTRICAL PLANS FOR ALL LIGHT POLES & LIGHT POLE LOCATIONS. ALL LIGHT POLE BASES SHALL BE STRAIGHT AND PLASTERED SMOOTH. TOP OF LIGHT BASE SHALL BE 2'-6" ABOVE TOP OF CURB/SIDEWALK. BASES PROVIDED BY G.C. TYP.
- ALL UTILITY DIGGING OR OTHER EXCAVATION SHALL TAKE IN CONSIDERATION EXISTING SIDEWALKS, CURB & GUTTERS, AND OTHER STRUCTURES THAT MAY NEED TO BE REMOVED AND/OR REPLACED AS PART OF THE G.C. BID.
- ALL PARKING STALLS TO BE PAINTED WITH 4" YELLOW PAINT STRIPING.

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00'	48.14'	48.02'	S83°06'17"W	13°47'26"	24.19'
C2	950.00'	201.51'	201.14'	S07°42'49"E	12°09'13"	101.14'

SOUTHEAST CORNER OF
SECTION 8, T.6S.,
R.2E., SLB&M, FOUND
BRASS CAP MONUMENT

Site Control

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCMA	4979.722	10000.280	4650.420
CP-2	BCMA	7639.840	9963.497	4656.718

Know what's below.
Call before you dig.

- Legend**
- EXISTING ASPHALT PAVEMENT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE
 - OUTFLOW CURB (SEE GRADING PLAN)



REVISIONS	DATE	DESCRIPTION
10-24-19	RH	City Comments

Medical Office Building

VINEYARD, UTAH COUNTY, UTAH

Proposed
Site Plan

Revised: 10-24-19



Project Info.

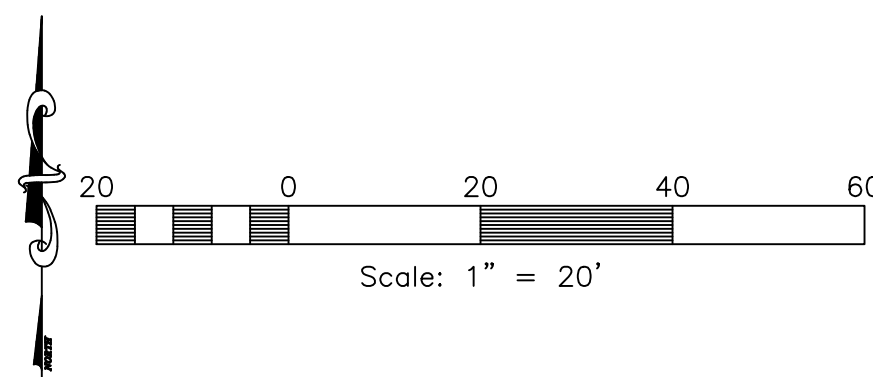
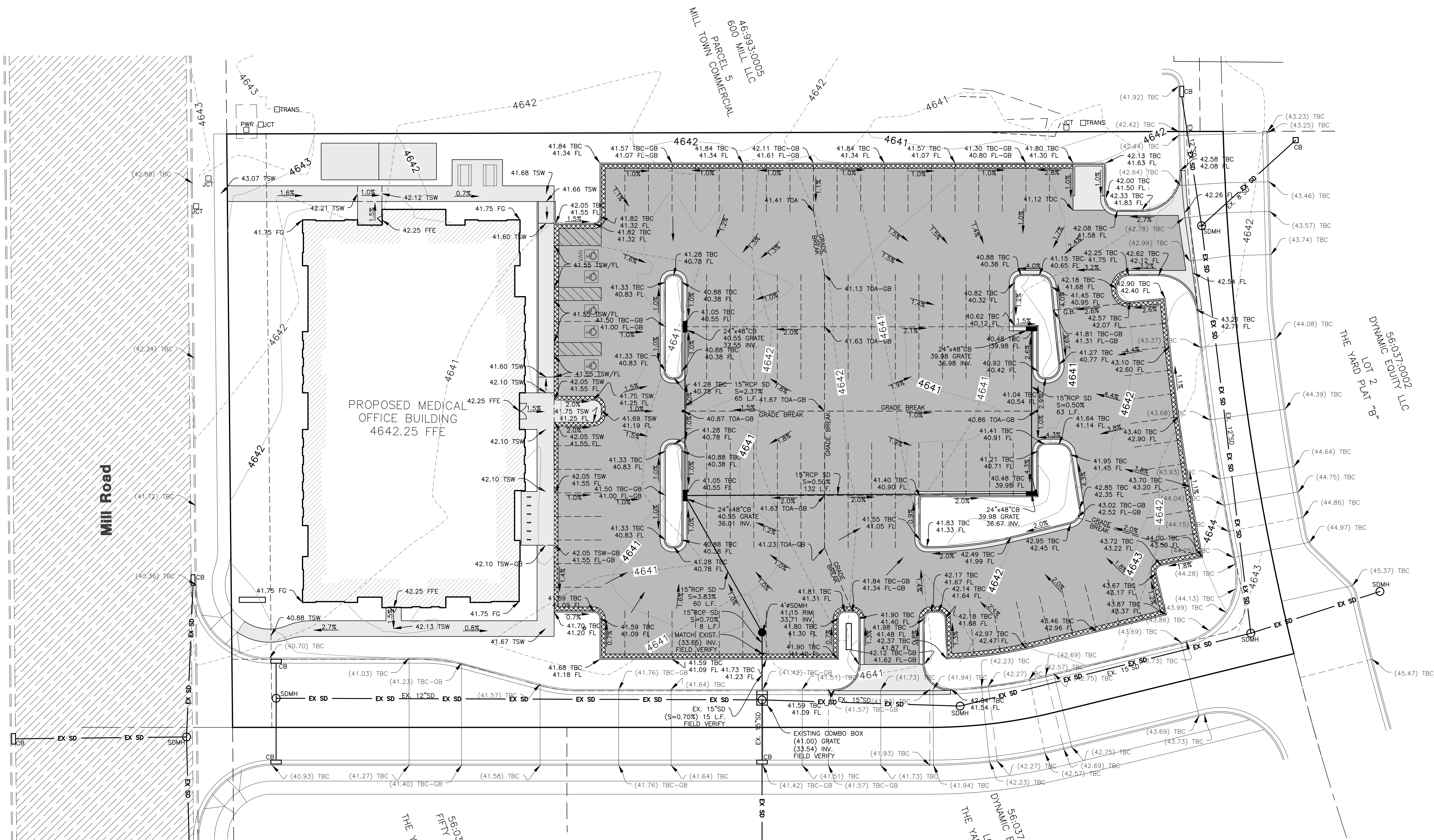
Engineer:
J. NATE REEVE, P.E.Drafter:
R. HANSENBegin Date:
9-30-19Name:
MEDICAL OFFICE BUILDING

SITE PLANS

Number: 6789-11

Sheet 12

4 Sheets

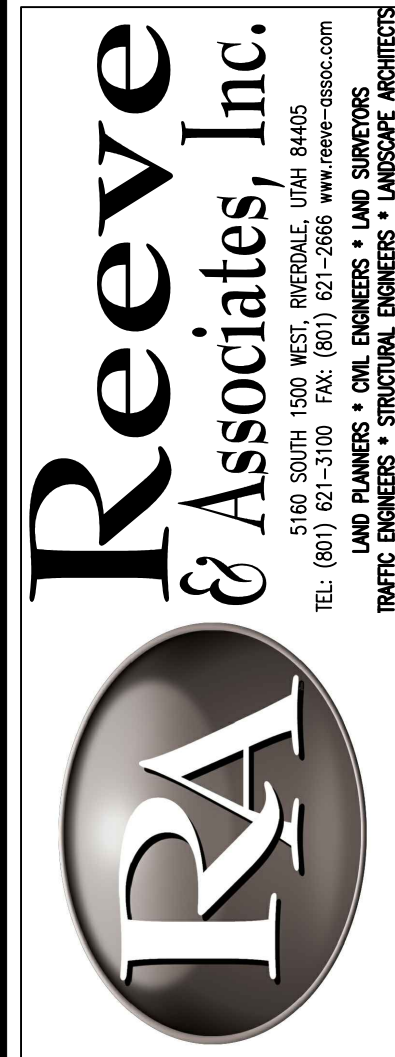
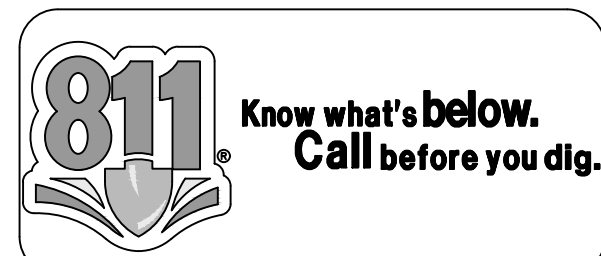


- Legend**
- = EXISTING ASPHALT PAVEMENT
 - = PROPOSED ASPHALT PAVEMENT
 - = PROPOSED CONCRETE
 - = OUTFLOW CURB (SEE GRADING PLAN)

NOTE TO CONTRACTOR:
ALL EXISTING UNDERGROUND UTILITIES AND ABOVE GROUND INFRASTRUCTURE ELEVATIONS AND LOCATIONS ARE TO BE VERIFIED BEFORE ANY CONSTRUCTION IS TO BEGIN. NOTIFY PROJECT ENGINEER IN THE CASE OF ANY DISCREPANCIES AS SOON AS POSSIBLE.

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

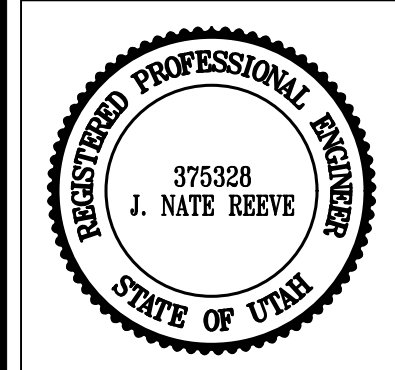
SITE BENCHMARK:
BRASS CAP MONUMENT FOUND AT
SOUTHEAST CORNER OF SECTION 8,
TOWNSHIP 6 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN.
ELEVATION = 4650.42'



REVISIONS	DATE	DESCRIPTION
10-24-19	RH	City Comments

Medical Office Building
VINEYARD, UTAH COUNTY, UTAH

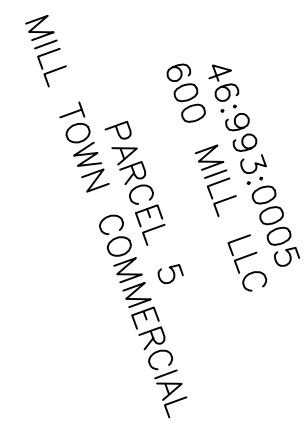
Grading & Drainage Plan



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	9-30-19
Name:	MEDICAL OFFICE BUILDING SITE PLANS
Number:	6789-11

Sheet	12
5	Sheets

Revised: 10-24-19



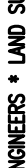
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Project Info.
 Engineer: J. NATE REEVE, P.E.
 Drafter: R. HANSEN
 Begin Date: 9-30-19
 Name: MEDICAL OFFICE BUILDING
SITE PLANS
 Number: 6789-11

Sheet	12
6	Sheets

REVISIONS	
DATE	DESCRIPTION
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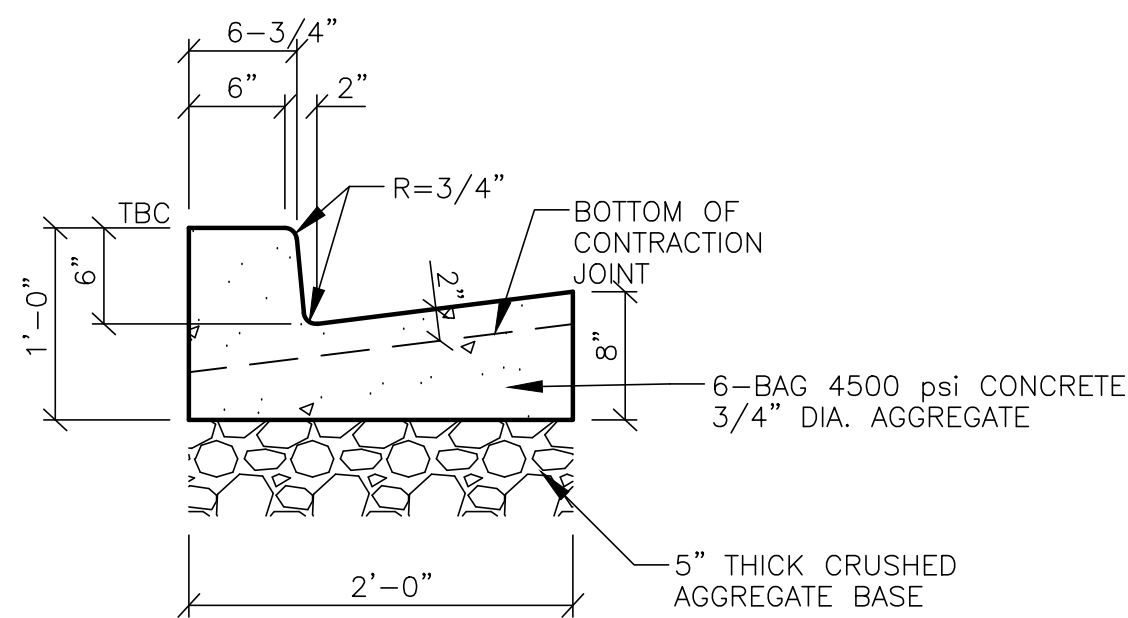
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Medical Office Building

VINEYARD, UTAH COUNTY, UTAH

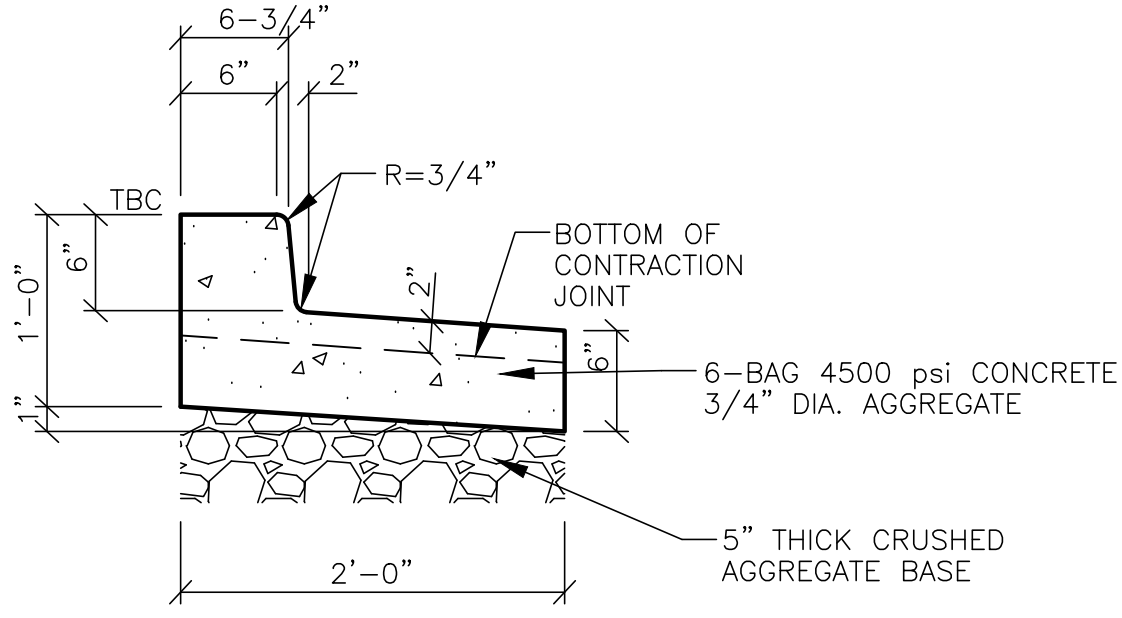
Utility Plan



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Curb & Gutter

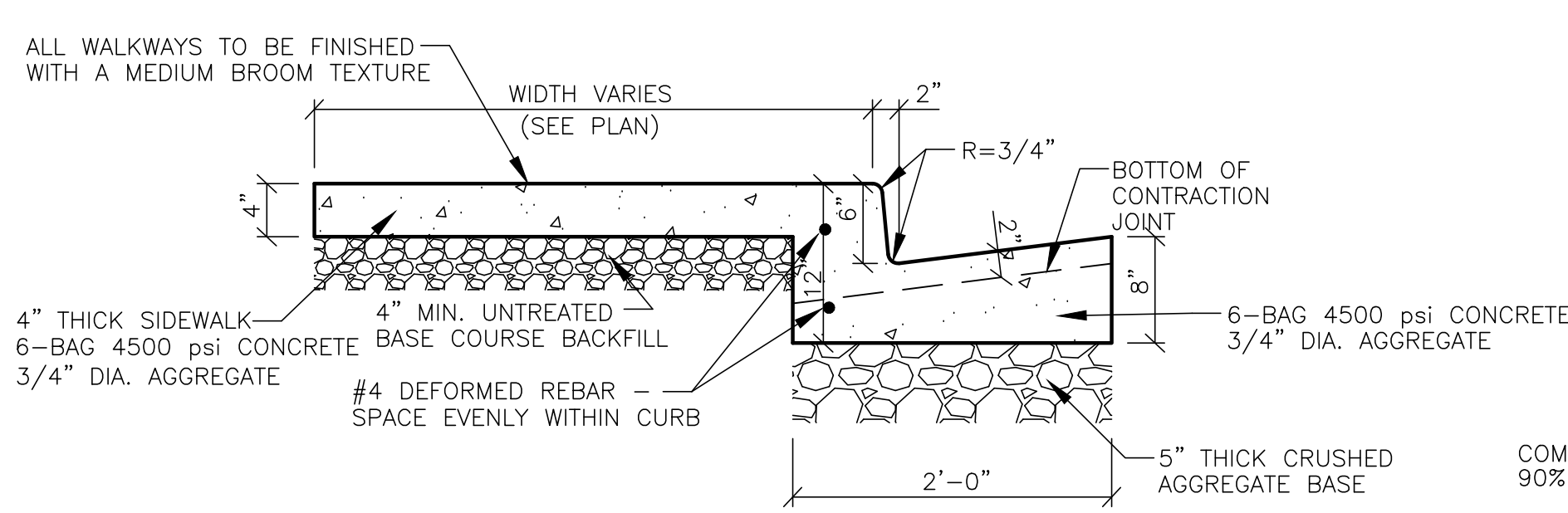
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Outflow Curb & Gutter

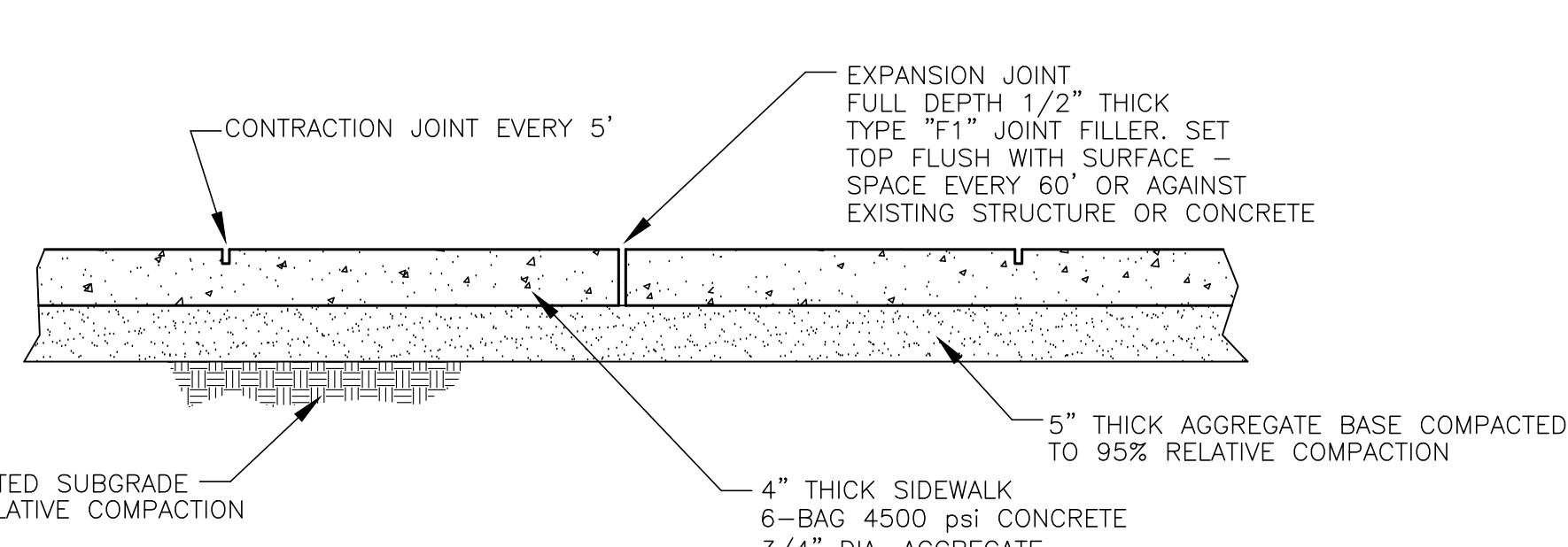
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Sidewalk w/ Gutter

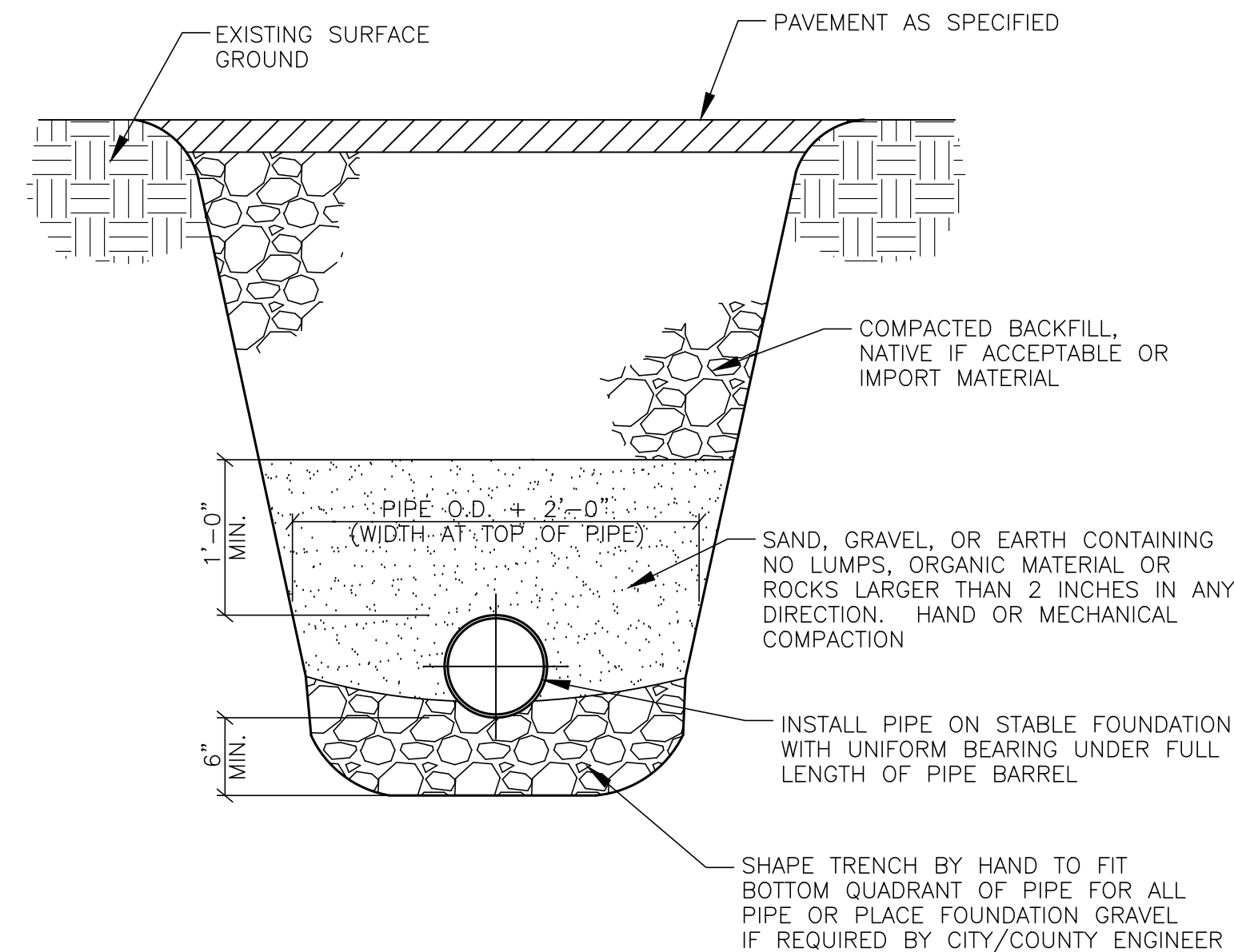
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(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

On-Site Concrete Sidewalk Section

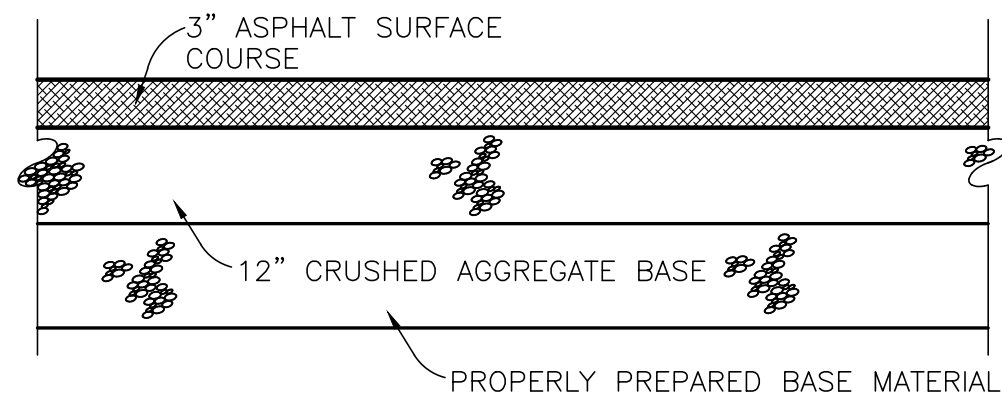
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Pipe Bed Section

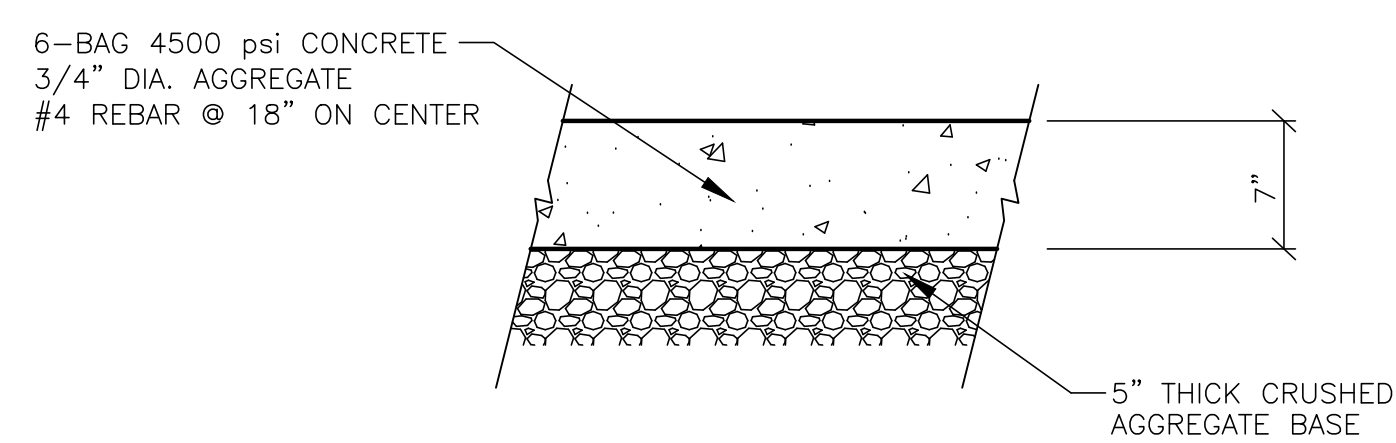
SCALE: NONE



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

Typical On-Site Asphalt Paving

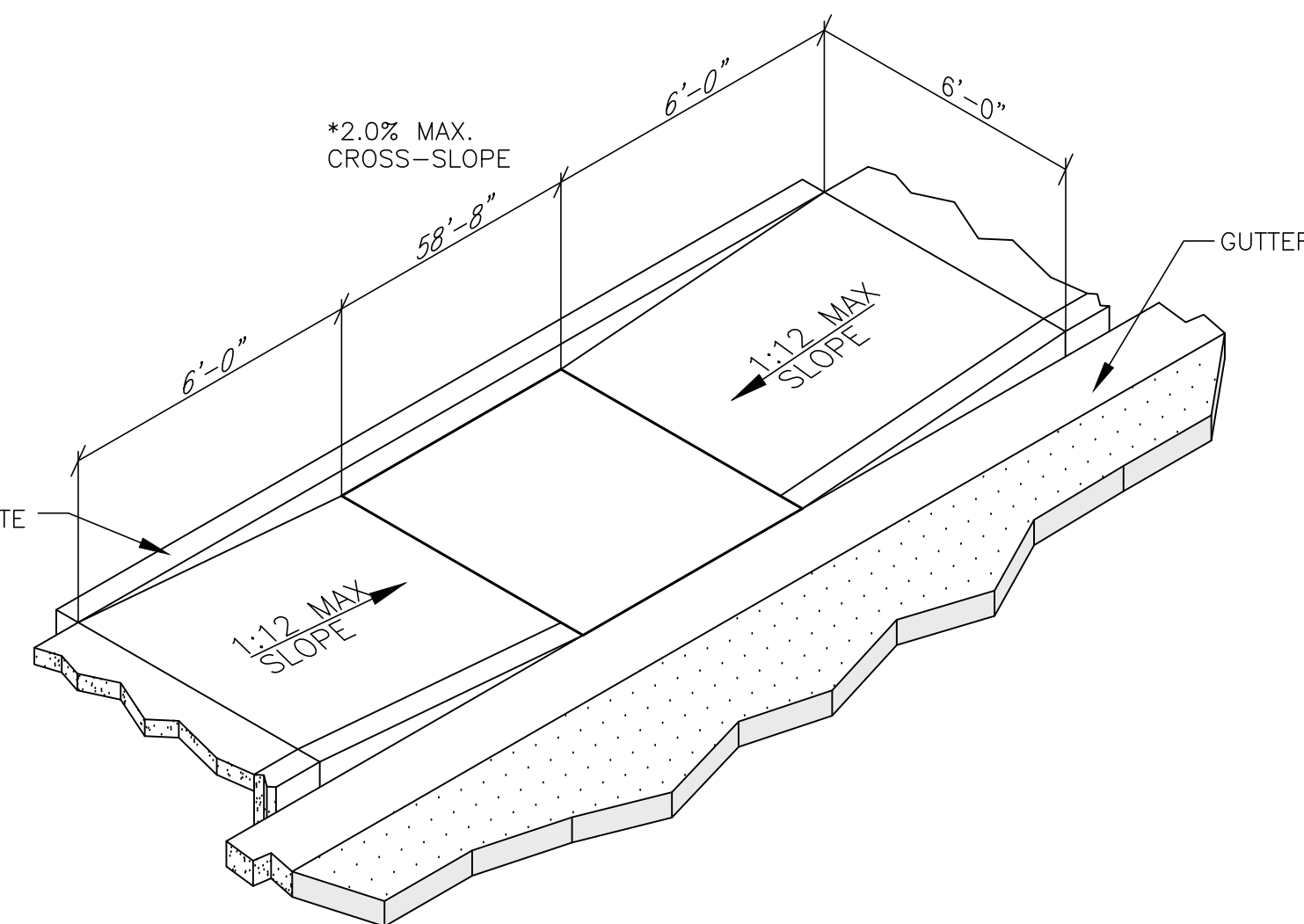
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(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

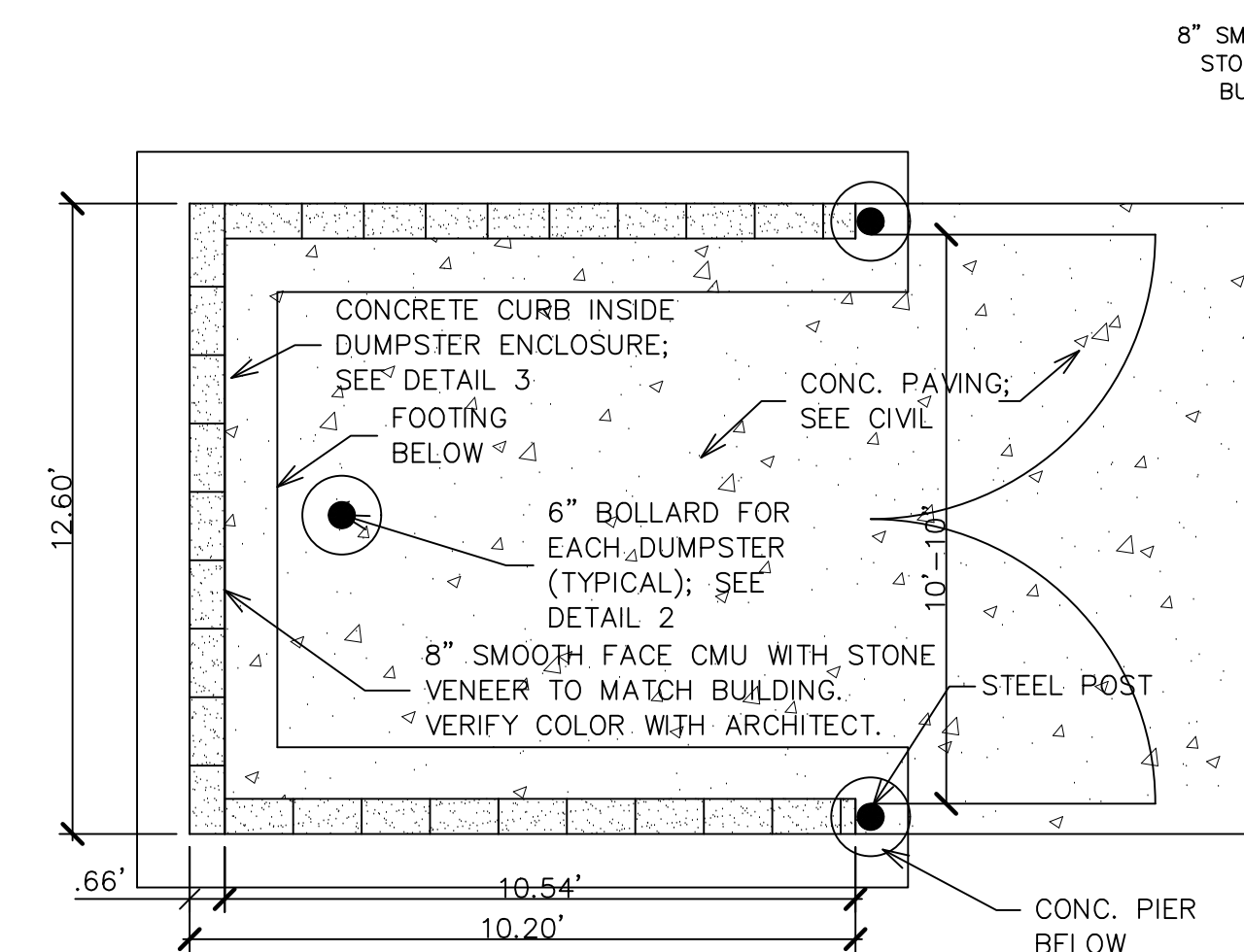
Trash Enclosure Concrete Pad

SCALE: NONE



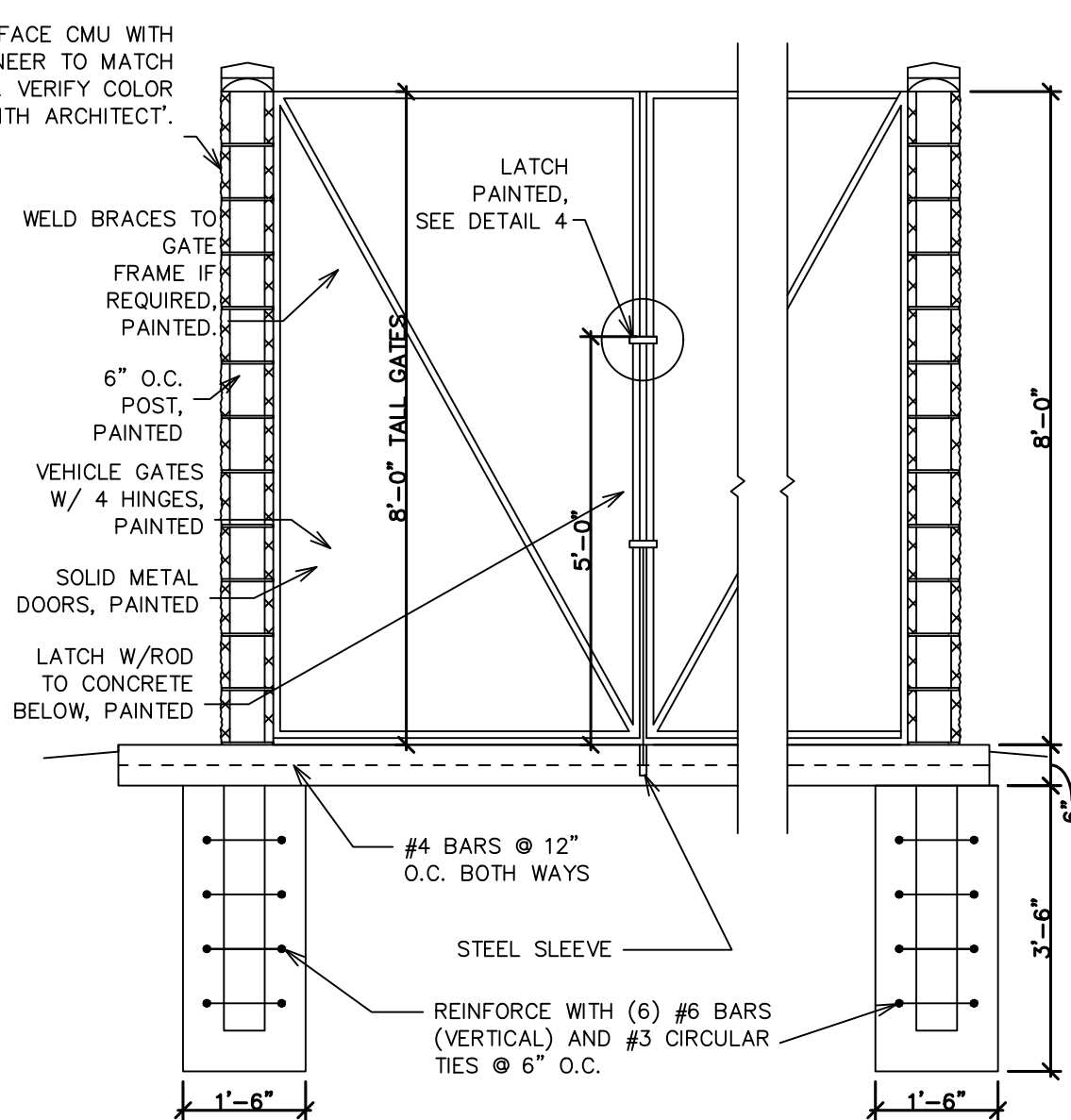
ADA Ramp Detail

SCALE: NONE



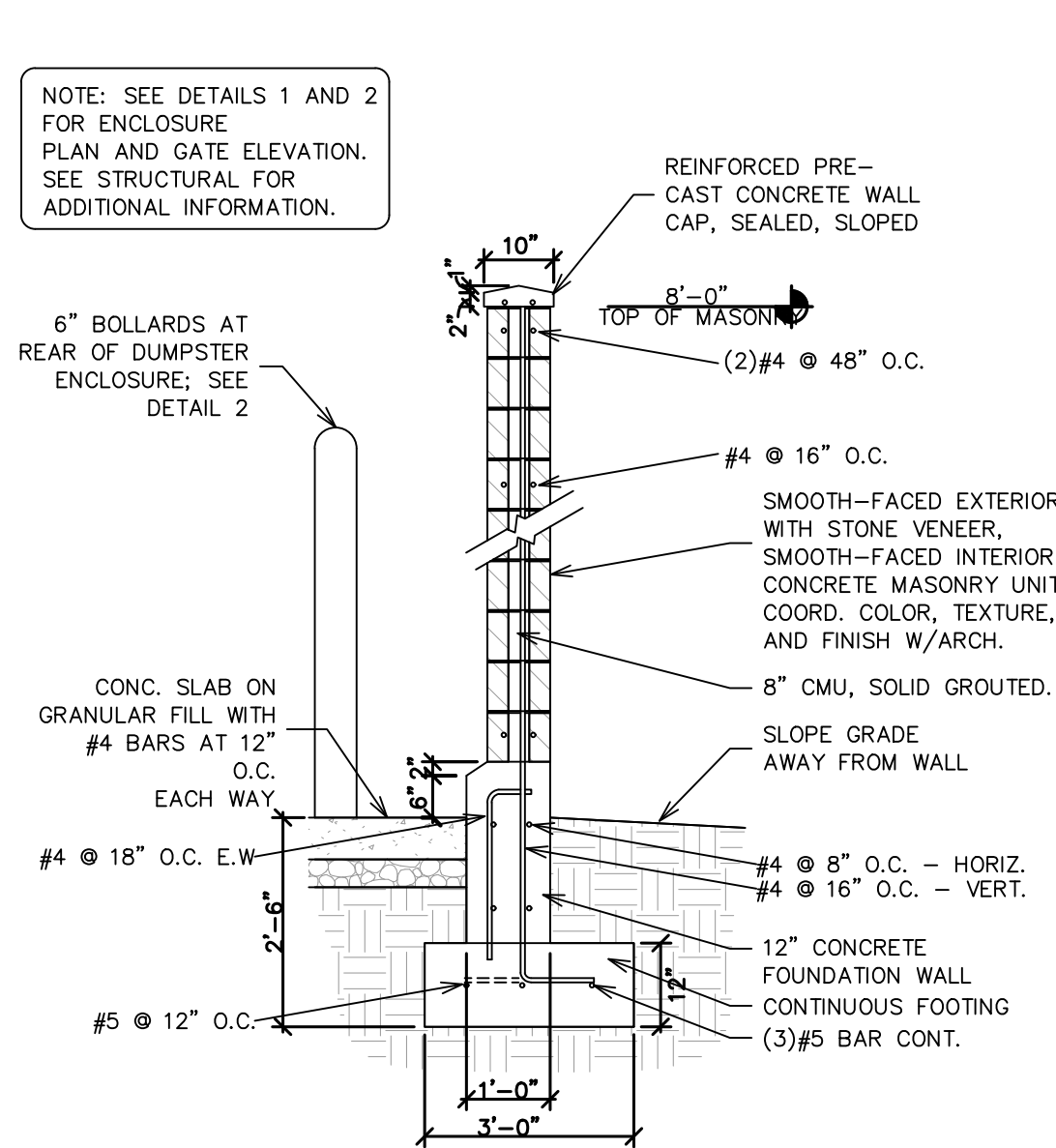
1 Trash Enclosure Plan

SCALE: NONE



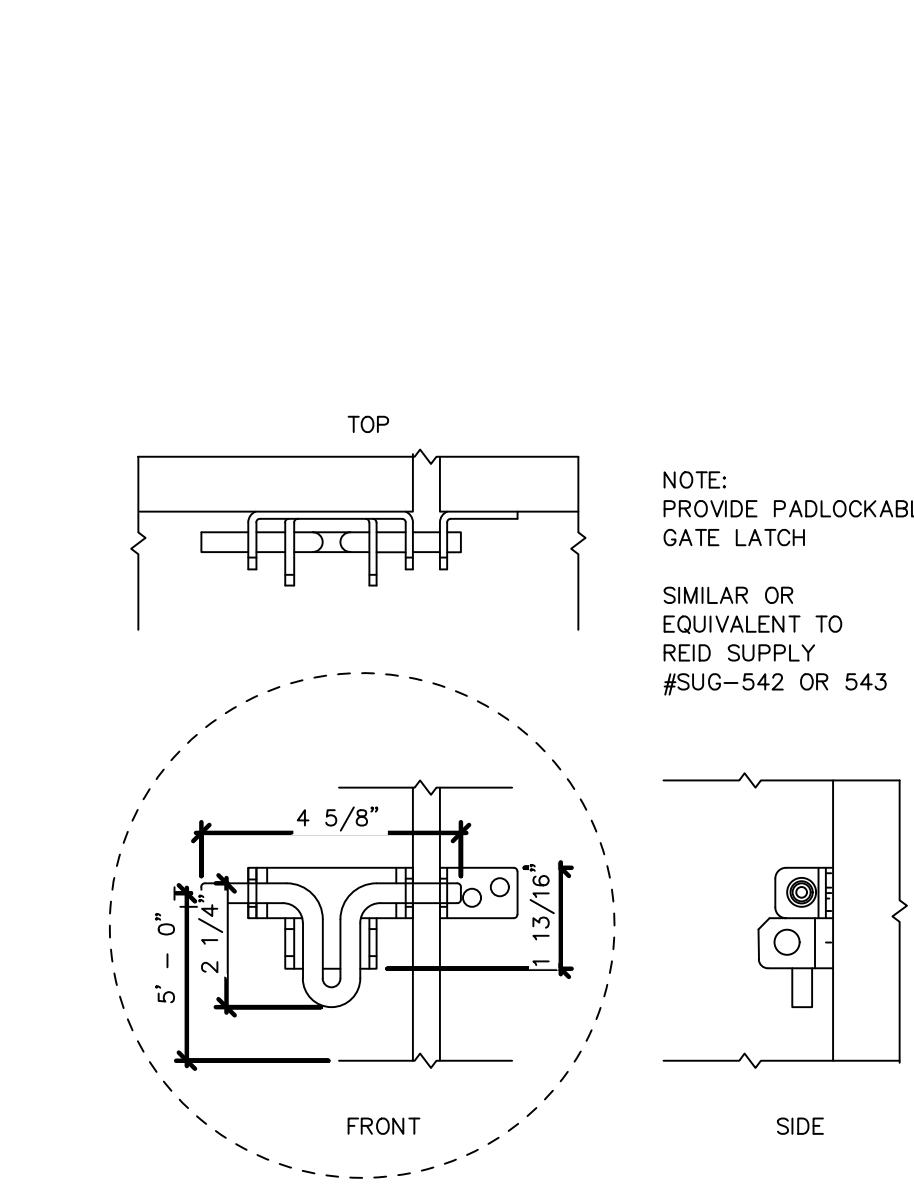
2 Trash Enclosure Gate Detail

SCALE: NONE



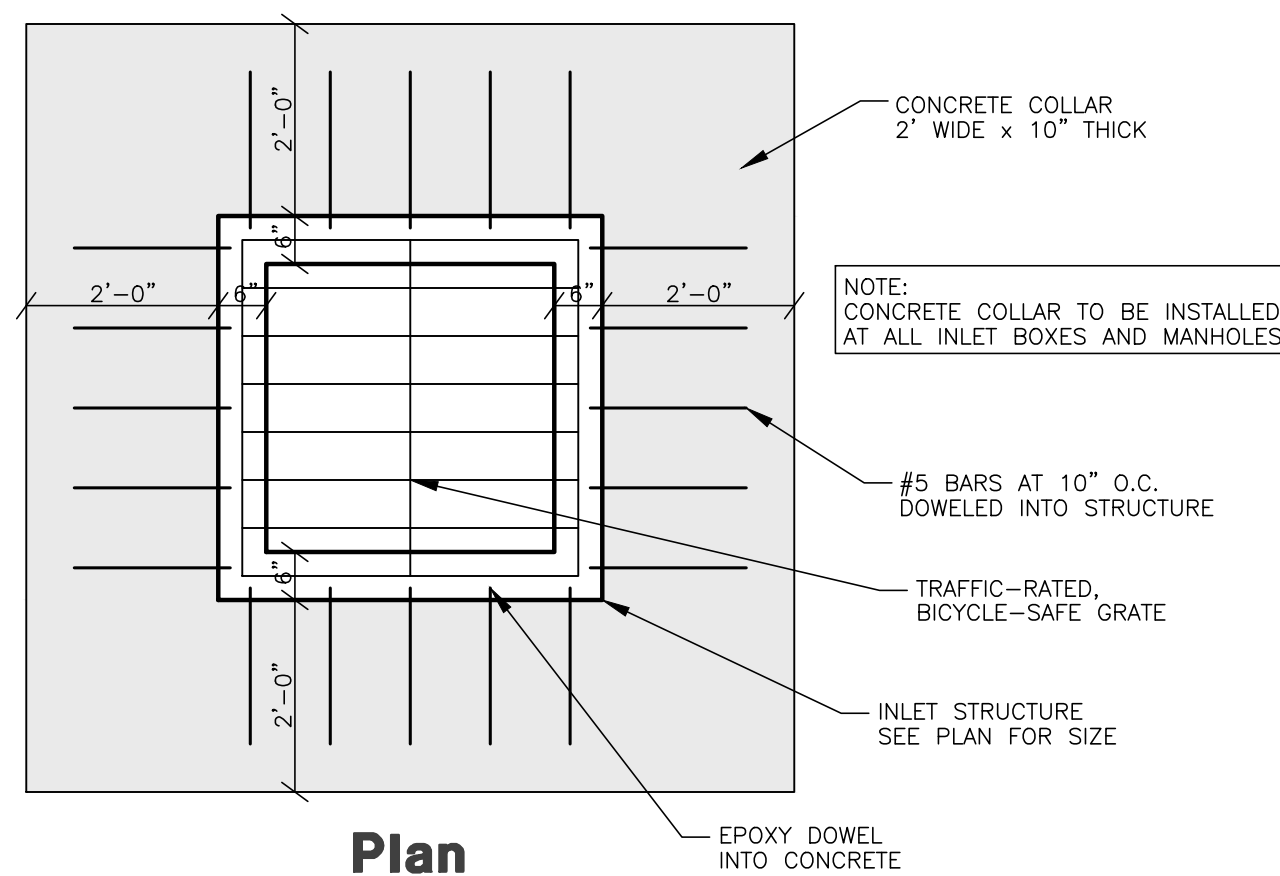
3 Trash Enclosure Wall Section

SCALE: NONE

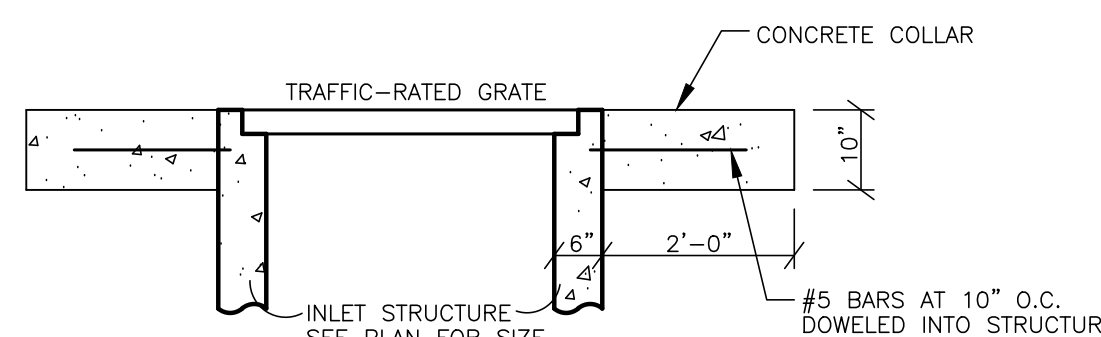


4 Trash Enclosure Gate Latch Detail

SCALE: NONE



Plan



Section

Concrete Collar Detail

SCALE: NONE

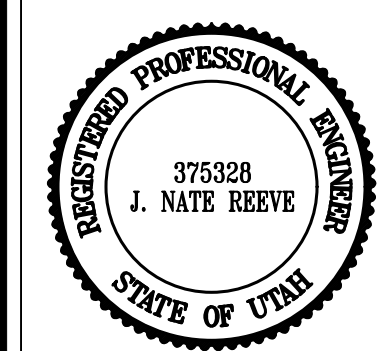
REVISIONS	DESCRIPTION
DATE	City Comments
10-24-19	RH

Medical Office Building

VINEYARD, UTAH COUNTY, UTAH

Civil Details

Revised: 10-24-19



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	9-30-19
Name:	MEDICAL OFFICE BUILDING
	SITE PLANS
Number:	6789-11

Sheet	12
7	Sheets

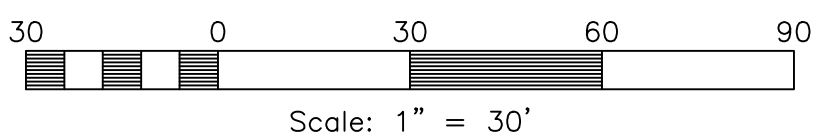
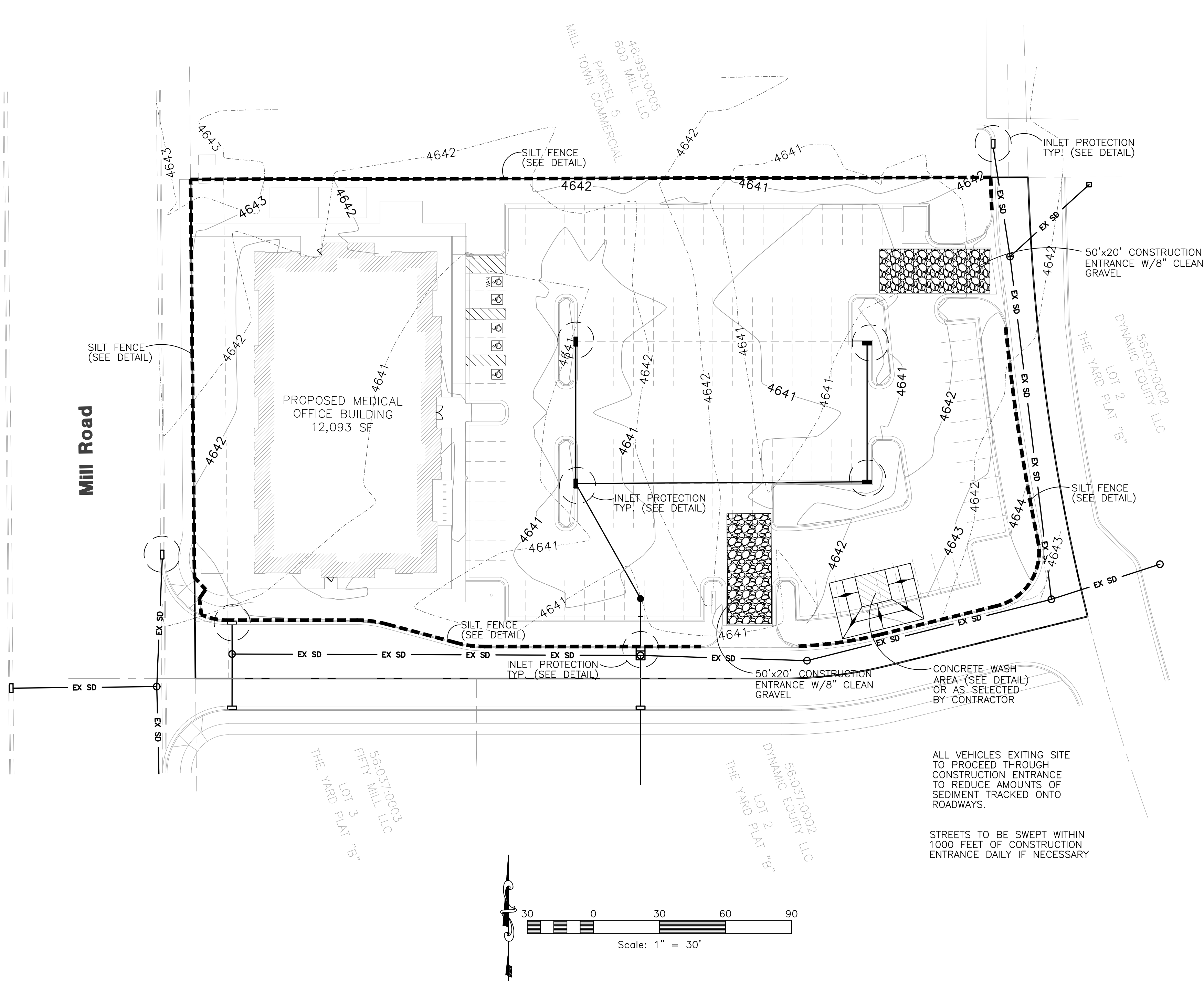
MEDICAL OFFICE BUILDING

Storm Water Pollution Prevention Plan Exhibit

VINEYARD, UTAH COUNTY, UTAH
OCTOBER 2019



Vicinity Map
NOT TO SCALE



Construction Activity Schedule

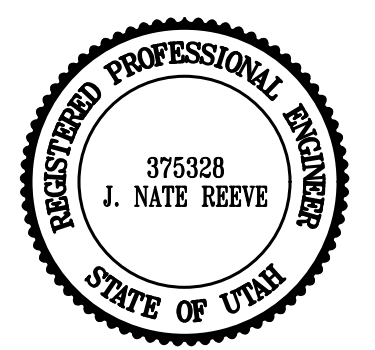
- PROJECT LOCATION.....VINEYARD, UTAH COUNTY, UTAH
- PROJECT BEGINNING DATE.....OCTOBER 2019
- BMP'S DEPLOYMENT DATE.....OCTOBER 2019
- STORM WATER MANAGEMENT CONTACT / INSPECTOR.....JASON SANDBURG (801) 769-3000
- SPECIFIC CONSTRUCTION SCHEDULE INCLUDING BMP CONSTRUCTION SCHEDULE TO BE INCLUDED WITH SWPPP BY OWNER/DEVELOPER

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	CITY COMMENTS
10-24-19	RH

Medical Office Building
VINEYARD, UTAH COUNTY, UTAH

Storm Water Pollution Prevention Plan Exhibit



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	9-30-19
Name:	MEDICAL OFFICE BUILDING SITE PLANS
Number:	6789-11

Sheet	12
8	Sheets

Notes:

1.

Describe all BMP's to protect storm water inlets:
All storm water inlets to be protected by straw wattle barriers, or gravel bags (see detail).
2.

Describe BMP's to eliminate/reduce contamination of storm water from:

a.

Equipment / building / concrete wash areas:
To be performed in designated areas only and surrounded with silt fence barriers.

b.

Soil contaminated by soil amendments:
If any contaminates are found or generated, contact environmental engineer and contacts listed.

c.

Areas of contaminated soil:
If any contaminates are found or generated, contact environmental engineer and contacts listed.

d.

Fueling area:
To be performed in designated areas only and surrounded with silt fence.

e.

Vehicle maintenance areas:
To be performed in designated areas only and surrounded with silt fence.

f.

Vehicle parking areas:
To be performed in designated areas only and surrounded with silt fence.

g.

Equipment storage areas:
To be performed in designated areas only and surrounded with silt fence.

h.

Materials storage areas:
To be performed in designated areas only and surrounded with silt fence.

i.

Waste containment areas:
To be performed in designated areas only and surrounded with silt fence.

j.

Service areas:
To be performed in designated areas only and surrounded with silt fence.
3.

BMP's for wind erosion:
Stockpiles and site as needed to be watered regularly to eliminate / control wind erosion
4.

Construction Vehicles and Equipment:

a.

Maintenance

—

Maintain all construction equipment to prevent oil or other fluid leaks.

—

Keep vehicles and equipment clean, prevent excessive build-up of oil and grease.

—

Regularly inspect on-site vehicles and equipment for leaks, and repair immediately.

—

Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment on-site.

—

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic, and transmission fluids.

b.

Fueling

—

If fueling must occur on-site, use designated areas away from drainage.

—

Locate on-site fuel storage tanks within a bermed area designed to hold the tank volume.

—

Cover retention area with an impervious material and install in in a manner to ensure that any spills will be contained in the retention area. To catch spills or leaks when removing or changing fluids.

—

Use drip pans for any oil or fluid changes.

c.

Washing

—

Use as little water as possible to avoid installing erosion and sediment controls for the wash area.

—

If washing must occur on-site, use designated, bermed wash areas to prevent waste water discharge into storm water, creeks, rivers, and other water bodies.

—

Use phosphate-free, biodegradable soaps.

—

Do not permit steam cleaning on-site.
5.

Spill Prevention and Control

a.

Minor Spills:
Minor spills are those which are likely to be controlled by on-site personnel. After contacting local emergency response agencies, the following actions should occur upon discovery of a minor spill:

—

Contain the spread of the spill.

—

If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (i.e. absorbent materials, cat litter, and / or rags).

—

If the spill occurs in dirt areas, immediately contain the spill by constructing an earth dike. Dig up and properly dispose of contaminated soil.

—

If the spill occurs during rain, cover the impacted area to avoid runoff.

—

Record all steps taken to report and contain spill.

b.

Major Spills:
On-site personnel should not attempt to control major spills until the appropriate and qualified emergency response staff have arrived at the site. For spills of federal reportable quantities, also notify the National Response Center at (800) 424-8802. A written report should be sent to all notified authorities. Failure to report major spills can result in significant fines and penalties.
6.

Post Roadway / Utility Construction

a.

Maintain good housekeeping practices.

b.

Enclose or cover building material storage areas.

c.

Properly store materials such as paints and solvents.

d.

Store dry and wet materials under cover, away from drainage areas.

e.

Avoid mixing excess amounts of fresh concrete or cement on-site.

f.

Perform washout of concrete trucks offsite or in designated areas only.

g.

Do not wash out concrete trucks into storm drains, open ditches, streets or streams.

h.

Do not place material or debris into streams, gutters or catch basins that stop or reduce the flow of runoff water.

i.

All public streets and storm drain facilities shall be maintained free of building materials, mud and debris caused by grading or construction operations. Roads will be swept within 1000' of construction entrance daily, if necessary.

j.

Install straw wattle around all inlets contained within the development and all others that receive runoff from the development.
7.

Erosion Control Plan Notes

a.

The contractor will designate an emergency contact that can be reached 24 hours a day 7 days a week.

b.

A stand-by crew for emergency work shall be available at all times during potential rain or snow runoff events. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain or runoff is eminent.

c.

Erosion control devices shown on the plans and approved for the project may not be removed without approval of the engineer of record. If devices are removed, no work may continue that have the potential of erosion without consulting the engineer of record. If deemed necessary erosion control should be reestablished before this work begins.

d.

Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of the slope at the conclusion of each working day. this should be confirmed by survey or other means acceptable to the engineer of record.

e.

All silt and debris shall be removed from all devices within 24 hours after each rain or runoff event.

f.

Except as otherwise approved by the inspector, all removable protective devices shown shall be in place at the end of each working day and through weekends until removal of the system is approved.

g.

All loose soil and debris, which may create a potential hazard to offsite property, shall be removed from the site as directed by the engineer of record of the governing agency.

h.

The placement of additional devices to reduce erosion damage within the site is left to the discretion of the engineer of record.

i.

Desilting basins may not be removed or made inoperable without the approval of the engineer of record and the governing agency.

j.

Erosion control devices will be modified as need as the project progresses and plans of these changes submitted for approval by the engineer of record and the governing agency.
8.

Conduct a minimum of one inspection of the erosion and sediment controls every two weeks. Maintain documentation on site.

a.

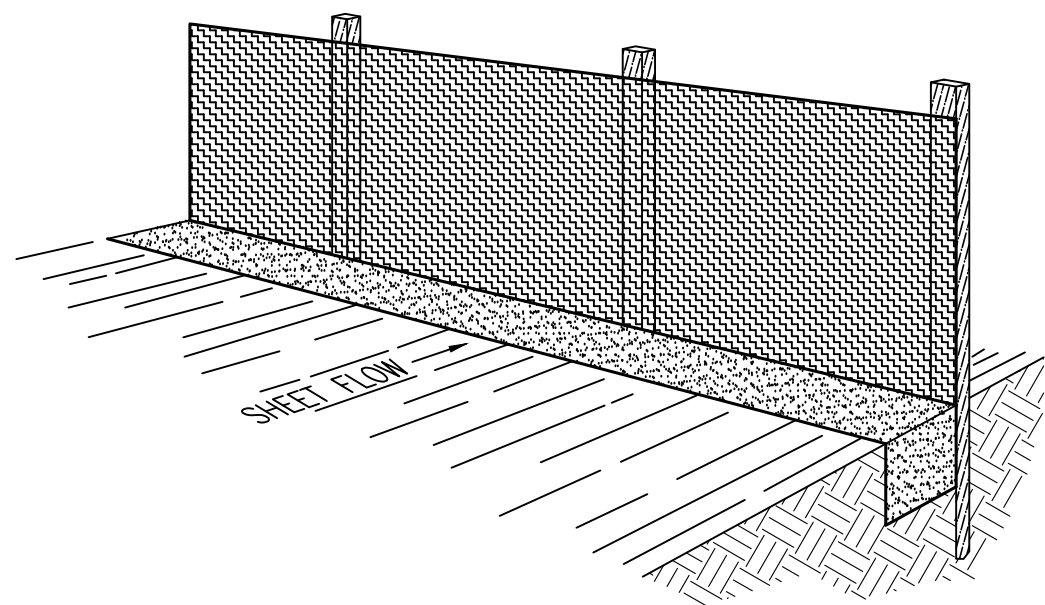
Part III.D.4 of general permit UTR300000 identifies the minimum inspection requirements.

b.

Part II.D.4.C identifies the minimum inspection report requirements.

c.

Failure to complete and/or document storm water inspections is a violation of part III.D.4 of Utah General Permit UTR 300000.



Perspective View

Figure 2

INSTALLATION

The silt fence should be installed prior to major soil disturbances in the drainage area. The fence should be placed across the slope along a line of uniform elevation wherever flow of sediment is anticipated. Table 1 shows generally-recommended maximum slope lengths (slope spacing between fences) at various site grades for most silt fence applications.

TABLE 1: Recommended Maximum Slope Lengths for Silt Fence (Richardson & Middlebrooks, 1991)		
Slope Steepness (%)	Max. Slope Length m (ft)	
<2%	30.5m (100ft)	
2-5%	22.9m (75ft)	
5-10%	15.2m (50ft)	
10-20%	7.6m (25ft)	
>20%	4.5m (15ft)	

PREFABRICATED SILT FENCE ROLLS

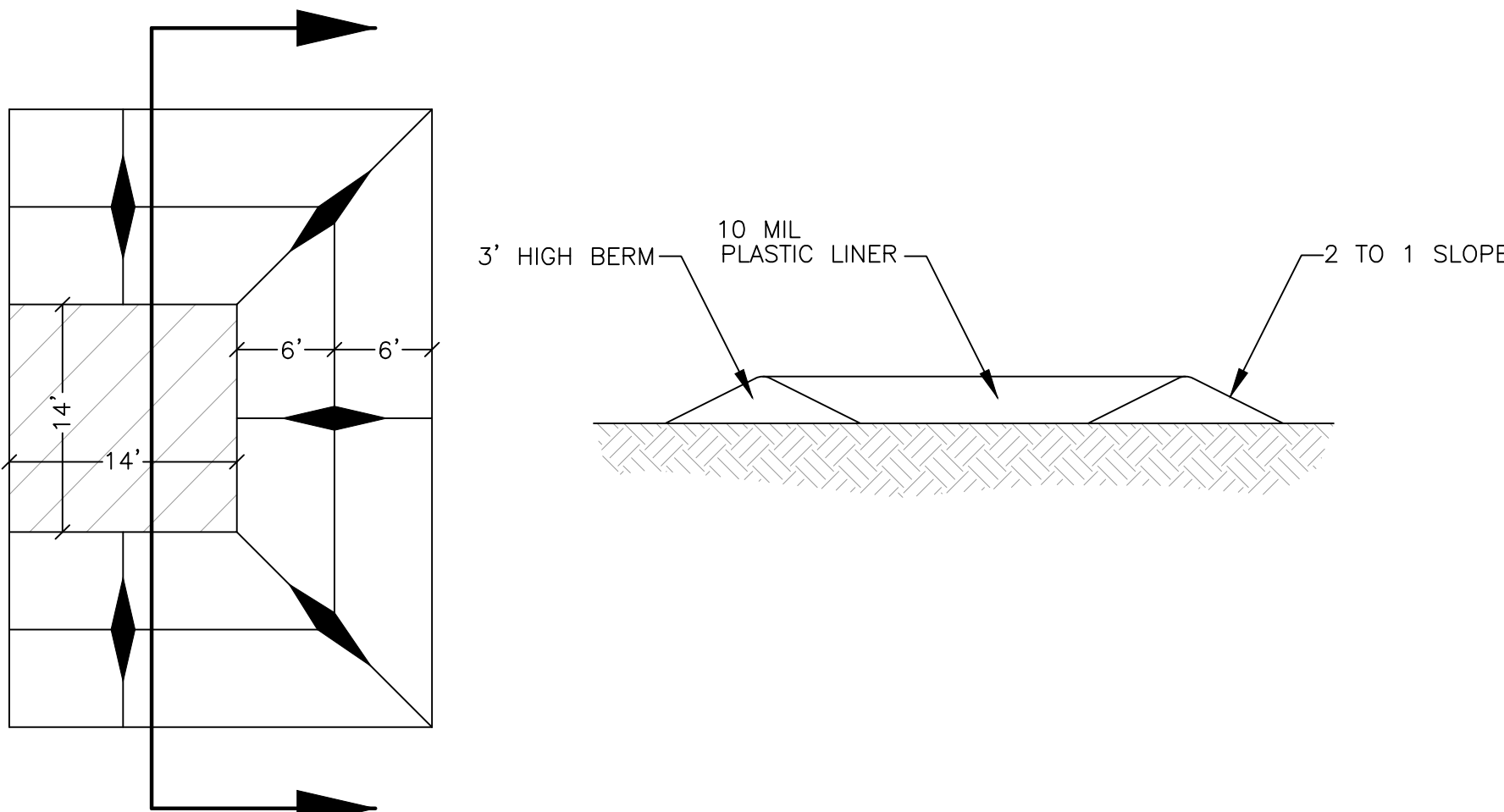
- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Unroll the silt fence, positioning the post against the downstream wall of the trench.
- *Adjacent rolls of silt fence should be joined by nesting the end post of one fence into the other. Before nesting the end posts, rotate each post until the geotextile is wrapped completely around the post, then abut the end posts to create a tight seal as shown in Figure 1.
- *Drive posts into the ground until the required fence height and/or anchorage depth is obtained.
- *Bury the loose geotextile at the bottom of the fence in the upstream trench and backfill with natural soil, tamping the backfill to provide good compaction and anchorage. Figure 2 illustrates a typical silt fence installation and anchor trench placement.

FIELD ASSEMBLY:

- *Excavate a minimum 15.2cm x 15.2cm (6"x6") trench at the desired location.
- *Drive wooden posts, or steel posts with fastening projections, against the downstream wall of the trench. Maximum post spacing should be 2.4-3.0m (8-10ft). Post spacing

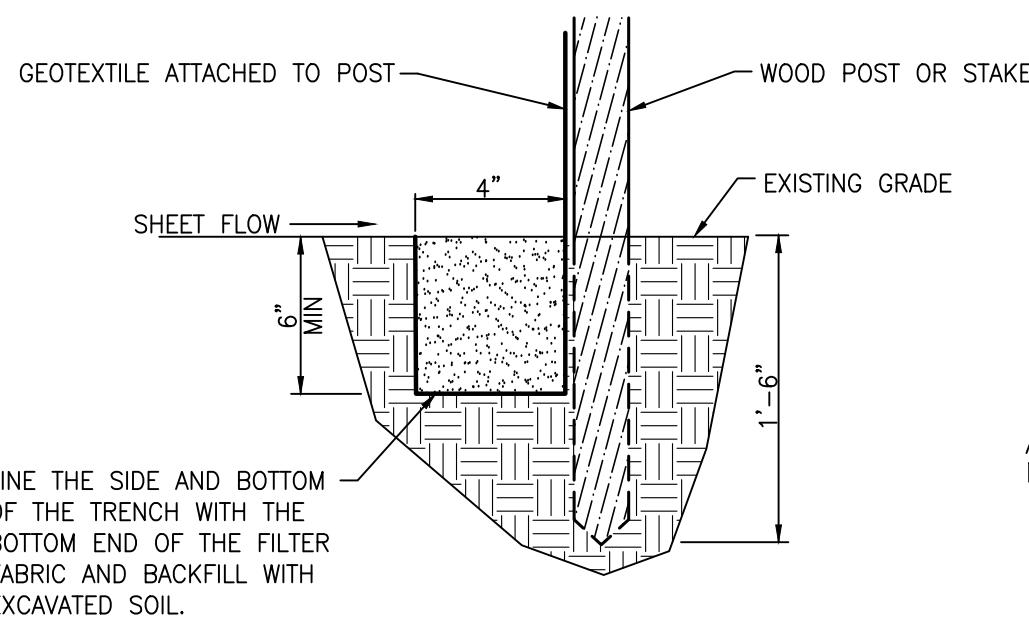
Silt Fence Detail

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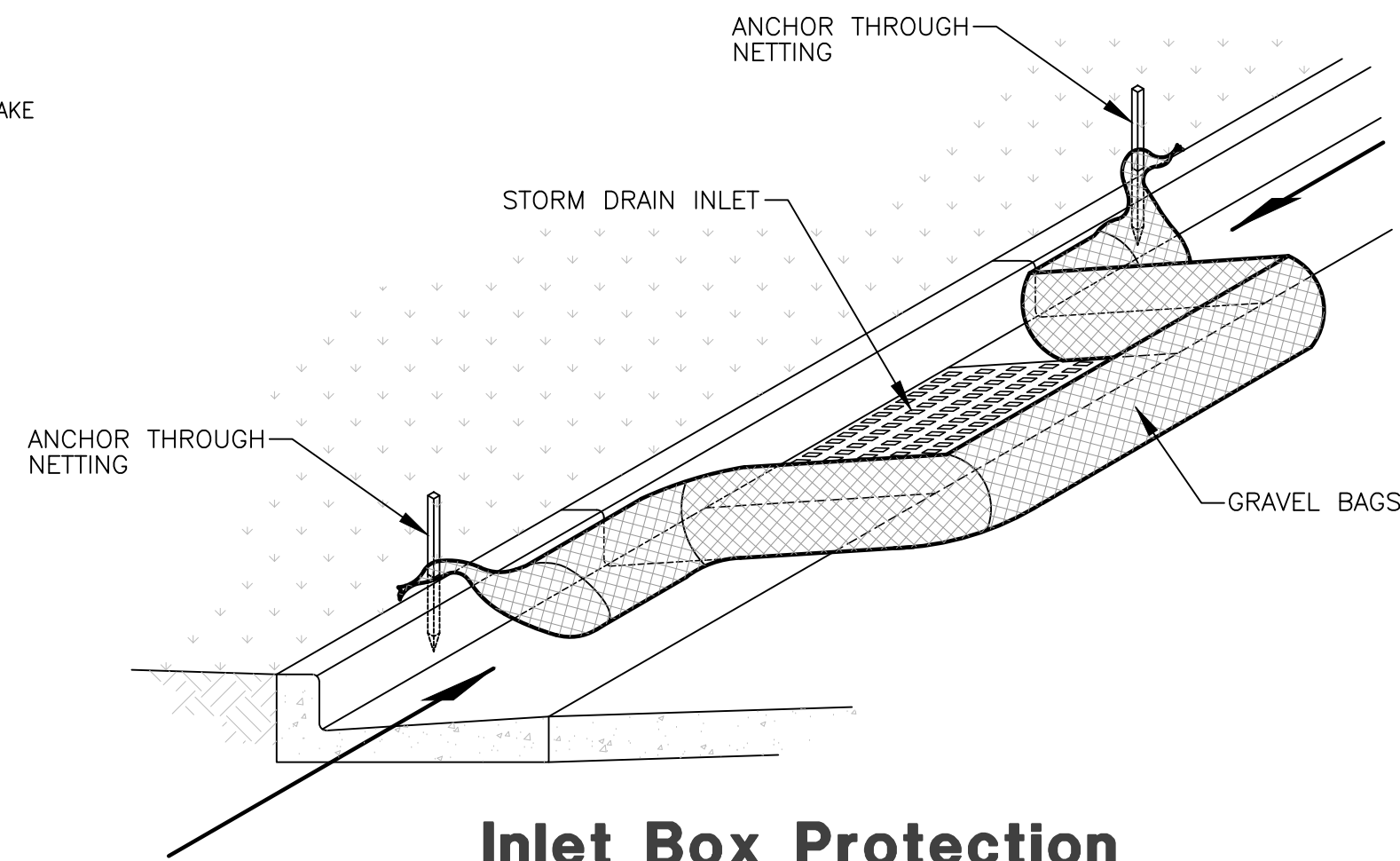


Concrete Washout Area w/ 10 mil Plastic Liner

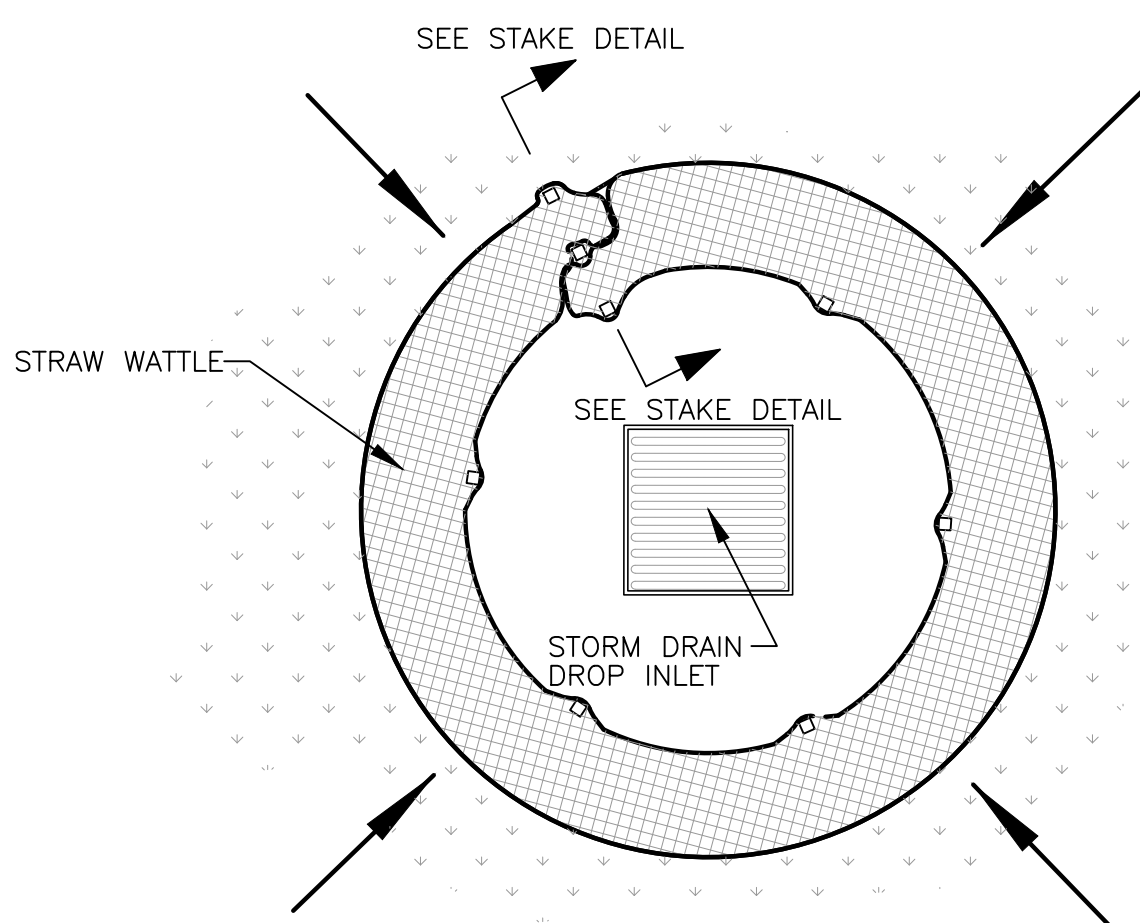
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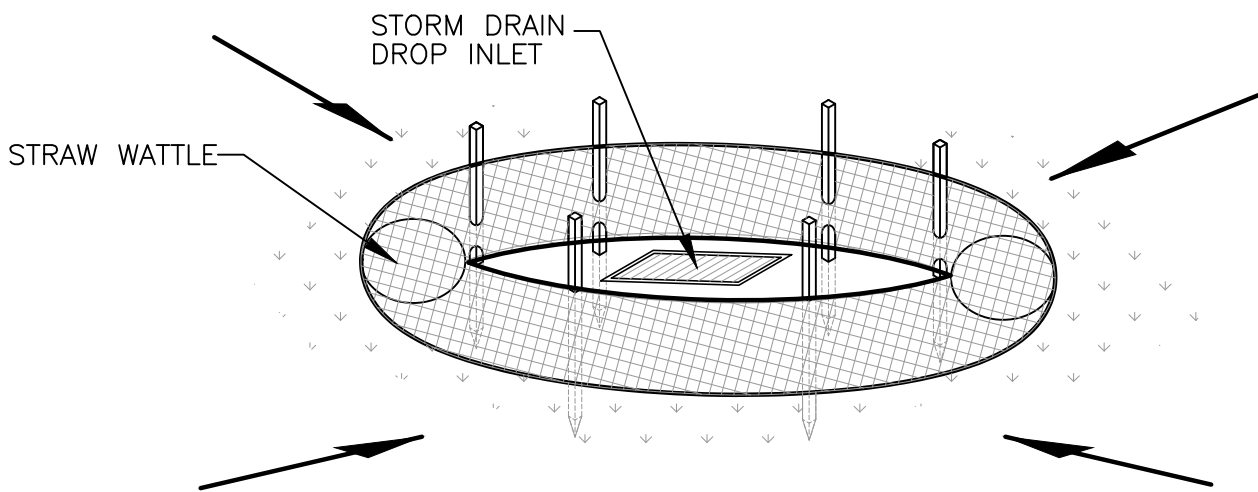
Section



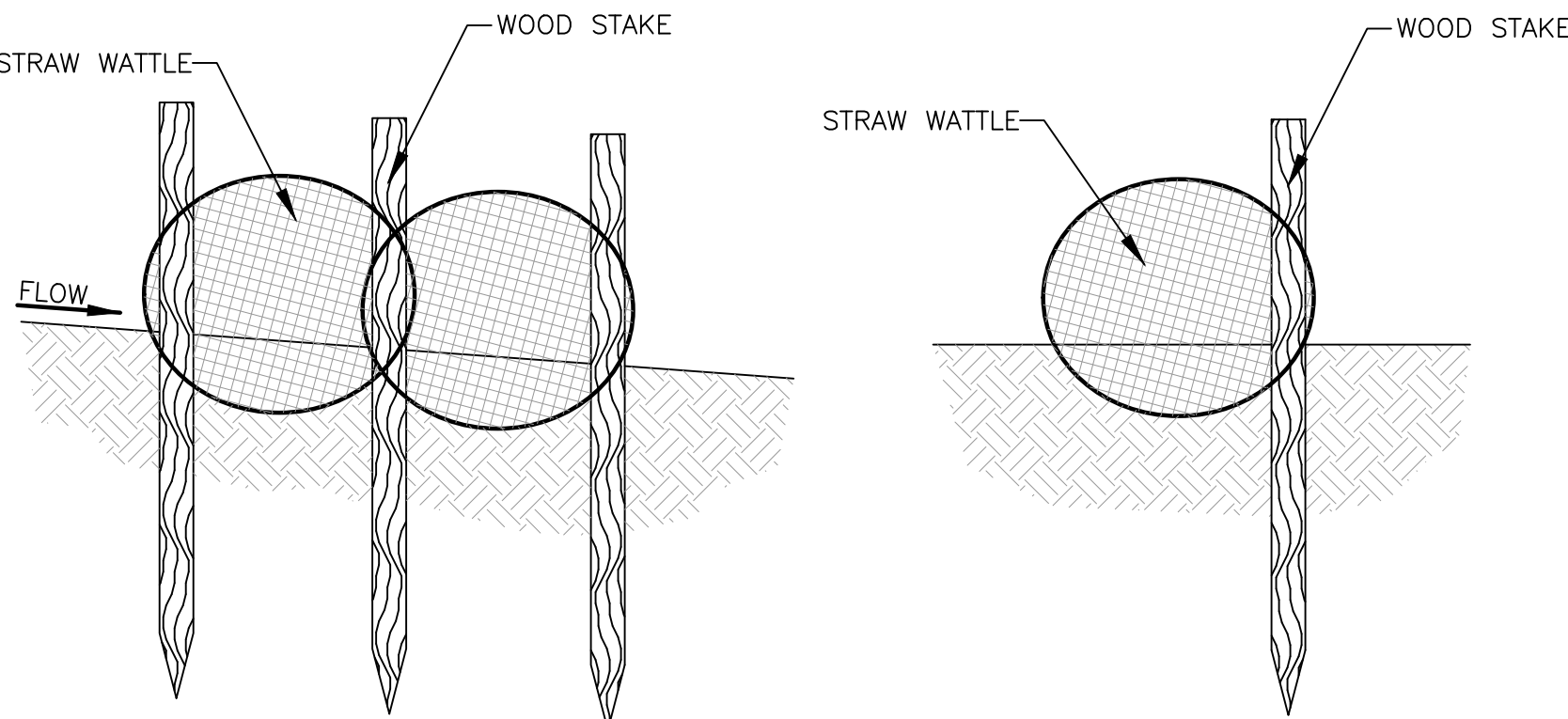
Inlet Box Protection



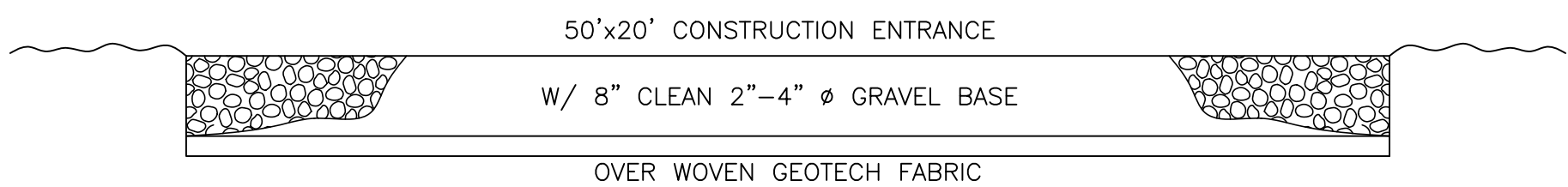
Plan View



Drop Inlet Protection



Stake Detail



Cross Section 50' x 20' Construction Entrance

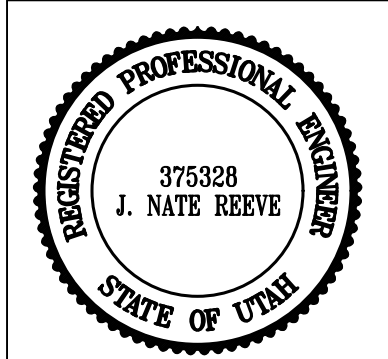
Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-1000 FAX: (801) 621-8666 www.reeve-associ.com
LAND OWNERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

RA

REVISIONS	DESCRIPTION
DATE	BY
10-24-19	RH
	City Comments

Medical Office Building
VINEYARD, UTAH COUNTY, UTAH

Storm Water Pollution
Prevention Plan Details



Project Info.	
Engineer:	J. NATE REEVE, P.E.
Drafter:	R. HANSEN
Begin Date:	9-30-19
Name:	MEDICAL OFFICE BUILDING
	SITE PLANS
Number:	6789-11

Sheet	12
9	Sheets

Revised: 10-24-19

Mill Road

20+00

21+00

22+00

23+00

24+00

13+00

11+00

12+00

35' Site Distance

PROPOSED MEDICAL
OFFICE BUILDING
12,093 SF

Mow Strip

35' Site Distance

Plant Table

TREES

Quantity	Symbol	Scientific Name	Common Name	Size
1		Pinus nigra	Austrian Pine	6" B&B
4		Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" cal.
17		Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.
6		Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2" cal.
16		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2" cal.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Size
32		Buxus microphylla 'Green Beauty'	Green Beauty Boxwood	5 gal.
14		Ligustrum vulgare 'Iodense'	Iodense Privet	5 gal.
3		Forsythia x intermedia	Forsythia	5 gal.
63		Juniperus procumbens 'Nana'	Dwarf Japanese Juniper	5 gal.
69		Pinus mugo 'Slowmound'	Slowmound Mugo Pine	5 gal.
58		Cotoneaster horizontalis 'Perpusillus'	Prostrate Rock Cotoneaster	5 gal.
34		Weigela florida 'Alexandra'	Wine and Roses Weigela	5 gal.
40		Physocarpus opulifolius 'Dart's Gold'	Darts Gold Ninebark	5 gal.
24		Cornus alba 'Bailhale'	Ivory Halo Dogwood	5 gal.
171		Potentilla fruticosa 'Gold Drop'	Gold Drop Cinquefoil	5 gal.

PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Size
37		Calamagrostis 'Karl Foerster'	Karl Foerster Grass	5 gal.
32		Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
12		Perovskia atriplicifolia	Russian Sage	1 gal.
6		Coreopsis grandiflora	Coreopsis/Tickseed	1 gal.



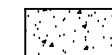
Decorative Boulders



Turf Grass Poa pratensis (3 species) Kentucky Bluegrass Sod

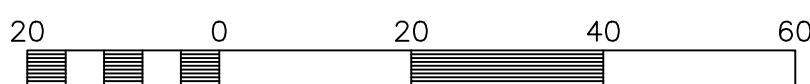


Cobble Mulch 2"-3" Diameter - 3" Depth



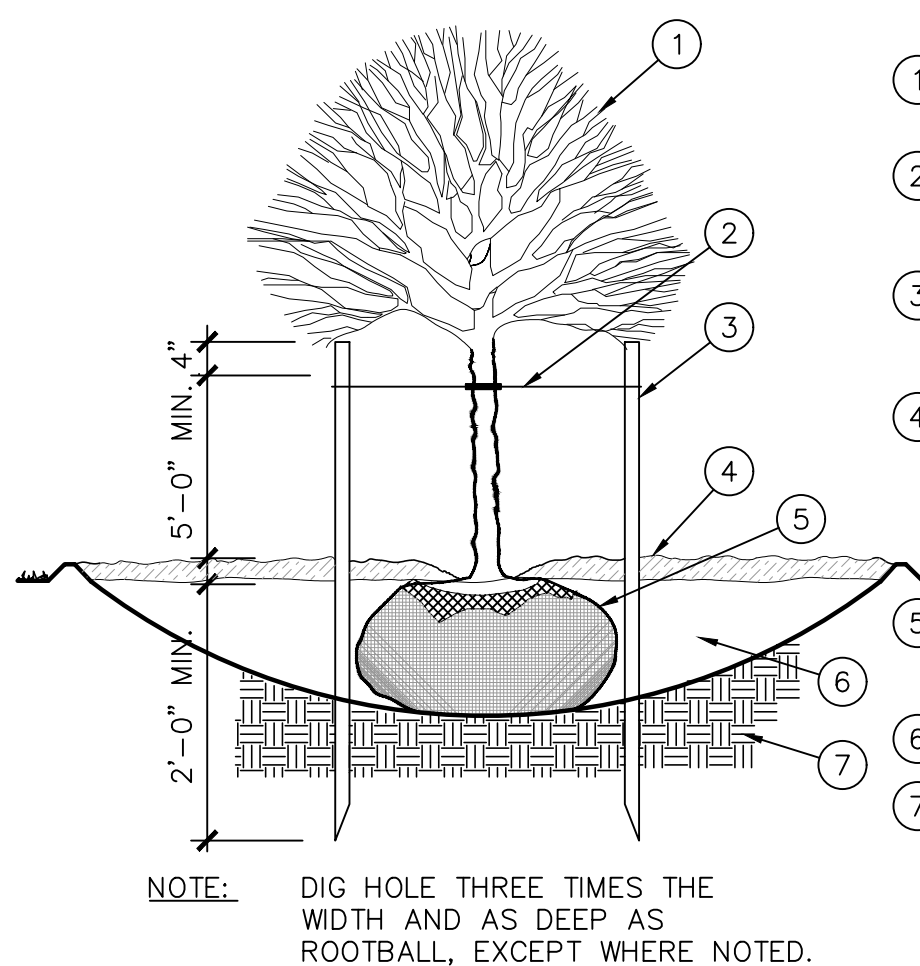
Gravel Mulch 1" Diameter - 3" Depth

Place 2" minus, crushed gravel mulch over Dewitt Pro 5 Weed Barrier Cloth in all planting beds. Gravel to be earth tone colors. Contractor to provide samples to owner for approval prior to delivery. Use pre-emergent herbicide prior to placing Fabric and Mulch.



PLANTING NOTES

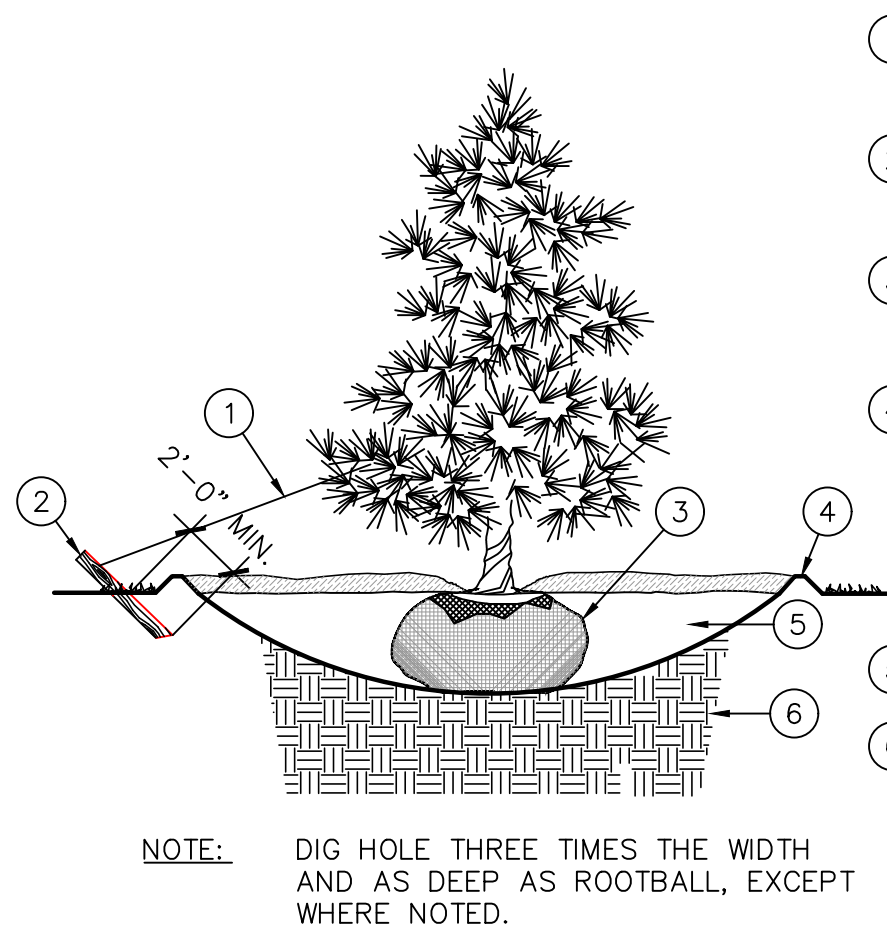
- This planting plan is diagrammatic and plant locations are approximate.
- Field survey, stake, and string the layout and locations of site construction features for approval before actual construction. The layout shall conform to the exact location and grades of the intended work to be done.
- Coordinate all aspects of the planting plans with the irrigation system and call the attention of the owners representative to any conflict in placement of plants in relation to sprinkler heads, lines and valves at the time the landscape installation phase takes place.
- Finish grade of soil in lawn areas shall be 2" below pads, walks, paving, headers and curbs to accommodate sod. Grades in areas when seeded shall be 1" lower than adjacent edge.
- Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
- All sod areas shall receive a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
- Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
- Face each shrub to give the most pleasing look as seen from a line perpendicular to the wall or walk to/from which it is viewed.
- Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
- Shrub beds shall drain properly to prevent standing water from occurring. Call improperly draining planters or planting beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
- Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not crowd out small perennial plants with excessive mulch.



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

DECIDUOUS TREE PLANTING

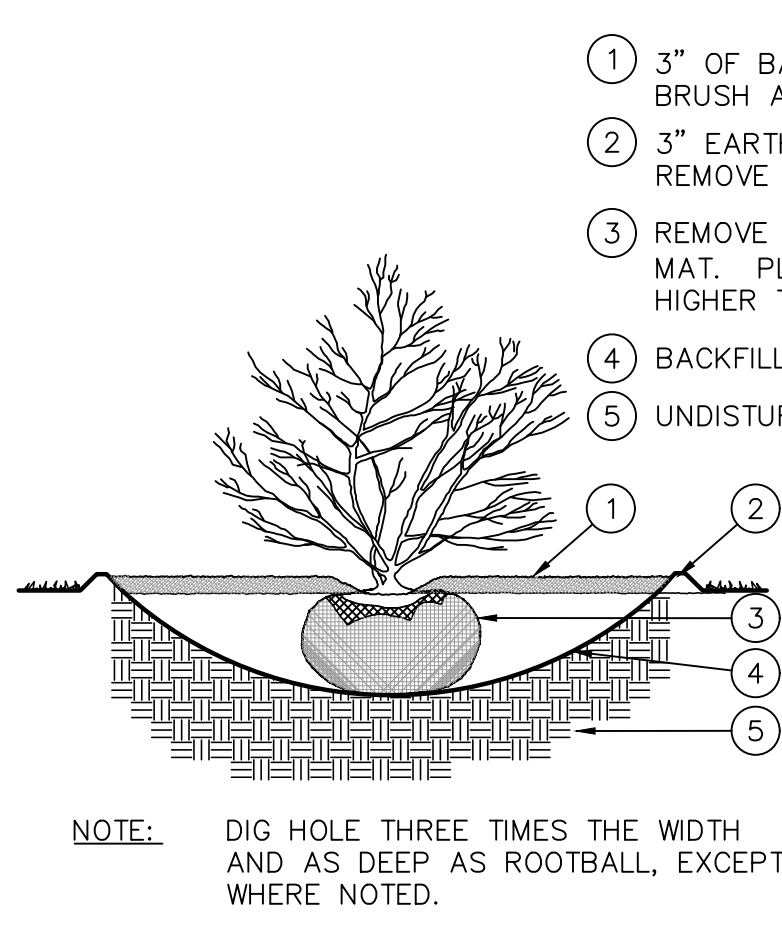
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

CONIFEROUS TREE PLANTING

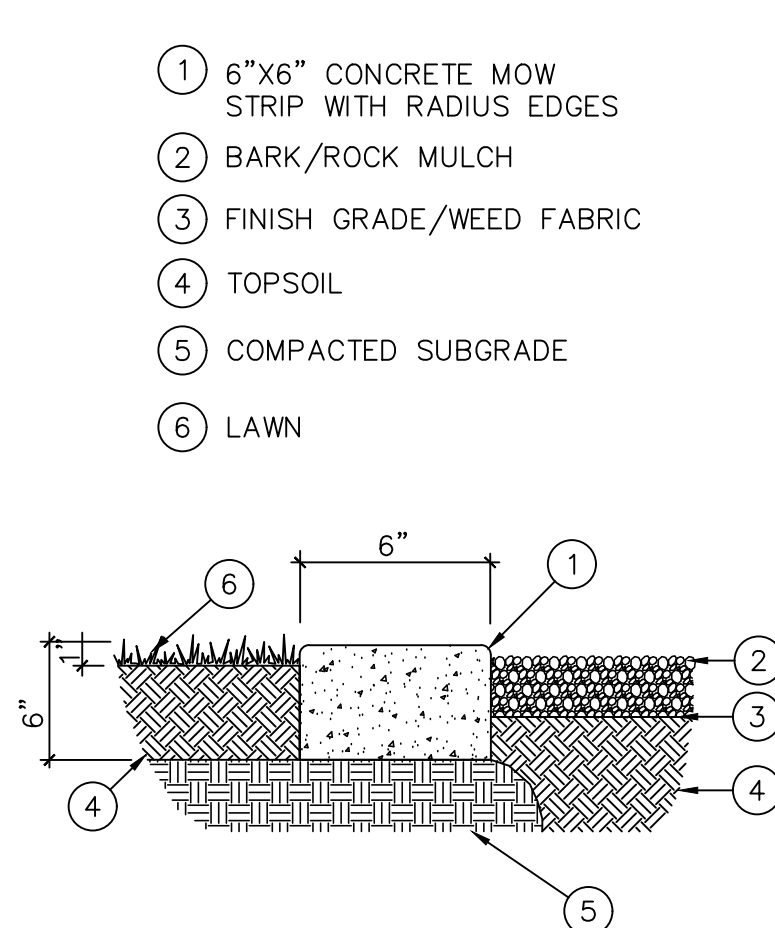
NTS



NOTE: DIG HOLE THREE TIMES THE WIDTH AND AS DEEP AS ROOTBALL, EXCEPT WHERE NOTED.

SHRUB PLANTING

NTS



CONCRETE MOW STRIP

NTS

Project Info.

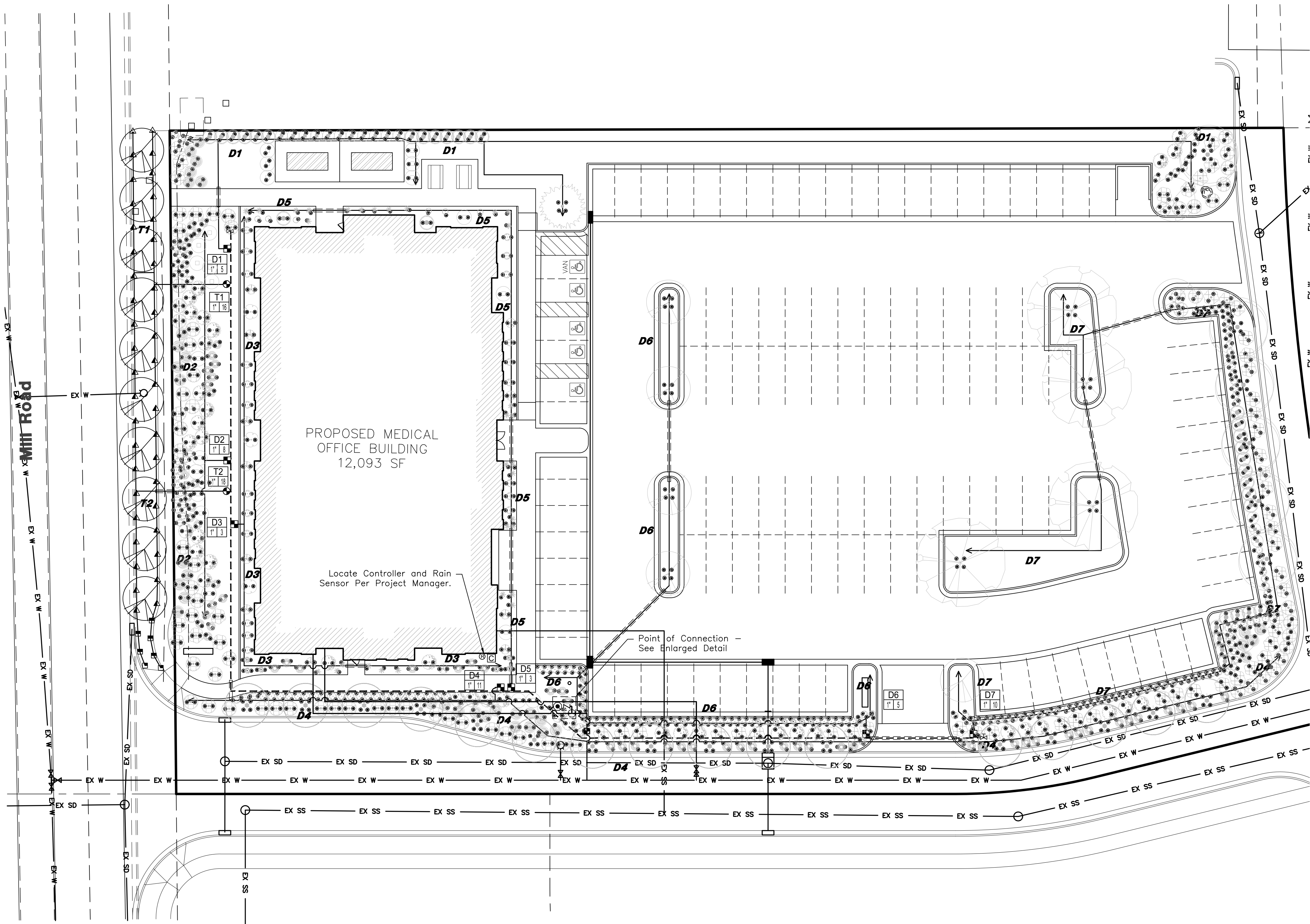
Landscape Architect:
Nathan C. Peterson
Drafter:
N. Peterson
Begin Date:
September, 2019
Name:
NAME
SUBDIVISION
PHASE
Number: JOB NUMBER

Sheet

10

12

Sheets



IRRIGATION SCHEDULE

RADIUS	SYMBOL	PSI	MANUFACT.	CATALOG #	DESCRIPTION
SPRAY	QU. HALF FULL				HEAD; NOZZLE
5'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 5' MPR
8'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 8' MPR
10'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 10' MPR
12'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 12' MPR
15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15' MPR

4'X15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15RCS/LCS
4'X15'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15EST
4'X30'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15CST
4'X30'		30	RAINBIRD	1804-SAM-PRS	SPRAY; 15SST

EQUIP.	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		FORD	BC11-444SWM-NL	STOP AND WASTE
		WILKINS	975XL2	BACKFLOW PREVENTION ASSEMBLY
		STRONGBOX	SBBC-30AL	ALUMINUM BACKFLOW ENCLOSURE
		RAINBIRD	MODEL 44LRC	1" QUICK COUPLING VALVE
		FORD	B111-333-NL 3/4"	MANUAL DRAIN VALVE ASSEMBLY
		RAINBIRD	ESP LXME	120 VAC-INDOOR/OUTDOOR CONTROLLER
		RAINBIRD	WR2-RC	WIRELESS RAIN SENSOR
		RAINBIRD	XCZ-100-PRB-COM	DRIP REMOTE CONTROL VALVE
		RAINBIRD	PEB SERIES	REMOTE CONTROL VALVE

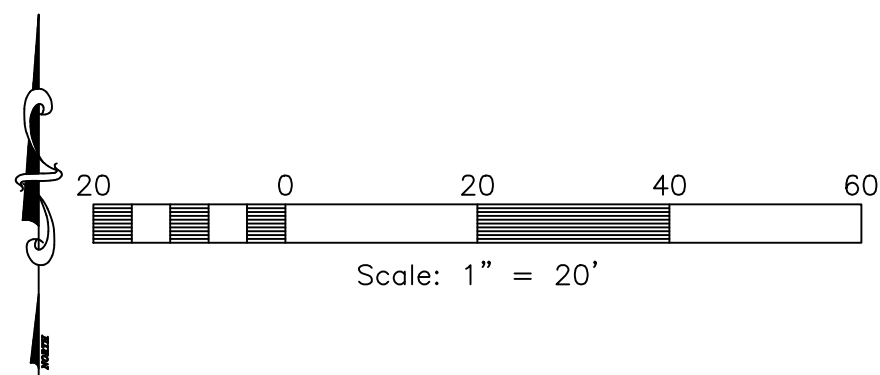
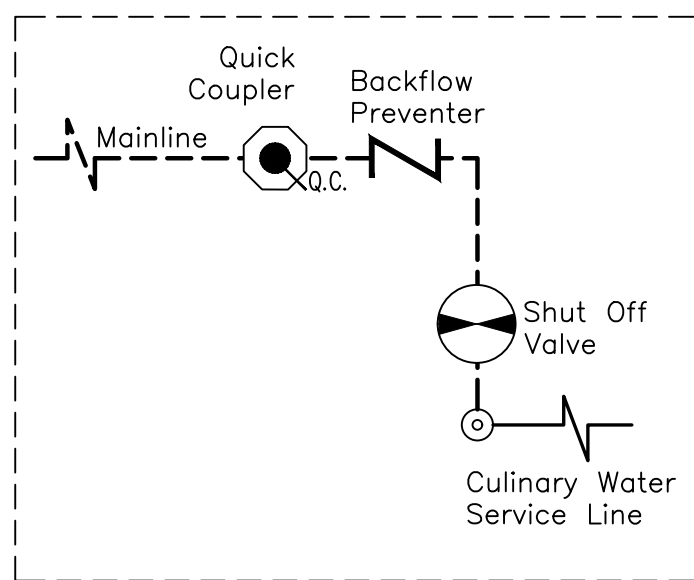
PIPE	SYMBOL	CATALOG #	DESCRIPTION
		SCH. 40	1.25" PVC MAIN LINE
		SCH. 40	PVC LATERAL LINE
			PVC/POLY DRIP LATERAL LINE
		SCH. 40	PVC SLEEVE

DRIP	SYMBOL	MANUFACT.	CATALOG #	DESCRIPTION
		RAINBIRD	XB-T-20-PC	XERIBUG DRIP EMITTERS, 2 GAL/HOUR
				1 EMITTER PER 1 GALLON PLANT
				2 EMITTERS PER 5 GALLON PLANT
				4 EMITTERS PER TREE (OUTSIDE TURF AREAS)

LABELS

C-1	VALVE NO
1.5" 21	GALLONS PER MINUTE
	VALVE SIZE
D1	DRIP IRRIGATION ZONE NUMBER

POINT OF CONNECTION

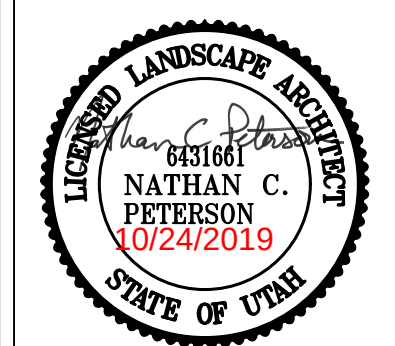


REVISIONS	DESCRIPTION
DATE	City Comments
10-24-2019	

Medical Office Building

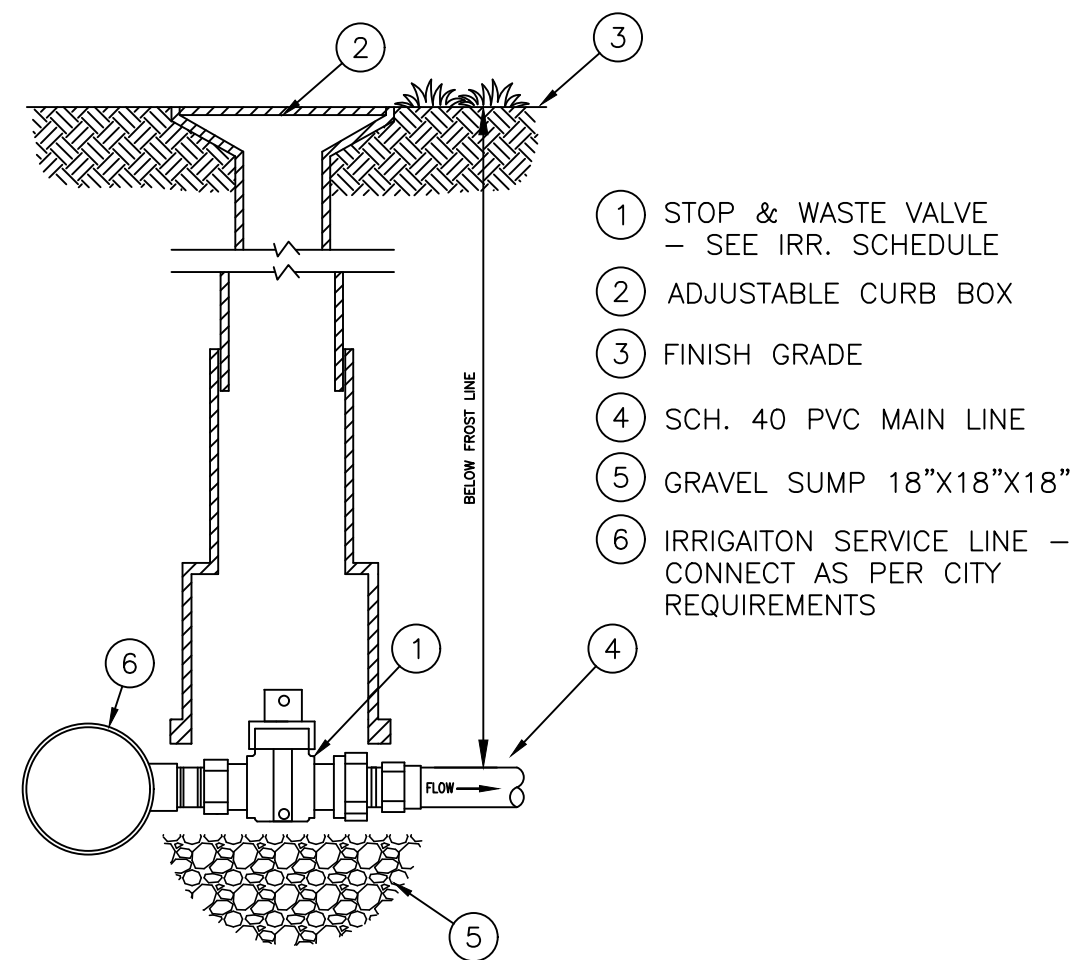
VINEYARD, UTAH COUNTY, UTAH

Irrigation Plan



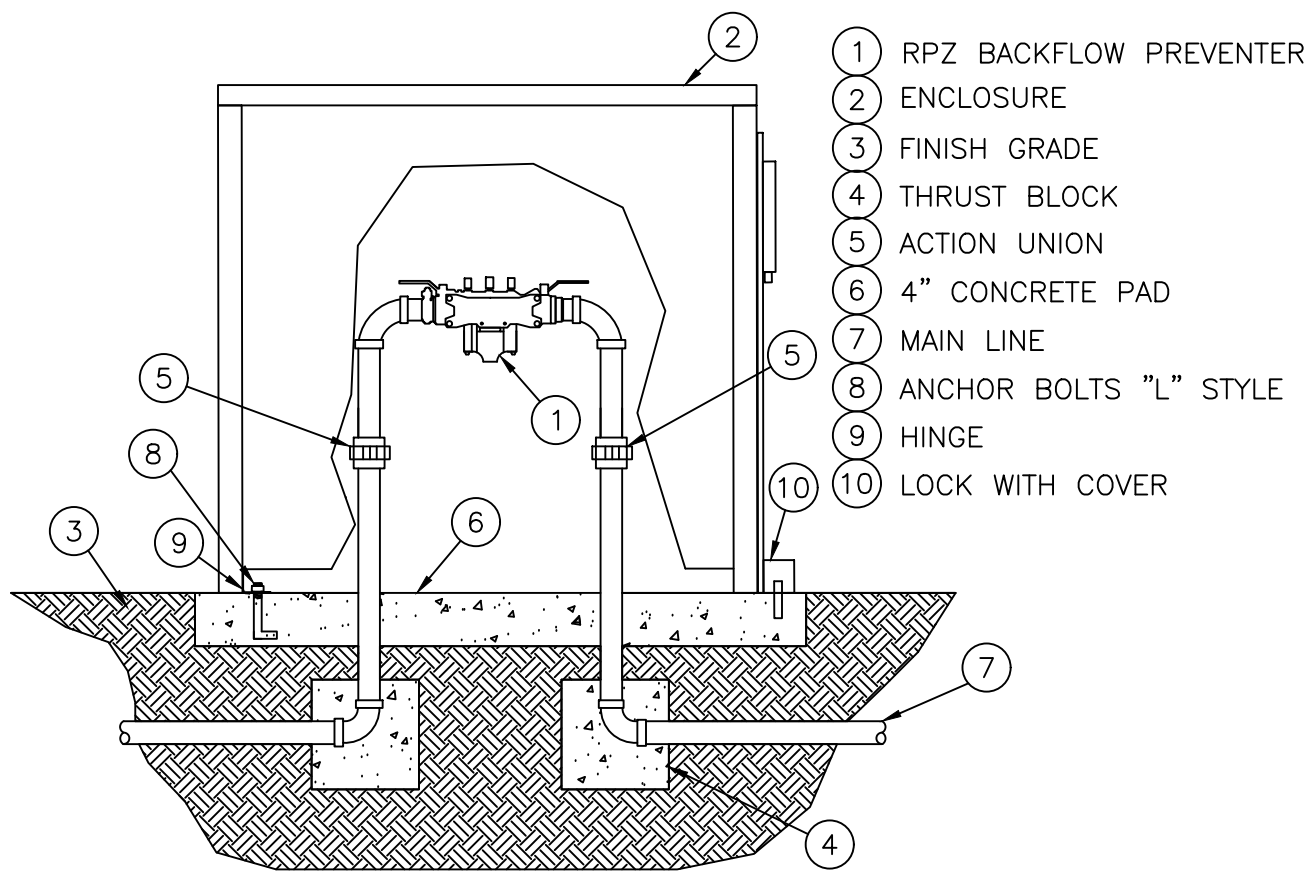
Project Info.

Landscape Architect:
 Nathan C. Peterson
 Drafter:
 N. Peterson
 Begin Date:
 September, 2019
 Name:
 NAME
 SUBDIVISION
 PHASE
 Number: JOB NUMBER



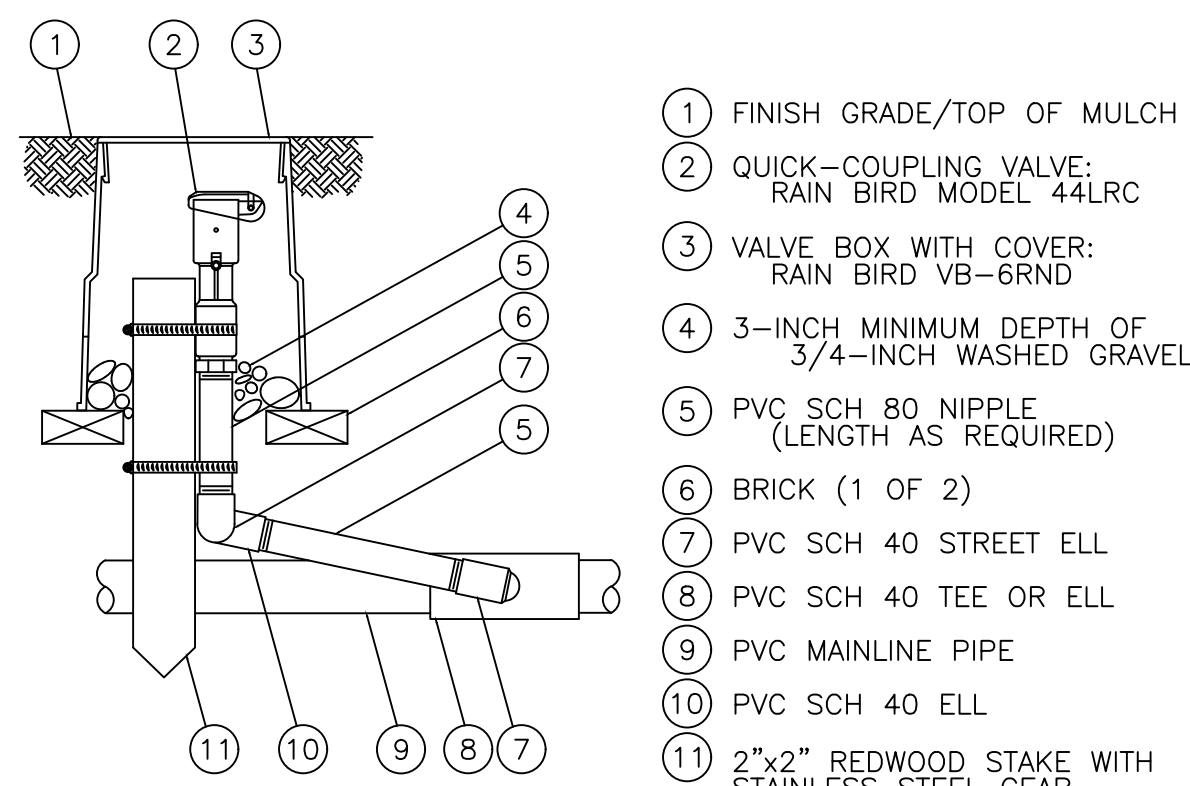
STOP & WASTE ASSEMBLY

N.T.S.



BACKFLOW PREVENTER

N.T.S.

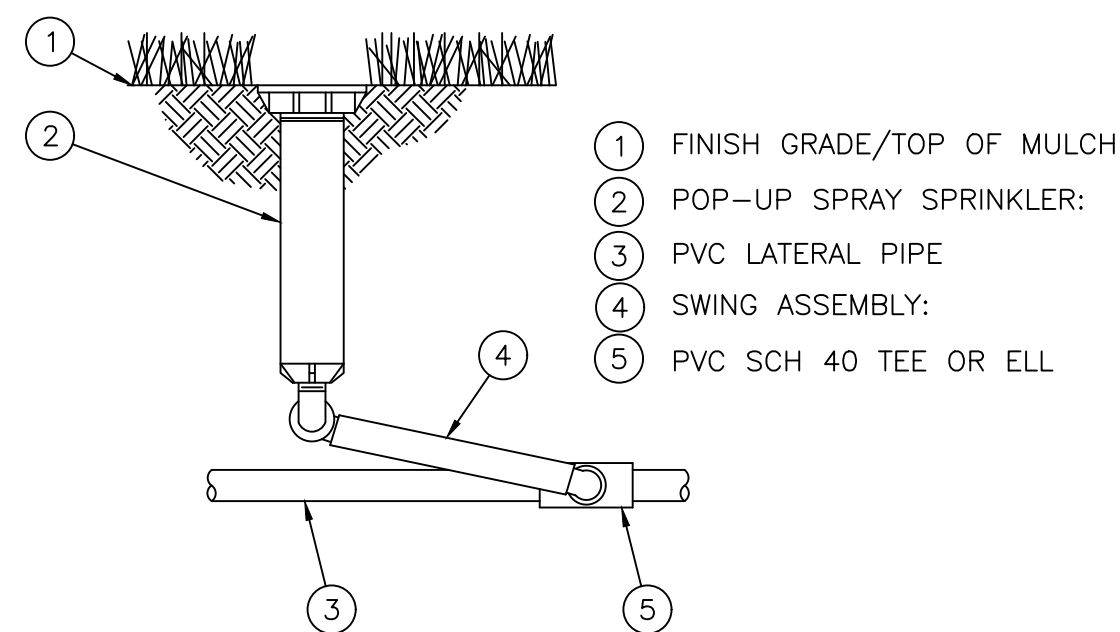


NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

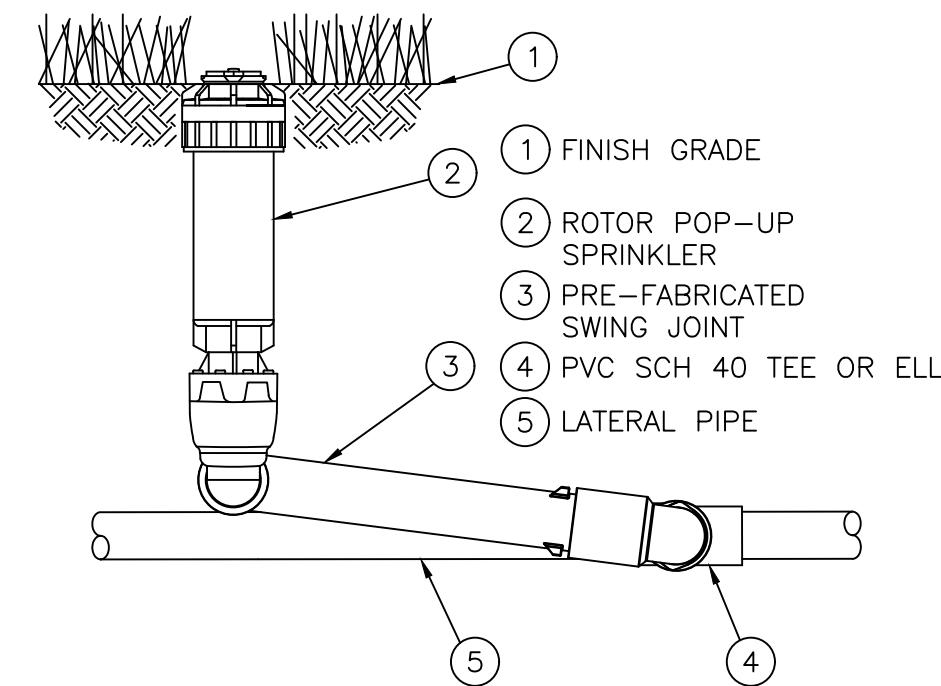
QUICK COUPLING VALVE

N.T.S.



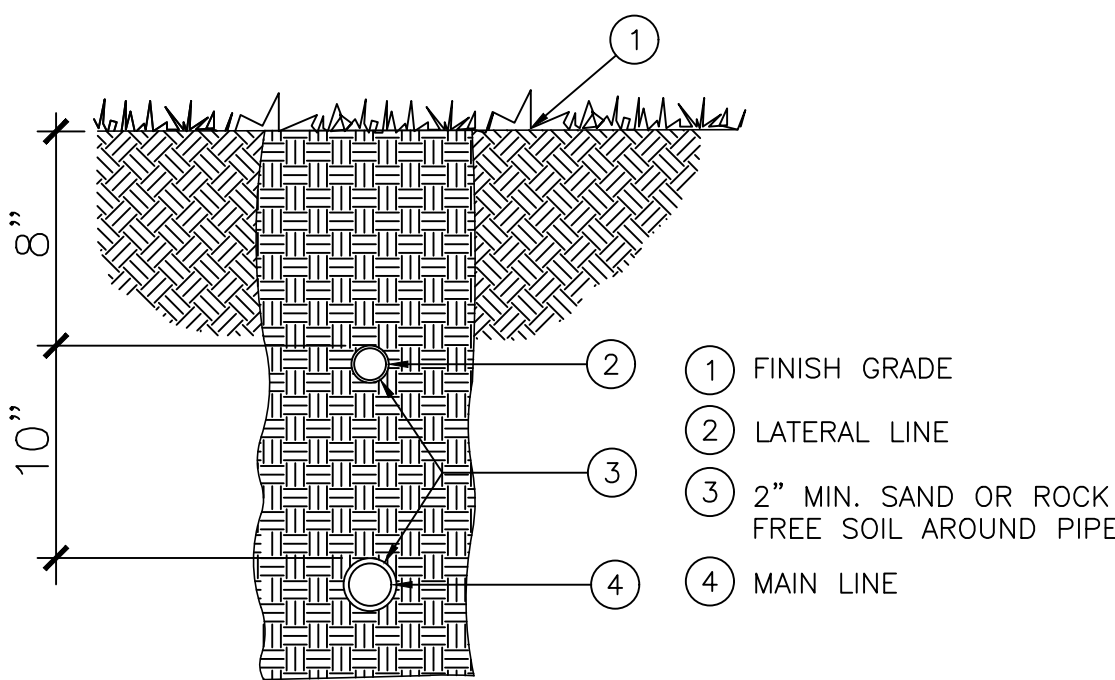
POP-UP SPRAY HEAD

N.T.S.



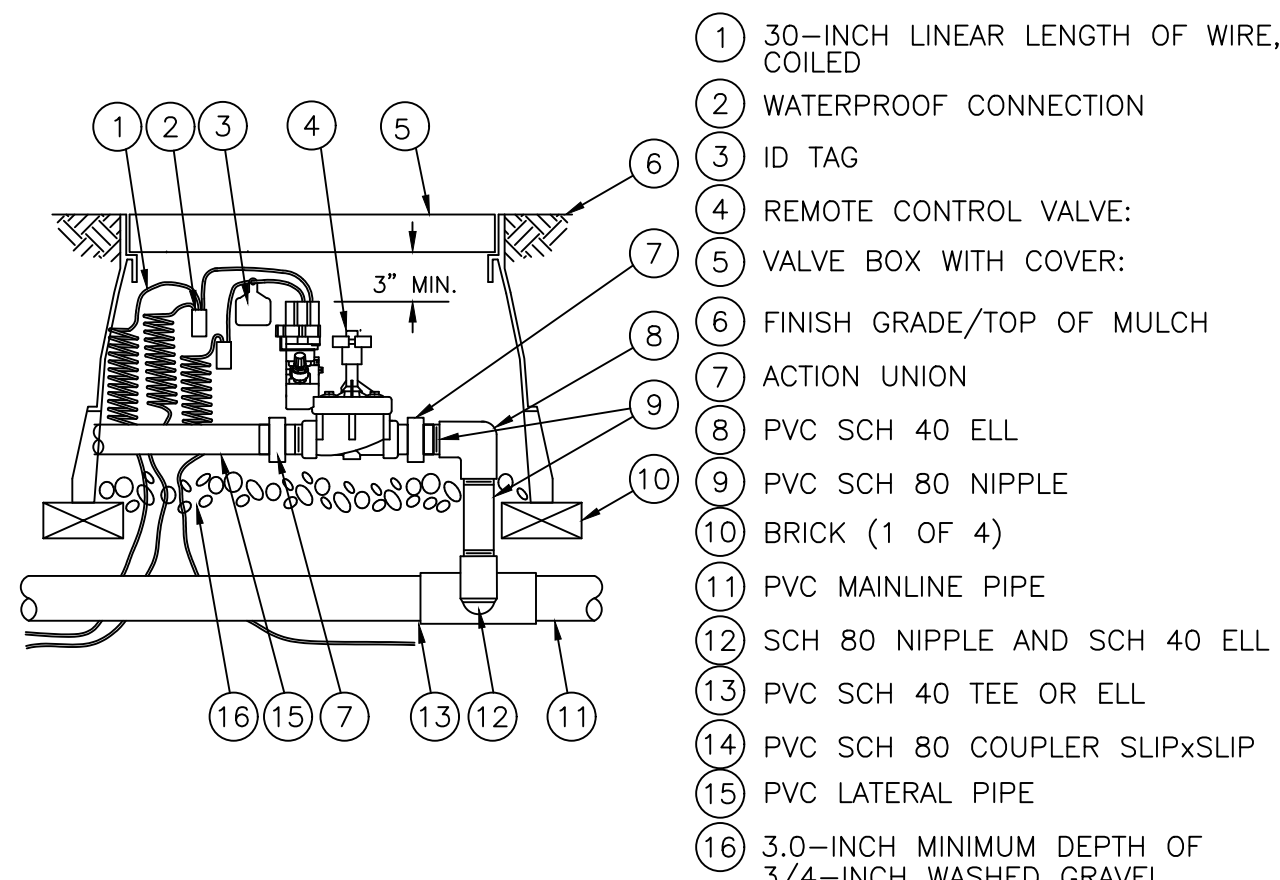
ROTOR POP-UP HEAD

N.T.S.



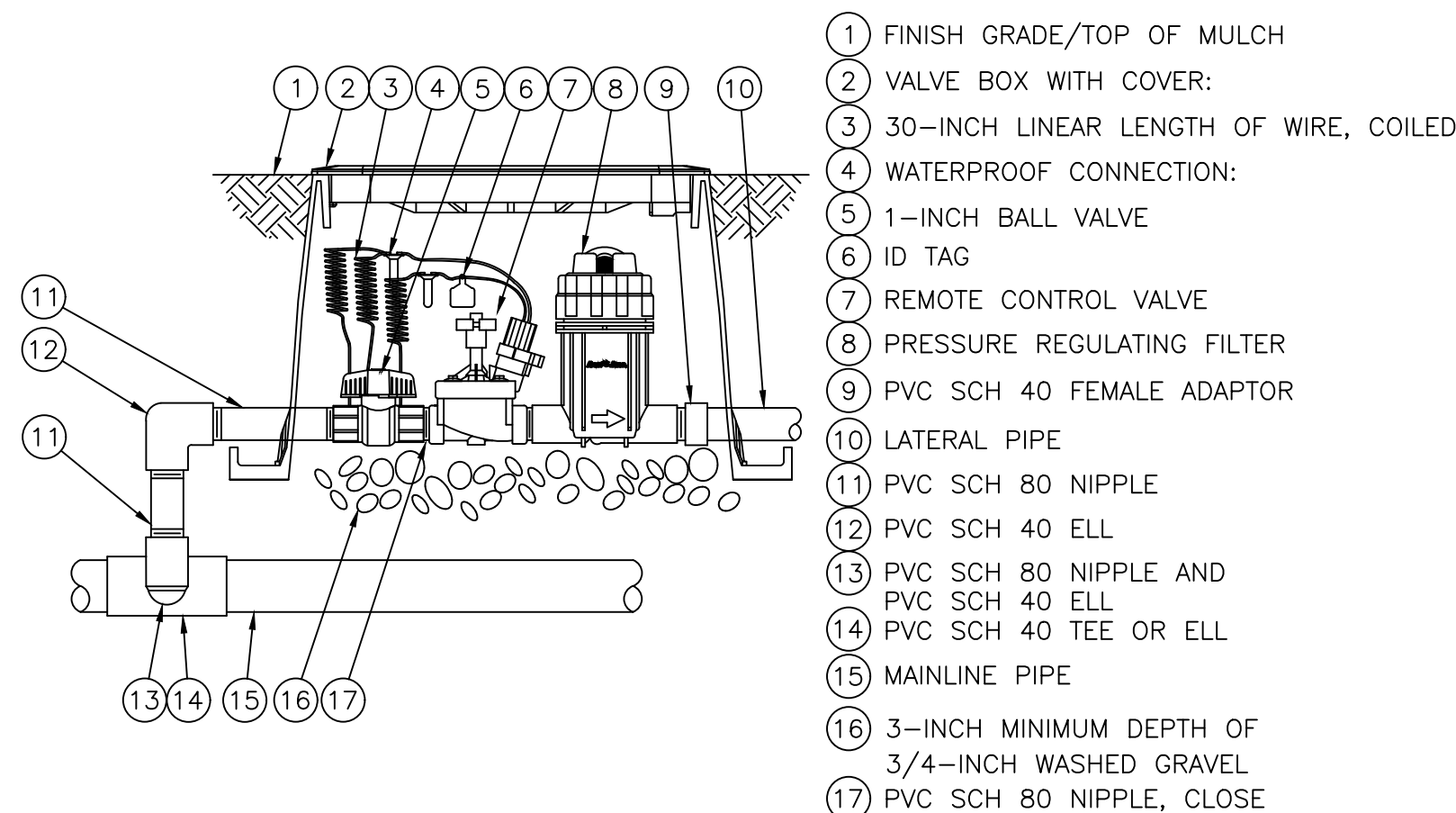
TRENCH SECTION

N.T.S.



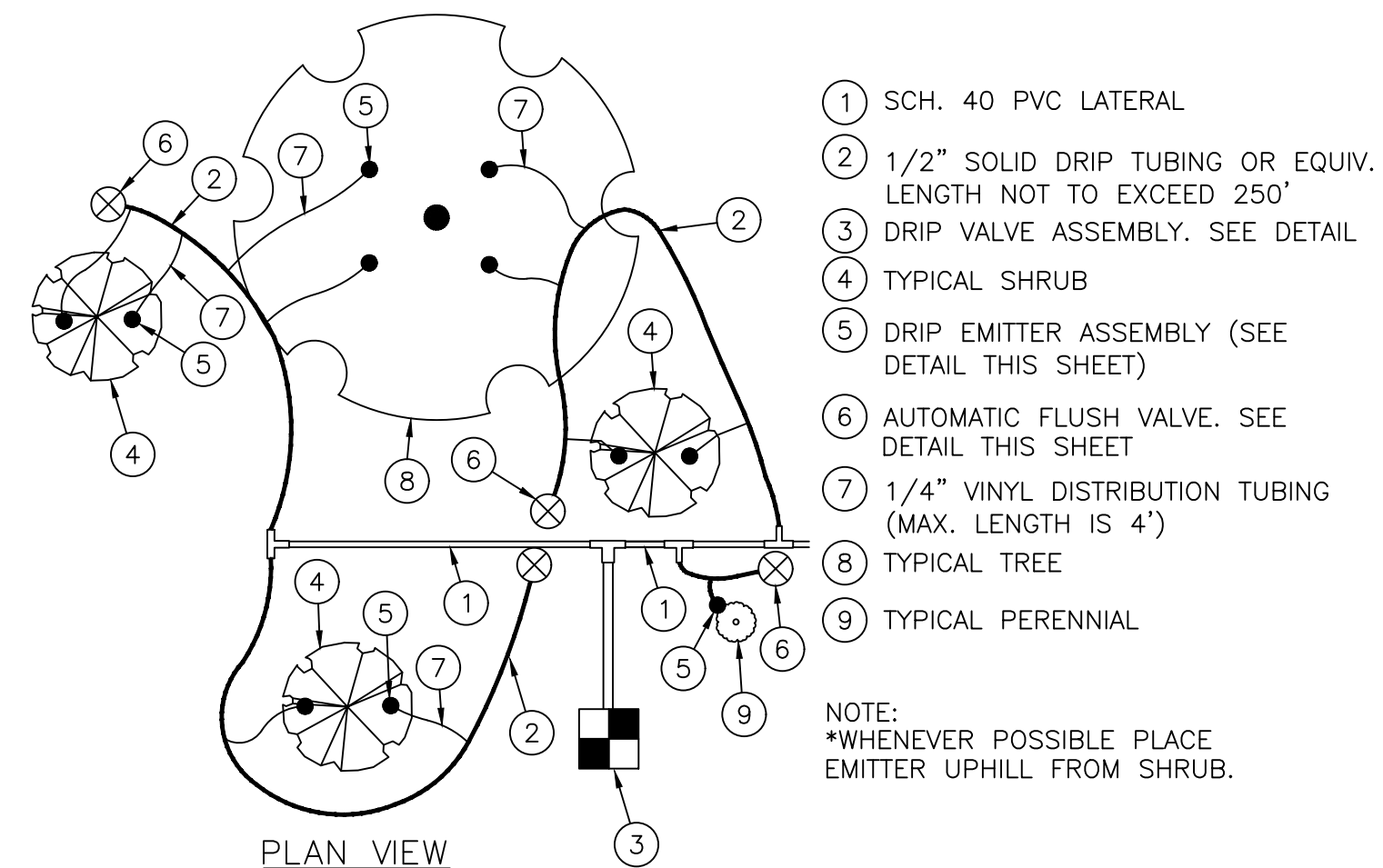
REMOTE CONTROL VALVE

N.T.S.



DRIP REMOTE CONTROL VALVE

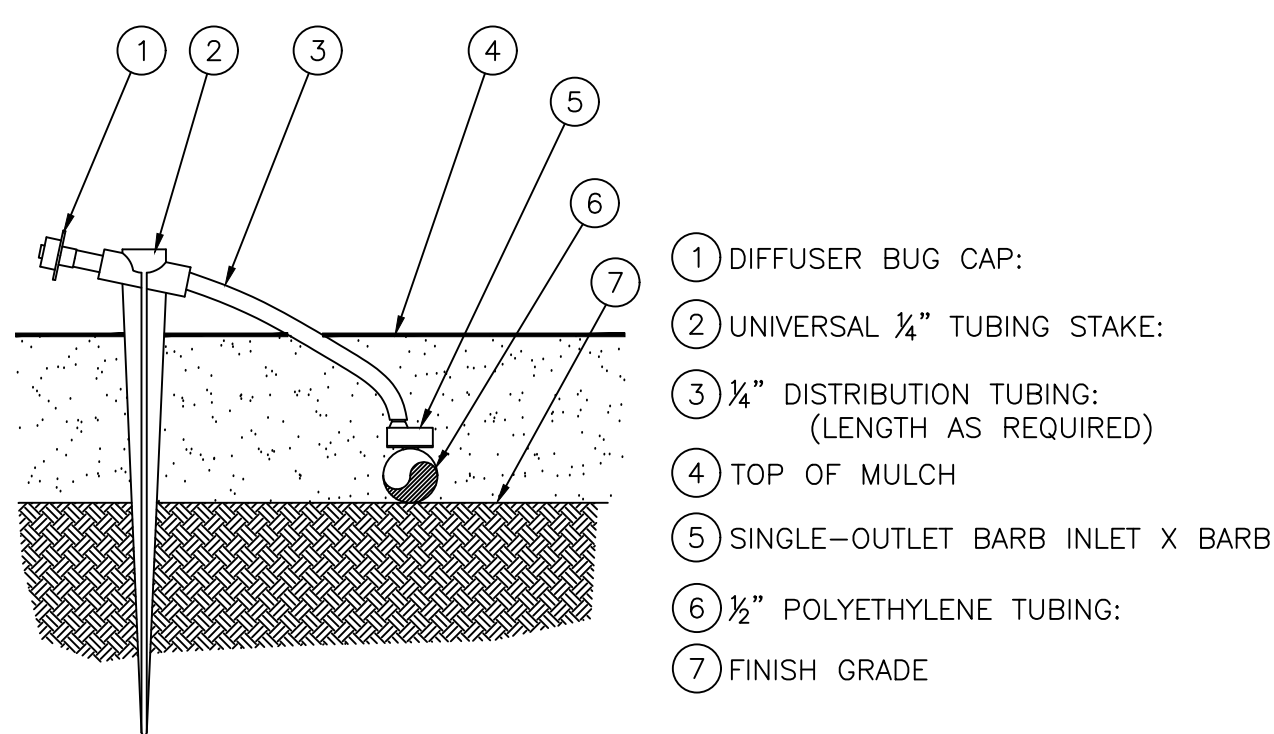
N.T.S.



PLAN VIEW

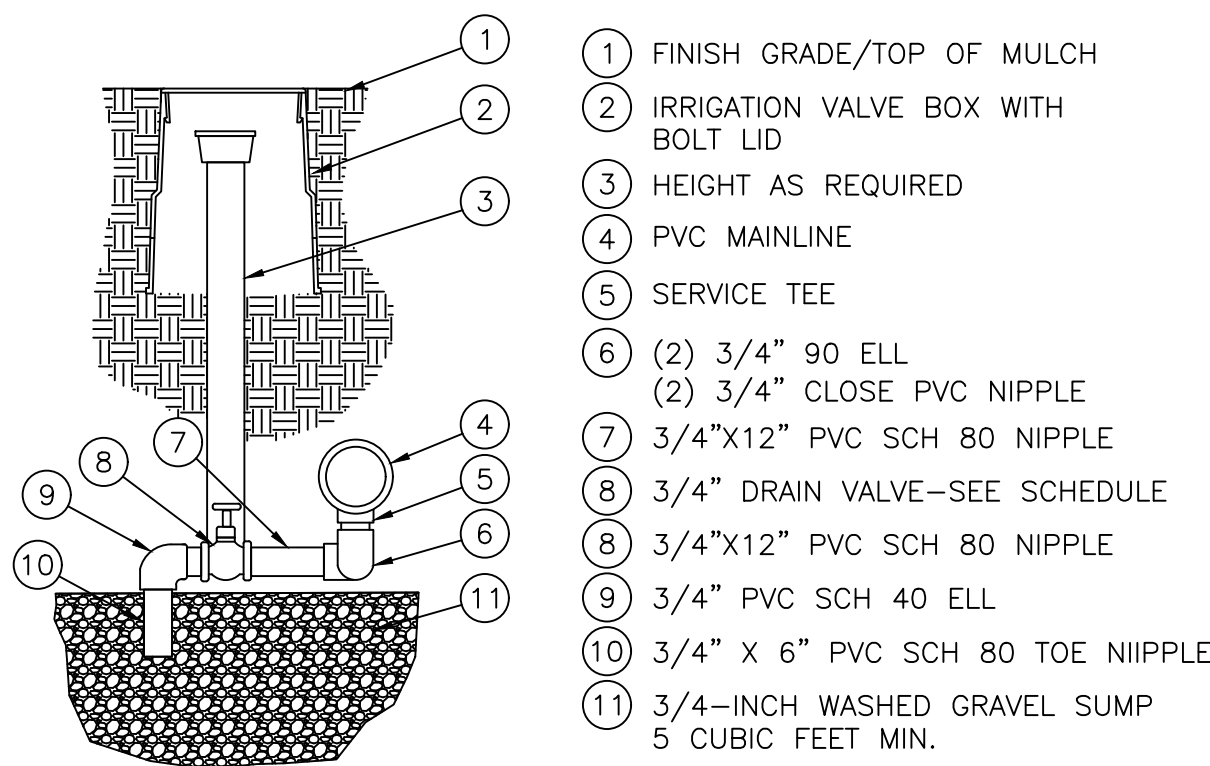
DRIP ZONE LAYOUT

N.T.S.



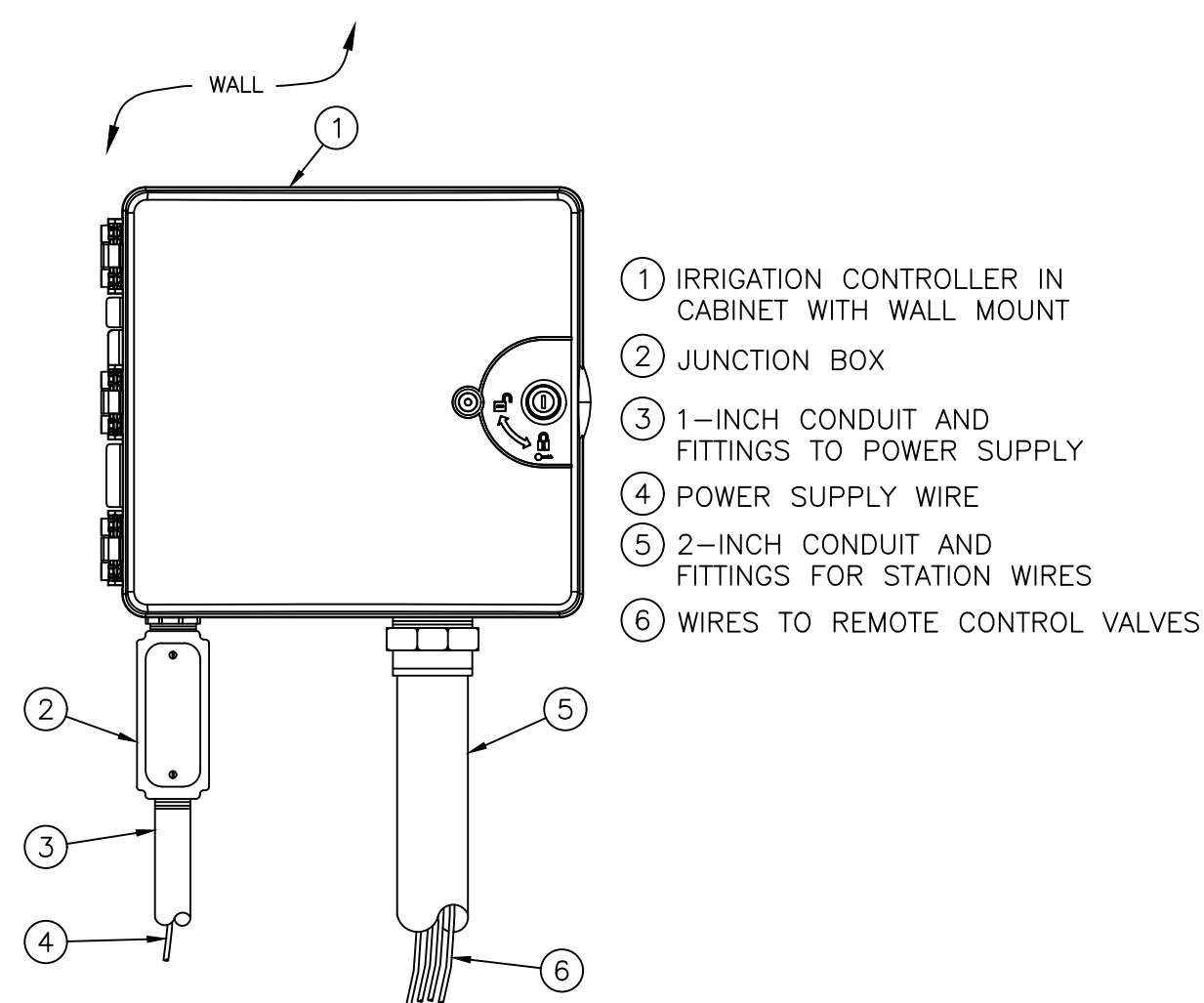
DRIP EMITTER ASSEMBLY

N.T.S.



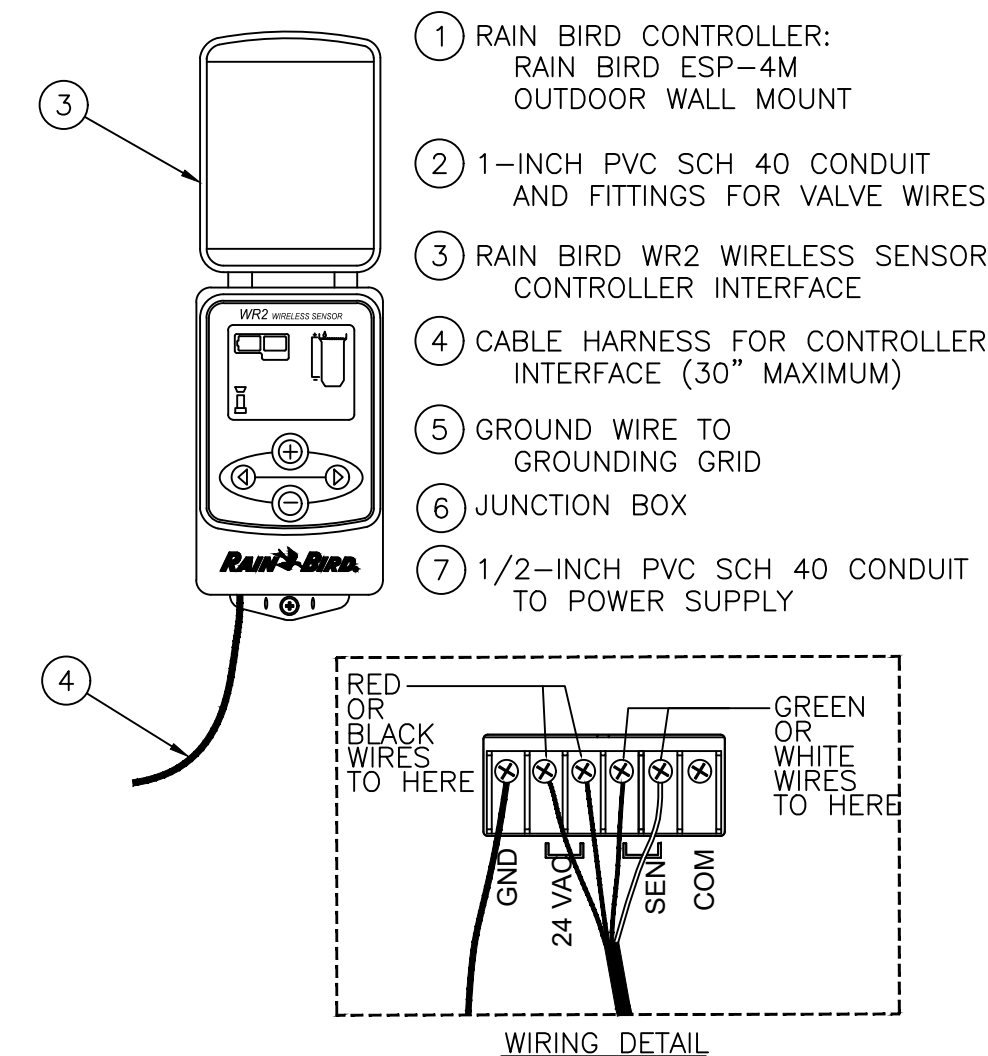
MANUAL DRAIN VALVE

N.T.S.



IRRIGATION CONTROLLER

N.T.S.



WIRING DETAIL

WIRELESS RAIN SENSOR

N.T.S.

REVISIONS	DESCRIPTION	DATE
10-24-2019	City Comments	

G:\REVIT\2019\Vineyard MOB - 1948\Elec\VINEYARD MOB E102.dwg October 02, 2019 4:06pm By: jll

1

2

3

4

5

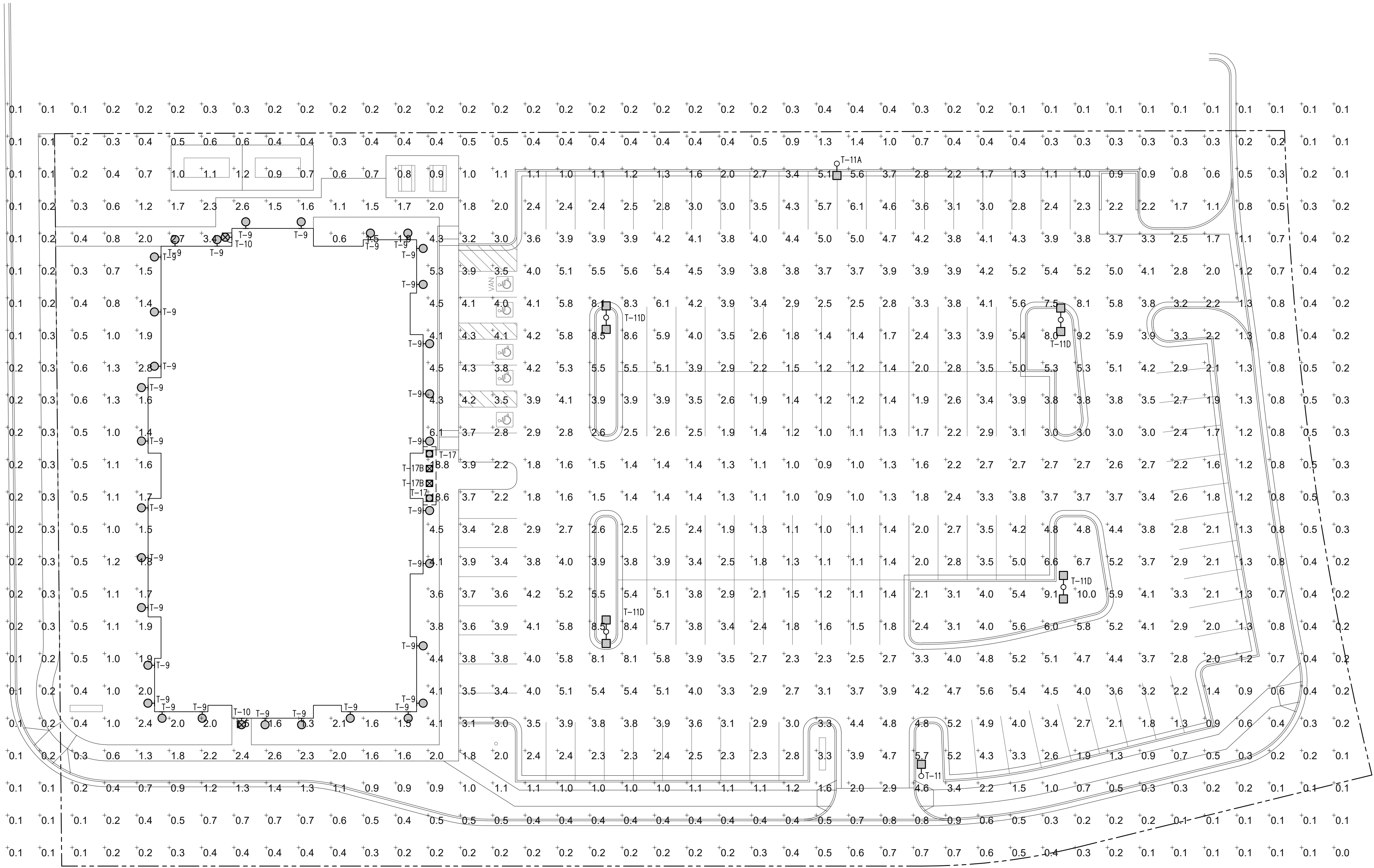
△	MARK	REVISION	DATE

CALCULATION SUMMARY

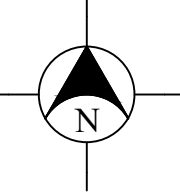
AREA NAME	GRID	TYPE	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
PARKING	0'-0"	H-H	10.00	<+>	2.1	18.8	0.00	N/A	N/A

MASTER LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	BALLAST	WATTS	IMAGE
DESCRPT. LUMINOUS LED WALL SCONCE, 2000 LUMENS, 19W, DECORATIVE BARS								
T-9	SHAPE	673-25-WP-L3/840-120-CC-2HTB/2VTB	120	WALL @ 108" (V.I.F.)	INCLUDED		19	
DESCRPT. LOW PROFILE, LED WALLPACK, EMERGENCY BATTERY, 2700 LUMENS, 27W, 4K								
T-10	LITHONIA	DSXW1 10C 700 40K TFM 120 ELCW CC	120	WALL @ 15'-0" (V.I.F.)	INCLUDED		27	
DESCRPT. POLE MOUNTED, CUTOFF LUMINAIRE SINGLE HEAD, LED, 20,404 LUMENS, 20FT SQUARE POLE								
T-11	LITHONIA	DSX1 LED P6 40K T3M MVOLT SPA DDBXD	208	20'-0" POLE	INCLUDED		209	
T-11A	SAME AS T-11 EXCEPT TYPE IV DISTRIBUTION (FORWARD THROW) WITH HOUSE SIDE SHIELD							
T-11D	SAME AS T-11 EXCEPT DOUBLE HEAD "T" CONFIGURATION							
DESCRPT. 8" APERTURE RECESSED CAN, CLEAR ALZAK LENS, 3.5K, 1800 LUMENS, WET LISTED, WIDE DISTRIBUTION								
T-17	GOTHAM	EVO35/188WRW0277	120	RECESSED	INCLUDED		41	
T-17B	SAME AS T-17 EXCEPT WITH EMERGENCY BATTERY							



1 SITE PHOTOMETRIC PLAN
E102 SCALE: 1" = 20'-0"



NELSON ENGINEERING, INC.
Consulting Engineers
156 North Twelfth Avenue
Pocatello, Idaho 83201
Ph (208) 232-2577
FAX (208) 234-0918

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 CURTIS MINER ARCHITECTURE	233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 FAX: (801) 769-3001 cma@cmautah.com	DATE: 10-23-2019 PROJECT #: 1948 PROJ. MAN.: MJE CHECKED BY: MSI
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PROJECT: VINEYARD MOB - VINEYARD, UT		
SHEET DESCRIPTION: SITE PHOTOMETRIC PLAN		
		SHEET: E102













Date: October 30, 2019

Agenda Item: Public Hearing and Consideration of Ordinance 2019-09 Preschool and Day Care Amendment

From: McKenna Marchant, Planning Tech

Department: Community Development

Subject: Public Hearing for Preschool and Day Care Amendment

In order to make the Vineyard Zoning Code and Waters Edge Zoning Code consistent for Preschool and Day Care uses, staff is proposing the following:

- Seven or fewer children is a permitted use in all residential zones;
- Eight to ten children is a conditional use in residential zones; and requires a second care provider;
- Eight to ten children requires a second care provider.

RECOMMENDATION:

Staff is recommending a positive motion be forwarded to the City Council of Ordinance 2019-09 and Ordinance 2019-10.

PROPOSED MOTION:

"I move to forward a positive recommendation of Ordinance 2019-09 and Ordinance 2019-10 to the City Council."

ATTACHMENTS:

- Proposed Ordinance

SECTION 1: AMENDMENT “15.12.050 District Use Table*” of the Vineyard Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

15.12.050 District Use Table*

1. District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
2. Prohibited Uses: All uses marked with an “x” in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in [VZC 15.14 Special Purpose Districts](#), VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.

Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site. P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		O S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	F M U	B P	R C	FO I	M	P F
RESIDENTIAL ⁸	Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
	Dwelling Single-Family	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N
	Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N	N	N
	Model Home	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
	Residence for Persons with a Disability	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school	N	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	N	N	N	N	N	N	N
	Residential Facility for Elderly Persons	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Residential Lease, Short-term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
COMMERCIAL	Agriculture, Commercial	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Animal Hospital	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	P	N
	Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	N	N
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Car Wash	N	N	N	N	N	N	N	N	N	N	C	N	N	C ³	C	P	N
	Chemical Manufacture, Storage, and Distribution (Existing)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C3	N	N
	Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	C	N	N	P	P	P	N

Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	C	C	C	P	N	N	N
Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	C	N	C	C	N	N	N
Composting Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	C	C	P	N
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	P	N
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	N	P ⁷	N	P ⁷	N
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	N	N
Flammable Liquids or Gases Manufacture, Storage and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C	N
Funeral Home/Mortuary	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	N
Golf Course	C	C	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Health and Fitness Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N
Hotel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Hybrid Production Facility	N	N	N	N	N	N	N	N	N	N	C	C	N	C	P	N	N
Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P ²	P ²	N
Kennel, Outdoor Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	C ²	N
Laundry, Commerical	N	N	N	N	N	N	N	N	N	N	C	C	N	N	P	P	N
Laundry, Self Serve	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
Manurfacturing, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	N
Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N

Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	N	N
Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N
Office	N	N	N	N	N	N	N	N	N	N	P	P	P	p ⁴	p ⁴	N	N
Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	C	N	N
Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N
Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N
Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	p ³	P	p ³³	N	N
Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	C ²	C ²	C ²	N	N
Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

	Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
	Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
	Vehicle and Equipment Sale or Rental New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	N
	Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P	N
	Warehouse Club	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	N
	Wholesale Distribution	N	N	N	N	N	N	N	N	N	C	N	C	N	P	P	N	N
PUBLIC AND INSTITUTIONAL	Assembly, Place of	N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	N	N	N	N	N
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C	C
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N	N
	Educational Facility	N	C	C	C	C	C	C	C	C	P	P	P	C	N	N	N	N
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	p	P	C	N	N	N	N	N
	Environmental Remediation Activities	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P
	Farmers' Market	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	C
	Helicopter	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	N
	Hospital	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	N	N	C	C	C	C	C

	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	C	C	P	C	P	P	P
	Museum	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N
	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	P	N	C	N	P	P	N
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	P	P	N	C	C	C	C
	Wireless Telecommunications Site/Facility	N	C ²	C ²	N	N	N	N	N	N	C ²	C ²	C ²	N	C ²	C ²	C ²
ACCESSORY USES	Accessory Building	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Accessory Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	C	C	N
	Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Domestic Livestock and Fowl	N	p ²	p ²	N	N	N	N	N	N	N	N	N	N	N	N	N
	Home Day Care	N	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Home Occupation	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N
	Home Preschool	N	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
	Household Pets, Noncommercial	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N

Open/Outdoor Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	P	N
Seasonal Use	T ⁵	N	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N
Sign - Temporary	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
Swimming Pool	P	C ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N
Temporary Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵⁵	T ⁵	T
Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	C

1. Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in VZC 15.60 of this ordinance are permitted.
2. See VZC 15.34 for additional use development standards.
3. Use is allowed as an accessory use to a principle use.
4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.

AFTER AMENDMENT

15.12.050 District Use Table*

1. District Use Table: The district use table lists all use types and zoning districts where the use type is permitted (P), allowed through the provision of a conditional use permit (C), permitted as an accessory use (A) to a principal use or permitted for temporary timeframe (T).
2. Prohibited Uses: All uses marked with an “x” in the district use table or not specifically listed are prohibited, except where state or federal law otherwise preempts local land use regulation.
3. Additional Requirements: In addition to requirements listed at the bottom of the district use table, additional requirements for specific uses are listed in [VZC 15.14 Special Purpose Districts](#), VZC 15.32 General Property Development Standards and VZC 15.34 Supplementary Development Standards of the zoning ordinance.

Accessory Use: An accessory use, unless otherwise permitted in the zoning ordinance, shall not commence and no accessory structure shall be constructed without a principal use first being lawfully established on the subject site. P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		O S	A-1	R & A-5	RE - 20	R-1-15	R-1-10	R-1-8	R-2-15	H D R-1	H D R-2	R M U	F M U	B P	R C	FO I	M	PF
RESIDENTIAL ⁸	Dwelling, Multiple-Family	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
	Dwelling Single-Family	N	P	P	P	P	P	P	P	P	N	P	N	N	N	N	N	N
	Dwelling, Two-Family	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N	N	N
	Model Home	N	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
	Residence for Persons with a Disability	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a school	N	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	N	N	N	N	N	N	N
	Residential Facility for Elderly Persons	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
	Residential Lease, Short-term	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
COMMERCIAL	Agriculture, Commercial	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Animal Hospital	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	P	N
	Financial Institution	N	N	N	N	N	N	N	N	N	N	P	P	C	P	P	N	N
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Car Wash	N	N	N	N	N	N	N	N	N	N	C	N	N	C ³	C	P	N

Chemical Manufacture , Storage, and Distribution (Existing)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Day Care/Preschool Center	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C3	N	N
Commercial Plant Nursery	N	C	C	N	N	N	N	N	N	N	C	N	N	P	P	P	N
Commercial Recreation, Indoor	N	N	N	N	N	N	N	N	N	N	C	C	C	P	N	N	N
Commercial Recreation, Outdoor	N	C	C	N	N	N	N	N	N	N	C	N	C	C	N	N	N
Composting Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Construction Sales and Service	N	N	N	N	N	N	N	N	N	N	P	N	N	C	C	P	N
Contractor's Office/Storage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Distribution Center	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	P	N
Drive-thru Facility	N	N	N	N	N	N	N	N	N	N	P ⁷	P ⁷	N	P ⁷	N	P ⁷	N
Dry Cleaning	N	N	N	N	N	N	N	N	N	N	P	P	N	P	P	N	N
Flammable Liquids or Gases Manufacture , Storage and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	C	N
Funeral Home/Mortuary	N	N	N	N	N	N	N	N	N	N	C	N	C	N	N	N	N
Golf Course	C	C	C	N	C	N	N	N	N	N	N	N	N	N	N	N	N
Health and Fitness Facility	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N

Hotel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Hybrid Production Facility	N	N	N	N	N	N	N	N	N	N	C	C	N	C	P	N	N
Kennel, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	C	p ²	p ²	N
Kennel, Outdoor Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C ²	C ²	N
Laundry, Commerical	N	N	N	N	N	N	N	N	N	N	C	C	N	N	P	P	N
Laundry, Self Serve	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
Manurfacturi ng, Heavy	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Manufacturi ng, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	N
Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N
Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	N	N
Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Nursing Home, Convalescen t Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N
Office	N	N	N	N	N	N	N	N	N	N	P	P	P	p ⁴	p ⁴	N	N
Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	C	N	N

Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	N	N
Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	N	N
Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	P ³	P	P ³³	N	N
Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	C ²	C ²	C ²	N	N
Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N

	Vehicle and Equipment Sale or Rental New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	N
	Warehouse	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P	N	N
	Warehouse Club	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	N
	Wholesale Distribution	N	N	N	N	N	N	N	N	N	C	N	C	N	P	P	N	N
PUBLIC AND INSITUATIONAL	Assembly, Place of	N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	N	N	N	N	N
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C	C
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N	N
	Educational Facility	N	C	C	C	C	C	C	C	C	P	P	P	C	N	N	N	N
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	p	P	C	N	N	N	N	N
	Environmental Remediation Activities	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P
	Farmers' Market	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	C
	Heliport	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	N
	Hospital	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	N	N	C	C	C	C	C
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	C	C	P	C	P	P	P	P

	Museum	N	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N
	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	P	N	C	N	P	P	N	
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	P	P	N	C	C	C	C	
	Wireless Telecommunications Site/Facility	N	C ²	C ²	N	N	N	N	N	N	C ²	C ²	C ²	N	C ²	C ²	C ²	
ACCESSORY USES	Accessory Building	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N	
	Accessory Dwelling Unit	N	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	N	N	N	N	N	N	N	
	Accessory Dwelling Unit for Owner or Employee	N	P	P	N	N	N	N	N	N	N	N	N	N	C	C	N	
	Accessory Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Billboard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
	Domestic Livestock and Fowl	N	P ²	P ²	N	N	N	N	N	N	N	N	N	N	N	N	N	
	Home Day Care <u>(one to seven children).</u>	N	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	

<u>Home Day Care (eight to ten children).</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Home Occupation	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N
<u>Home Preschool (one to seven children).</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Home Preschool (eight to ten children).</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Home Preschool (eight to ten children).	N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
Household Pets, Noncommercial	N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
Open/Outdoor or Display of Products or Merchandise	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	P	N
Seasonal Use	T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N
Sign - Temporary	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
Swimming Pool	P	C ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N
Temporary Use	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵⁵	T ⁵	T
Tennis Court/Sports Court	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	C

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2. See VZC 15.34 for additional use development standards.

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4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.

SECTION 2: **AMENDMENT** “15.60.020 Definitions” of the Vineyard Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

15.60.020 Definitions

Words not defined herein shall have a meaning consistent with Webster’s New Collegiate Dictionary, latest edition.

Abandon/Abandoned: Means a use that has been discontinued for a minimum period of one (1) year or a building, structure, sign, or other object that remains vacant or unused for a minimum period of one (1) year.

Abandonment: Any act that results to abandon.

Access: The provision of vehicular and/or pedestrian ingress and egress to a lot, parcel, building, or structure.

Accessory Building: A building customarily incidental and clearly subordinate to the primary building and located on the same lot as the primary building.

Accessory Use: A use clearly incidental, subordinate and customarily found in connection to the primary use and located on the same lot as the primary use.

Active or Valid Building Permit: A Building Permit that has not expired.

Adjacent Property/Adjacent Landowners: A lot or parcel of property, or the owner of record of such, according to the records of the Utah County Recorder that has a common boundary line with a lot or parcel of property that is the subject of some action before the city.

Affected Entity: Means a county, municipality, independent special District under Title 17A, Chapter 2, Independent Special Districts, Local District under Title 17B, Chapter 2, Local Districts, School District, interlocal cooperation entity established under Title 11, Chapter 13, InterLocal Cooperation Act, specified public utility, or the Utah Department of Transportation, if:

1. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
2. The entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. The entity's boundaries or facilities are within one mile of land that is the subject of a general plan amendment or land use Ordinance change.

Agent: The person with written authorization to represent a property owner.

Agriculture: 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 U.C.A., 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.

Agricultural Building: A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of § 58-56-4, U.C.A., 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of § 58-56-4(1), U.C.A., 1953, as amended.

Alcoholic Beverages: Means and includes beer and liquor as defined in the State of Utah Alcoholic Beverage Control Act, as amended.

Alteration: Any change, addition, or modification in construction of a building or structure.

Animal Hospital: A facility for the diagnosis, treatment and hospitalization of animals, that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities, unless Outdoor Boarding Kennels are listed as an allowed use in the Zoning Use Matrix.

Apiary: Any place where one (1) or more colonies of bees are located.

Appeal Authority: The person, board, commission, agency, or other body designated by this Ordinance to decide an appeal of a decision of a Land Use Application or a Variance.

Applicant: Any person(s) presenting a Land Use Application for any Approval, Permit, or License required by a Land Use Ordinance.

Application/Land Use Application: Written requests for an Approval, Permit, or License and completed in a manner prescribed by this Ordinance for review and decision by a Land Use Authority.

Application, Complete: An Application that includes all information requested on the appropriate form, and payment of all applicable fees.

Application, Incomplete: An Application that lacks information requested on the appropriate form, or lacks the payment of all applicable fees.

Architectural Projection: Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, but shall not include signs.

Assembly, Place of: The use of land for a meeting place where persons gather together for purposes of attending civic, social, religious functions, recreational events or entertainment performances on a regular or recurring basis including, but not limited to, religious institutions, banquet facilities, funeral homes, theaters, conference centers, stadiums, and indoor or outdoor recreational facilities.

Awning: A roofed structure placed to extend outward from the building providing a protective shield for doors, windows, and other openings supported by the building or other supports.

Base District: A Zoning District that establishes regulations governing land use and site development in a specific geographic area.

Basement: A story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground.

Bay Window: A window or series of windows forming a recess or bay from a room and projecting outward from the wall.

Beekeeper: A person who keeps honeybees in order to collect honey and beeswax and pollinate crops.

Beekeeping Equipment: Anything used in the operation of an apiary, such as hive bodies, supers, frames, veils, gloves, top and bottom boards, extractors or other equipment to handle or manipulate bees, honey, wax, or hives.

Berm: A mound of earth used as a site feature, or to shield, screen, and buffer uses, undesirable views and to separate land uses.

Best Management Practices (BMPs): A practice, or combination of practices, determined to be the most effective (including technological, economic, and institutional considerations) means of preventing or reducing disturbance or disruption to the natural environment.

Billboard: 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.

Buildable Area: That area of a lot or parcel which is outside of any required setback areas and outside of any other areas regulated by this Ordinance.

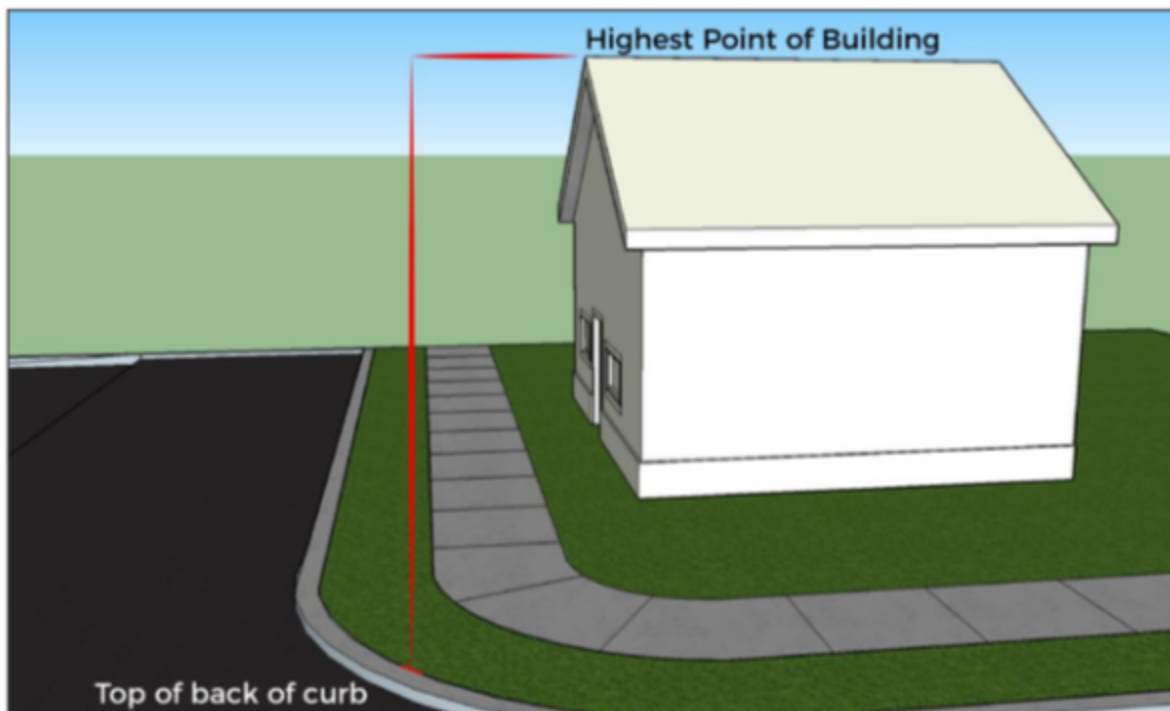
Building: Any structure, whether permanent or temporary, which is designed, intended, or used for occupancy by any person, business, animals, possessions, or for storage of property or materials of any kind.

Building Code: The International Building Code, as adopted by the city.

Building Facade: That portion of an exterior elevation of a building extending from the finished grade to the top of the parapet wall or eaves and the entire width of the building elevation.

Building Frontage: The horizontal, linear dimension of that side of a building abutting a street, a parking area, or other circulation area open to the public.

Building, Height: The vertical distance from the TOP OF THE BACK OF CURB to the highest point of the building or structure.



Building Line: The line circumscribing the buildable area of a lot.

Building Line, Front: A line parallel to the front lot line and at a distance there from equal to the required depth of the front yard setback and extending across the entire width of the lot or parcel.

Building Line, Rear: A line parallel to the rear lot line and at a distance there from equal to the required depth of the rear yard setback and extending across the entire width of the lot or parcel.

Building Line, Side: A line parallel to the side lot line and at a distance there from equal to the required depth of the side yard setback and extending between the front and rear building lines.

Building Official: The person charged with the administration and enforcement of the Building Code of the City of Vineyard, or designee.

Building Permit: A Permit authorizing a construction activity.

Business: Means and includes all trades, occupations, professions, or activities carried on within the city for the purpose of gain or economic profit.

Carport: Roof structures open on at least two sides and subject to all requirements prescribed for a garage.

Car Wash: 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.

Certificate of Occupancy: A certificate issued by the Building Official authorizing occupancy of a building or structure requiring a Building Permit.

Chemical Manufacturing, Storage, and Distribution (Existing): 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.

Chief Executive Officer: Means the Mayor of the City of Vineyard. **City Engineer:** A registered Civil Engineer so appointed by the city.

Clear View Area: Areas at intersecting streets and driveways where unobstructed vision is maintained, as required by this Ordinance.

Cluster Development: A design that locates buildings in specific areas of a site to allow the remaining land to be used, but not limited to, recreation, open space, and preservation of sensitive land areas.

Code: The City of Vineyard Municipal Code, as adopted.

Colony: Bees in any hive including queens, workers, or drones.

Commercial Kennel: 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.

Commercial Plant Nursery: 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.

Commercial Recreation, Indoor: 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.

Commercial Recreation, Outdoor: An area or facility that offers entertainment or recreation outside. This use is limited to a 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, dust, or other nuisances to adjoining and surrounding uses.

Commission: The Planning Commission of the City of Vineyard.

Common Area: Facilities and yards under common ownership.

Common Ownership: Ownership of the same property by different persons.

Commuter and Light Rail Facilities and Station: 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.

Composting Facility: 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.

Conditional Use: A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Constitutional Taking: A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the:

1. Fifth or Fourteenth Amendment of the Constitution of the United States; or
2. Utah Constitution Article I, Section 22.

Construction: The materials, architecture, assembly, and installation of a building or structure.

Construction Activity: All grading, excavation, construction, grubbing, or other site preparation or development activity which disturbs or changes the natural vegetation, grade, or any existing building or structure, or the act of adding an addition to an existing building or structure, or the erection of a new primary or accessory building or structure on a lot or parcel.

Construction Sales and Service: 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.

Contractor's Office/Storage Yard: 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.

Corral: A space, yard, or other unenclosed area, other than a building, used for the confinement of animals.

Council: The City Council of the City of Vineyard.

County: The unincorporated area of Utah County, or the Board of County Commissioners of Utah, Utah.

Cul-de-sac: A street with only one (1) outlet and an area for the safe and convenient turning around of traffic.

Culinary Water Authority: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Cut: The process of lowering the natural grade of the ground, or the depth or the volume of such material removal.

Daycare Facility, Commercial: 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 Daycare Facilities excludes the following:

1. Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning;
2. 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;
3. Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; or
4. Clearly identified as an Accessory Use.

Decibel (dB): A unit of measure used to express intensity of noise.

Declaration: The legal instrument by which property is subjected to the provisions of the State of Utah Condominium Ownership Act, or a declaration of covenants, conditions, and restrictions.

Dedication: The setting aside of land by an owner for any public use for the enjoyment of the public and owned by a public agency.

Demolish or Demolition: Any act or process that destroys in part or in whole a building or structure.

Density: The intensity or number of nonresidential and residential uses expressed in terms of unit equivalents per acre or lot or units per acre.

Density, Base: The number of dwelling units per acre allowed by a Zoning District.

Density, Incentive: The number of additional dwelling units per acre allowed in addition to the base density.

Developer: Any person or organization that develops, or intends to develop or sell property for the purpose of future development subject to the provisions of this Ordinance, or other Land Use Ordinances.

Development Activity: Any of the following: (a) Any man-made change to improved or unimproved lands, including but not limited to buildings or structures, mining, dredging, filling, grading, paving, excavation or drilling operations; (b) Any construction, reconstruction, or expansion of a building, structure, or use; (c) Any change in the use of a building or structure; (d) Any change in the use of land that creates additional demand and need for public facilities or services; (e) The act of subdividing; or (f) The act, process or result of developing.

Development Agreement: A contract between an Applicant or owner and the Council pursuant to the provisions in this Ordinance.

Development Site: The perimeters and total area of a tract, lot, or parcel of land intended to be used for a development activity.

Development Standards: Established regulations concerning lot areas, yard setbacks, building height, lot coverage, open space and any other special regulations deemed necessary to accomplish the purpose of this Ordinance or other Land Use Ordinances.

Disability: Disability means a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such impairment or being regarded as having such impairment. (§ 57-21-2(9)(a) U.C.A., 1953, as amended). Disability does not include current illegal use of, or addiction to any Federally controlled substance, as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802. (§ 57-21-2(9)(b) U.C.A., 1953, as amended). Disability does not include placement in lieu of confinement, rehabilitation, or treatment in a correctional facility.

Distribution Center: 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.

Domestic Livestock and Fowl: Limited to domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl. Domestic Livestock and Fowl do not include inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

Driveway: A private access, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

Drive-Through Facility: A facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business or receive services or goods while remaining in their motor vehicles.

Dwelling, Accessory Unit: 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 principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling.

Dwelling, Accessory Unit for Owner or Employee: 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.

Dwelling, Condominium: 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.

Dwelling, Multiple-Family: A building containing three (3) or more dwelling units.

Dwelling, Single-Family: A building containing one (1) dwelling unit.

Dwelling, Two-Family: A building containing two (2) attached dwelling units.

Dwelling Unit: A building, occupied by no more than one (1) family as defined herein, containing one (1) or more rooms and one (1) kitchen and including areas for living and sleeping, designed to be used for human occupancy, and complying with all provisions of the Building Code.

Dwelling Unit, Manufactured: A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more Sections, which, in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is four hundred (400) or more square feet, and which is built on a permanent chassis and is designed to be used as a dwelling unit with, or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

To meet the requirements of this Ordinance and State laws, when erected on the site the home must be at least 24 feet in width at the narrowest dimension, have exterior and roofing materials acceptable to the Building Code, as adopted by the City of Vineyard, have a minimum roof pitch of 2:12, and be located on a permanent foundation, in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the Building Code. All appendages, including carports, garages, storage buildings, additions, or alterations must be built in compliance with the Building Code. The manufactured dwelling must be connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems. All manufactured dwelling units constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards. A Manufactured Dwelling Unit shall be identified as real property on the property assessment rolls of Utah County.

Earth Station: A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.

Easement: That portion of a lot, parcel, or tract reserved for present or future use by a person or agency other than the fee owner(s) of the property. The easement may be for use under, on, or above said lot, parcel, or tract.

Educational Facility: 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. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.

Elderly Person: A person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

Emergency Care Facility: A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.

Environmental Remediation: 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.

EPA: The United States Environmental Protection Agency.

Escrow: A deposit of cash with the city, or approved alternate in lieu of cash, held to ensure the performance of a task or a maintenance guarantee.

Excavation: The removal of boulders, gravel, rocks, earth, or similar naturally occurring deposits from its natural position.

External Illumination: Lighting that illuminates a building or structure, parking area, or other outside area from a location outside of the building or structure.

Family: A person living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (a) Any number of people who are related by blood, marriage, adoption, or court sanctioned guardianship together with any incidental domestic or support staff who may or may not reside on the premises; or (b) four (4) unrelated people; or (c) two (2) unrelated people and any children related to either of them. "Family" does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses.

Farmer's Market: 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.

Fence: A barrier or obstruction of any material, with the purpose or intent, or having the effect, of preventing passage or view across the fence line.

Fence, Open: A fence which permits vision through more than fifty percent (50%) of each square foot more than eight (8) inches above the natural or finished grade.

Fence, Sight Obscuring: A fence which permits no vision (0%) through any part of the fence more than eight (8) inches above the natural or finished grade.

Fill: The process of raising the natural grade of the ground, or the depth or the volume of such material.

Financial Institution: A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money; but not including Pawnshops.

Fiscal Impact Analysis: An analysis that describes the current or anticipated effect upon the public costs and revenues imposed by a development activity.

Flammable Liquids or Gases Manufacture, Storage and Distribution: 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.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters; including streams, creeks and rivers and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): An official map of a community on which the United States Federal Emergency Management Agency has delineated areas of flood hazard.

Flood Insurance Study: The official report provided by the United States Federal Emergency Management Agency that include flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

Flood Plain, 100 Year: An area where a peak flow magnitude has about a 1 percent (1%) chance of being equaled, or exceeded in any year. The area is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed. The flood would have an average frequency of occurrence of about once in one hundred (100) years.

Floor Area, (Gross Floor Area): The sum of the footage contained within all buildings or structures on a site measured from the outside wall surfaces and including basements, garages, porches, utility rooms, stairways, recreation rooms and storage rooms, but excluding unroofed balconies and patios.

Floor Area, (Net Floor Area): The sum of the footage contained within all buildings or structures on a site measured from the inside wall surfaces including basements but excluding, garages, porches, utility rooms, stairways, storage rooms, and unroofed balconies and patios.

Floor Area, (Total): The sum of the gross floor area of all floors of a building and its accessory buildings located on the same lot. All dimensions shall be measured from the exterior faces of the exterior walls.

Floor Area Ratio: The total gross floor area of a building divided by the area of the lot on which it is located.

Foot Candle: A unit for measuring the amount of illumination on a surface.

Frontage: All the property fronting on one (1) side of the street between intersecting or intercepting streets, measured along the street line.

Funeral Home: 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.

Garage: An accessory building used for the storage of motor vehicles.

General Plan: The City of Vineyard General Plan, as adopted.

Geologic Hazard: A hazard inherent in the crust of the earth, or artificially created, which is dangerous, or potentially dangerous to life, property or improvements, due to the movement, subsidence, or shifting of the earth. The term includes, but is not limited to, unstable slopes, faulting, landslides, and rock falls.

Golf Course: An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, and course maintenance facilities.

Grade, Finished: The finished elevation of the surface of the land after the completion of any development activity or other excavation.

Grade, Natural: The elevation of the surface of the land prior to any development activity or excavation.

Grading: An excavation, cut or fill, or the act of excavating, either cutting or filling.

Groundwater: Any water that may be drawn from the ground.

Groundwater Discharge Area: An area where the direction of groundwater movement is upward from the principal aquifer to the shallow unconfined aquifer.

Grubbing: The removal or destruction of vegetation, including disturbance to the root system or soil surface by mechanical, chemical, or other means.

Guarantee: Any form of security including cash, a letter of credit, or an escrow agreement in an amount and form satisfactory to the city.

Hard-Surfaced: Covered with concrete, brick, asphalt, or other impervious material.

Hazardous Waste: A material as defined by the United States Environmental Protection Agency.

Health and Fitness Facility: 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), tanning salons, and weight control establishments.

Health Department: The Utah County Health Department.

Heliport: 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.

Hive: A frame hive, box hive, barrel, log, gum skep, or other artificial or natural receptacle that may be used to house bees.

Holiday Decorations: Displays of a primarily decorative nature commonly associated with any national, Local, or religious holiday.

Home Day Care: The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than three (3) children, but fewer than nine (9) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. When a caregiver cares for only three (3) children under age two (2), the group size, at any given time shall not exceed six (6).

Home Occupation: An activity carried out for gain by a resident of the dwelling unit, identified, and conducted in compliance with the requirements of this Ordinance, as applicable.

Home Preschool: A preschool program complying with all State standards and licensing for non-family members in an occupied dwelling unit, by residents of that dwelling unit, in which lessons are provided for not more than six (6) children for each session of instruction. Sessions shall last for not more than four (4) hours and shall not overlap. Individual children may attend only one (1) preschool session in any 24-hour period.

Honeybee: The common honeybee, *Apis mellifera* species or any hybrid thereof, at any stage of development, but not including the African honeybee.

Hospital: A facility licensed by the State of Utah Department of Health providing health services primarily for human inpatient, medical and/or surgical care for the sick or injured, and including the related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.

Hotel: 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.

Household Pets, Noncommercial: 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.

Hybrid Production Facility: A commercial operation or use, on one or more premises where finished consumer goods are manufactured or produced and those same goods are offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

Identical Plans: Means building plans submitted to the City of Vineyard that are substantially identical to building plans that were previously submitted to and reviewed and approved by the City of Vineyard Building Official and describe a building that is:

1. Located on land zoned the same as the land on which the building described in the previously approved plans is located; and
2. Subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

Illegal Building/Structure: A building or structure, or portion thereof, established without securing the necessary Approvals, Permits, or Licenses, as required by this Ordinance, the adopted Building Code, or their prior enactments.

Illegal Lot: A lot created that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

Illegal Use: A use established without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

Impact Analysis: A determination of the potential effect(s), including but not limited to environmental, fiscal, social, matters, etc. upon the city or a Section of the city.

Impervious Material or Surface: Material that is impenetrable by water.

Improvements: Curbs, gutters, streets, roads, sidewalks, utilities, grading, paving, landscaping, water and sewer systems, drainage systems, fences, fire hydrants, street lights, parks, public facilities, amenities and other such requirements of this Ordinance.

Intensity: The degree of a quantitative or qualitative measurement associated with a use of land or building.

Internal Illumination: Lighting by means of a light source that is located within a building structure, or other object including a sign, or portions or letters of a sign.

Kennel, Commercial: A facility providing for indoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.

Kennel, Outdoor Commercial: A facility providing for the indoor and/or outdoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.

Land Use: The manner in which land is occupied or used.

Land Use Application: All Applications required by this Ordinance, and the city's other Land Use Ordinances, and required to initiate the review procedures for any required Approval, License, or Permit by a Land Use Authority.

Land Use Approval: Any authorization received from a Land Use Authority that permits the commencement of a development activity.

Land Use Authority: Means a person, board, commission, agency, or other body designated by the Council to act on a Land Use Application.

Land Use Ordinance: Means a planning, Zoning, development, or subdivision Ordinance of the City of Vineyard, including this Ordinance, but does not include the City of Vineyard General Plan.

Landscaping: Materials and treatments that include naturally growing elements such as grass, trees, shrubs, and flowers. Landscaping may also include the use of rocks, fountains, benches, and contouring of the earth when authorized by a Land Use Authority.

Laundry, Commercial: 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.

Laundry, Self Service or Dry Cleaning: An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry-cleaning services.

Legal Building/Structure: A building or structure, or portion thereof, established after receiving the necessary Approvals, Permits, or Licenses, as required by the Land Use Ordinances and complying with the requirements of the Land Use Ordinances and Building Code.

Liquor Store: An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.

Lot, Legal: A lot that has received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances, or their prior enactments.

Legal Lot of Record: Any lot, parcel or tract of land that existed, as recorded in the Office of the Utah County Recorder, with a separate property identification number as provided by the Office of the Utah County Recorder and Office of the Utah County Assessor, prior to the date of the adoption of the first Vineyard Subdivision Ordinance, and all lots, parcels, and tracts of land that were legally created pursuant to the subdivision requirements of the city's Land Use Ordinances and the laws of the State of Utah after the date of the adoption of the first City of Vineyard Subdivision Ordinance.

Legal Use: A use complying with the requirements of this Ordinance.

Legislative Body: The City Council of Vineyard, Utah.

Light Source: A point of lumination that emits a measurable radiant energy in or near the visible spectrum.

Limits of Disturbance: The area of a lot, parcel, or tract of land in which all development activity or construction must be contained including all impervious surfaces, buildings, structures, parking areas, driveways, etc.

Lot: A parcel of land occupied or proposed to be occupied by a building or structure, together with such yards, open spaces, lot width and lot area as are required by this Ordinance.

Lot Area: The total land area of a lot, parcel, or tract of land.

Lot Coverage: The total horizontal area of a lot, parcel, or tract of land covered by any impervious surface, including buildings, structures, parking areas, driveways, etc.

Lot Depth: The horizontal distance from a front lot line to a rear lot line.

Lot, Interior: A lot, parcel, or tract of land, other than a corner lot.

Lot, Irregular: A lot whose rear property line is not generally parallel to the front property line such as a pie-shaped lot on a cul-de-sac, or where the side property lines are not parallel to each other.

Lot Line: A line bounding a lot, parcel, or tract of land that divides one (1) lot, parcel, or tract from another, or from a street. See also Property Line.

Lot Line Adjustment: The relocation of the lot line or property boundary line in a subdivision between two adjoining lots with the consent and agreement of the owners of record.

Lot Line, Front: A lot line separating a lot from an existing street right-of-way or, where a new street is proposed, the proposed street right-of-way line.

Lot Line, Rear: The lot line generally opposite and most distant from the front lot line.

Lot Line, Side: Any lot line that is not a front lot line or rear lot line. A side lot line separating one (1) lot from another is an interior side lot line.

Lot, Corner: A lot abutting on two (2) intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees (135°).

Lot, Double Frontage: A lot abutting two (2) parallel or approximately parallel streets.

Lot, Illegal: A lot that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, or their prior enactments.

Lot, Noncomplying (Legal): A lot, parcel or tract of land that: (a) Legally existed before its current Zoning designation; and (b) Has been shown as a separate lot, parcel, or tract continuously on the records of the Utah County Recorder as an independent parcel since the time the Zoning requirements governing the lot, parcel or tract changed; and (c) Because of subsequent Zoning changes does not now conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

Lot, Noncomplying (Illegal): A lot, parcel or tract of land that: (a) Was created without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, and their prior enactments, and (b) Does not conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

Lot Width: For an interior lot or parcel, the shorter of horizontal distance between side lot lines, measured at the required front yard setback line or rear setback line. For a corner lot, the distance between one (1) of the front lot lines and the opposite side yard line at the required setback line.

LUDMA: Means the "Municipal Land Use, Development, and Management Act," as provided by Chapter 10-9a, U.C.A., 1953, as amended.

Lumen: A measurement of light output or the amount of light emitting from a luminaire.

Luminaire: A lighting unit consisting of a light source and all necessary mechanical, electrical, decorative, light shielding and hooded parts.

Luminaire, Cutoff-Type: A luminaire with shields, reflectors, refractors, or other such elements that direct and cut-off emitted light.

Luminaire, Shielded, Fully: Luminaires that are constructed so that no light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

Luminaire, Shielded, Partially: Luminaires that are constructed so that no more than ten percent (10%) of the light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

Manufacturing, Heavy: 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.

Manufacturing, Light: 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, storage, 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.

Medical Clinic: 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.

Medical Laboratory: 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.

Mixed Use: The location and arrangement of a combination of compatible residential and nonresidential uses on the same lot or within the same building, and complying with the requirements of this Ordinance.

Model Home: A dwelling unit having all of the following characteristics:

1. The dwelling unit is constructed upon a lot in a subdivision for which a Final Plat has been recorded.
2. The dwelling unit is intended to be temporarily utilized as an example of the dwelling units that are proposed to be built in the same subdivision.

Moderate Income Housing: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in Utah County.

Moderate Income Housing Plan: A written document conforming to the requirements of LUDMA.

Monument: A permanent survey marker established by the Utah County Surveyor and/or a survey marker set in accordance with the City Engineer's specifications and referenced to Utah County survey monuments.

Motel: 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.

Motor Home: A unit primarily designed as a temporary dwelling 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, a fifth wheel trailer, and a caravan.

Motor Vehicle Fueling Station: A facility providing the retail sale and direct delivery to motor vehicles of fuel, including electric charging stations, lubricants and minor accessories, and retail sales for the convenience of the motoring public.

Municipality: The City of Vineyard, Utah, or other incorporated area.

Museum: 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.

Natural Features: Non-man-made land characteristics, including but not limited to slopes, wetlands, streams, rock outcropping, lava fields, intermittent drainage channels, and vegetation.

Natural State: Land that has not been subjected to grading, removal of vegetation or any development activity.

Natural Vegetation: Vegetation existing on a lot or parcel prior to any grading, development activity or man-made plantings.

Natural Waterways: Those areas, varying in width, along the course of a permanent or intermittent river, stream, creek, or gully.

Nominal Fee: A fee that reasonably reimburses the city only for time spent and expenses incurred in:

1. Verifying that building plans are identical plans; and
2. Reviewing and approving those minor aspects of identical plans that differ from the previously reviewed and approved building plans.

Noncombustible Material: Any material that will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit (1,200°F) during an exposure of five (5) minutes, and will not continue to burn or glow at that temperature.

Noncomplying Structure: A structure that:

1. Legally existed before its current land use designation; and
2. Because of one or more subsequent land use Ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land.

Nonconforming Use: A use of land that:

1. Legally existed before its current land use designation;
2. Has been maintained continuously since the time the land use Ordinance governing the land changed; and
3. Because of one or more subsequent Land Use Ordinance changes, does not conform to the regulations that now govern the use of the land.

Nonresidential Uses: Means the uses identified in the Tables of Uses – Nonresidential Zoning Districts.

Nonresidential Zoning District/Nonresidential Zones: Means the Commercial Districts and Industrial Districts.

Nursing Care Facility: 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:

1. 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;
2. 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
3. a supervised living environment that provides support, training or assistance with individual activities of daily living.

Nursing Home, Convalescent Care Center: A facility that provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility. A Nursing Home or Convalescent Care Center provides some level of skilled nursing or medical service to the residents.

Office: 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.

Official Map: A map adopted by the Council and recorded in the Utah County Recorder's Office that:

1. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;
2. Provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and
3. Has been adopted as an element of the City of Vineyard General Plan.

Official Zoning Map/Zoning Districts Map: The map adopted by the Council showing the geographic location of Zoning Districts.

Off-Street: Entirely outside of any city right-of-way, street, access easement, or any private access drives.

Open Space: Land areas that are not occupied by buildings, structures, parking areas, streets, or roads. Open space may be devoted to landscaping, preservation of natural features, and recreational areas and facilities.

Outdoor Display of Products or Merchandise: 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.

Overlay District: A Zoning District, with its accompanying requirements, that is applied to an area that may place additional development standards on a Zoning District. Development in an overlay District must conform to the base District as well as the overlay Zoning requirements.

Owner: Any person who alone, jointly or severally with others, has a legal or equitable title to property.

Parcel of Land: An area of land, with a separate property identification number, as provided by the Office of the Utah County Recorder.

Park: A playground, or other area or open space providing opportunities for active or passive recreational or leisure activities.

Park and Ride Facility: 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.

Park Strip: The area located between the edge of asphalt or curb and the sidewalk, trail, or property line.

Parking Area/Parking Lot: An enclosed or unenclosed area, other than a street, and used or designed for the parking of four (4) or more vehicles.

Parking Space: An enclosed or unenclosed area used for parking or storage of one (1) automobile.

Pawnshop: Any person or establishment engaged in any of the following:

1. Lending money on deposit of personal property;
2. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledger or depositor;
3. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or
4. Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.

Permitted Use: For the purposes of this Ordinance shall include P-1 and P-2 Uses.

Personal Care Service: 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."

Person: An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity.

Pervious Material or Surface: Material that is penetrable by water.

Planning Commission: The Planning Commission of the City of Vineyard, Utah.

Plat: A map or other graphical representation of lands being laid out and prepared in accordance with LUDMA.

Plat, Final: A drawing prepared in accordance with the Land Use Ordinances showing the final design of a land division and complying with all standards and requirements of best surveying practice and in a form required by the Utah County Recorder's Office for recordation.

Plat, Preliminary: A drawing prepared in accordance with the Land Use Ordinances showing the design of a proposed land division.

Power Plant: An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.

Primary Building: The principal building located on a lot, parcel, or tract of land and designed or used to accommodate the primary use.

Primary Use: The principal purpose for which a lot, parcel, tract, or building is designed, arranged or intended, or for which it is occupied or maintained.

Private Club: 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 compliance with all applicable state laws.

Private Drive: A non-dedicated thoroughfare used exclusively for private access to a lot, parcel, or tract of land.

Property: Any lot, parcel, or tract of land, including improvements thereon, and recorded as real property in the Office of the Utah County Recorder.

Property Line: The boundary line of a lot, parcel, or tract.

Public: That which is under the ownership or control of the United States Government, Utah State or any subdivision thereof, Utah County, or the City of Vineyard (or any departments or agencies thereof).

Public Use: 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.

Public Hearing: A hearing at which citizens of the City and members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public Improvement: Any street dedications, installations of curb, gutter, sidewalk, road base and asphalt, water, sewer, and storm drainage facilities, or other utility or service required to provide services to a lot, parcel, building, or structure.

Public Meeting: A meeting that is required to be open to the public under Title 52, Chapter 4, Open and Public Meetings.

Qualified Professional: A professionally trained person with the requisite academic degree, experience, and professional certification or License in the field or fields relating to the matter being studied or analyzed.

Quasi-Public Use: A use operated by a private nonprofit educational, religious, recreational, charitable, or philanthropic institution, serving the public.

Reasonable Accommodation: A change in a rule, policy, practice, or service necessary to afford a person equal opportunity to use and enjoy a dwelling. As used in this definition “Reasonable” means a requested accommodation will not undermine the legitimate purposes of existing Zoning regulations notwithstanding the benefit that the accommodation would provide to a person with a disability, “Necessary” means the Applicant must show that, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice, “Equal Opportunity” means achieving equal results as between a person with a disability and a non-disabled person.

Record of Survey Map: A map of a survey of land prepared in accordance with the laws of the State of Utah.

Reception Hall, Reception Center: A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.

Recreational and Manufactured Home Standard: A standard adopted by the American National Standards Institute or the national fire protection association for recreational vehicles, and for mobile homes manufactured prior to June 15, 1976. For manufactured homes built after June 16, 1976, "standard" means the standard adopted pursuant to the National Manufactured Housing Construction and Safety Standards Act, 1974, as amended.

Recreational Vehicle: 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.

Recycling Collection Center: 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.

Recycling Processing Facility: 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 does not include Salvage Yard.

Residence: A dwelling unit or other place where an individual or family is living at a given point in time and not a place of temporary sojourn or transient visit.

Residence for Persons with a Disability that are Substance Abuse Facilities located within 500 feet of a School: A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

Residential Activity: Any building, structure, or portion thereof that is designed for or used for residential purposes and any activity involving the use of occupancy of a lot or structure for residential purposes.

Residential Facility for Elderly Persons: A single-family or multiple-family dwelling unit that meets the requirements of LUDMA.

Residential Facility for Persons with a Disability: A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

Residential Lease, Short Term: The use, occupancy, rent or lease, for direct or indirect compensation, of a structure or any portion thereof constructed for single family or multifamily occupancy or of any other residential property for an effective term of thirty (30) days or less.

Residential Uses: Means the uses identified in the Zoning District Use Matrix under the Residential category.

Restaurant: A building or facility for the preparation and retail sale of food and beverages.

Retail Sales and Services: Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.

Retail Sales and Services (Community Commercial): 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.

Retail Sales and Services (Regional): 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.

Revocation: A action by a Land Use Authority that has the effect to terminate any Approval, Permit, or License required by the city's Land Use Ordinances, including this Ordinance.

Right-of-Way: Any area provided for conveying vehicle and pedestrian traffic.

Roof Line: The highest point on any building or structure.

Salvage Yard: 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.

Sanitary Sewer Authority: The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater systems.

Seasonal Use: 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.

Self-Service Storage: 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.

Self-Storage, Mixed Use: A single building containing more than the primary land use of self-storage, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. A mixed-use self-storage facility is intended to be used for a mix of uses between the primary use of a private noncommercial, non-industrial storage facility and general, professional office, medical or dental offices, retail or residential dwelling units' uses.

Sexual Oriented Business: 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.

Sign: A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, business, article or merchandise, service, assemblage, solicitation, or a request for aid; also, the structure or framework or a natural object on which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.

Sign, Illegal: Any sign which does not conform to the requirements of this Ordinance and was constructed or installed without the necessary Approvals, Permits, or Licenses required by this Ordinance, or prior enactments.

Sign, Legal: A sign that conforms to the requirements of this Ordinance and has received all necessary Approvals, Permits, or Licenses, as required by this Ordinance, or prior enactments.

Sign, Noncomplying: A sign or sign structure of portion thereof lawfully existing at the time this Ordinance became effective, but which does not conform to all applicable requirements now provided by this Ordinance.

Sign, Non-maintained: A sign which, due to lack of repair, cleaning, painting, oiling, or changing of light bulbs has become deteriorated, hazardous, or non-functional.

Sign, Off-Premise: Any sign, including a billboard or general outdoor advertising device, that advertises or directs attention to a business, commodity, service, activity, or matter conducted, sold, or offered at a location other than on the lot, parcel, or tract upon which such sign is located.

Sign, On-Premise: A sign that directs attention to a business, commodity, product, use, service or other activity that is sold, offered or conducted on the lot, parcel, or tract upon which such sign is located.

Site Plan: A schematic, scaled drawing of a lot, parcel, or tract which indicates, as may be required by this Ordinance, including but not limited to the placement and location of buildings, setbacks, yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, trash containers, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed use, activity, building or structure.

Slope: The level of inclination of land from the horizontal plane determined by dividing the horizontal run or distance, of the land into the vertical rise, or distance, of the same land and converting the resulting figure in a percentage value.

Special District: An entity established under the authority of Title 17A, Special Districts, U.C.A., 1953, as amended.

Specified Public Utility: Means an electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Section 54-2-1, U.C.A., 1953, as amended.

Start of Construction: The issuance date of a Building Permit if construction, repair, reconstruction, placement, or other improvement begins within one hundred eighty (180) days of the Permit date. “Begins” means the date of the commencement of the first development activity on the site.

Story: The space within a building, included between the surface of any floor and the surface of the ceiling next above.

Street: A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, tunnel, bridge, public easement, or other way.

Structural Alterations: Any change in supporting members of a building, such as bearing walls, columns, beams, or girders.

Structure: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground.

Subdivision: Means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, and as further defined by LUDMA.

Subdivision Application: The Applications required by the City of Vineyard Subdivision Ordinance and required to initiate the review procedures for any required subdivision approval.

Substantial Action: Action taken in good faith to diligently pursue any matter necessary to obtain approval of an Application filed pursuant to the provisions of this Ordinance or to exercise development rights authorized pursuant to such an approval.

Swimming Pool: An artificial body of water having a depth in excess of eighteen inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children, and located on a same lot or parcel as a dwelling, or dwellings.

Temporary Use: A use or event established for a maximum period of sixty (60) days, such use or event being discontinued after the expiration of sixty (60) days.

Tennis Court/Sports Court: An improved area used for the playing of tennis or other sports activities, including, but not limited to, basketball and volleyball, and located on a same lot or parcel as a dwelling, or dwellings.

Trailer/RV Camping Facilities: Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.

Travel Trailer: A vehicular, portable unit, mounted on wheels, not requiring special highway movement permits when drawn by a motorized vehicle:

1. Designed for travel, recreational and vacation use; and
2. When factory equipped for the road, having a body width of not more than eight feet (8') and a body length of not more than forty feet (40').

Unincorporated: Means the area of Utah County, Utah and located outside of the incorporated area of the City of Vineyard, or another municipality.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

USGS: The United States Geological Survey.

Utilities: Include, but are not limited to, natural gas, electric power, cable television, telephone, telecommunication services, storm system, sewer system, irrigation facilities, culinary water, street lights and other services deemed to be of a public-utility nature by the city.

Utility Easement: The area designated for access to construct or maintain utilities on a lot, parcel, or tract of land.

Utility, Public Major Facility: 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, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity.

Utility, Public Minor Facility: Any water, sewer power, gas, telephone, cable television, or other utility, distribution line, or facility, which is located underground and buried beneath the surface of the ground.

Variance: A modification granted by the Land Use Hearing Officer to a development standard with a finding of hardship.

Vehicle: A Licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one (1) place to another.

Vehicle and Equipment Repair (Major): 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.

Vehicle and Equipment Repair (Minor): 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, frontend 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.

Vehicle and Equipment Sale and Rental: A facility providing for the sale, lease, or rental of new or used vehicles, including automobiles, trucks, motorcycles, recreational vehicles, or boats. The cleaning and routine maintenance of motor vehicles is allowed as an accessory use.

Violated or Violating: There exists reasonable cause to believe that an Ordinance, Code, Statute, or Law has been, or is being broken.

Warehouse Club: 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.

Wholesale Distribution: 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.

Wireless Telecommunication Facility: 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 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.

Yard: An open space on a lot, parcel or tract of land, unoccupied and unobstructed from the ground upward by buildings, except as otherwise provided herein.

Yard, Front: An open space on the same lot with a building between the front line of the building and the front lot line and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building.

Yard, Rear: An open, unoccupied space on the same lot as a building, between the rear line of the building and the rear lot line and extending the full width of the lot except, on corner lots, the rear yard shall not include the side yard bordering the street.

Yard, Side: An open, unoccupied space on the same lot as a building, between the rear line of the building and the front line of the building and extending from the side line of the building to the side lot line; except, on corner lots, the side yard bordering the street shall extend to the rear from the front line of the building to the rear lot line, the same distance as is required for side yard setbacks on corner lots in each zone.

Zoning District: An area of the city that has been given a designation which regulates the construction, reconstruction, alteration, repair, or use of buildings or structures, or the use of land as set forth in this Ordinance.

Zoning Districts Map: The map, adopted as part of a Land Use Ordinance, including this Ordinance that depicts and identifies the geographic location of the Zoning Districts provided by this Ordinance.

Zoning Ordinance: This Ordinance, and any amendments thereto as may be amended from time to time. This Ordinance is determined and identified to be a Land Use Ordinance of the City of Vineyard, Utah.

AFTER AMENDMENT

15.60.020 Definitions

Words not defined herein shall have a meaning consistent with Webster's New Collegiate Dictionary, latest edition.

Abandon/Abandoned: Means a use that has been discontinued for a minimum period of one (1) year or a building, structure, sign, or other object that remains vacant or unused for a minimum period of one (1) year.

Abandonment: Any act that results to abandon.

Access: The provision of vehicular and/or pedestrian ingress and egress to a lot, parcel, building, or structure.

Accessory Building: A building customarily incidental and clearly subordinate to the primary building and located on the same lot as the primary building.

Accessory Use: A use clearly incidental, subordinate and customarily found in connection to the primary use and located on the same lot as the primary use.

Active or Valid Building Permit: A Building Permit that has not expired.

Adjacent Property/Adjacent Landowners: A lot or parcel of property, or the owner of record of such, according to the records of the Utah County Recorder that has a common boundary line with a lot or parcel of property that is the subject of some action before the city.

Affected Entity: Means a county, municipality, independent special District under Title 17A, Chapter 2, Independent Special Districts, Local District under Title 17B, Chapter 2, Local Districts, School District, interlocal cooperation entity established under Title 11, Chapter 13, InterLocal Cooperation Act, specified public utility, or the Utah Department of Transportation, if:

1. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
2. The entity has filed with the municipality a copy of the entity's general or long-range plan; or
3. The entity's boundaries or facilities are within one mile of land that is the subject of a general plan amendment or land use Ordinance change.

Agent: The person with written authorization to represent a property owner.

Agriculture: 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 U.C.A., 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.

Agricultural Building: A structure used in conjunction with an allowed agriculture use, and not for human occupancy, and complying with the requirements of § 58-56-4, U.C.A., 1953, as amended. To qualify as an agricultural building the structure must meet all requirements of § 58-56-4(1), U.C.A., 1953, as amended.

Alcoholic Beverages: Means and includes beer and liquor as defined in the State of Utah Alcoholic Beverage Control Act, as amended.

Alteration: Any change, addition, or modification in construction of a building or structure.

Animal Hospital: A facility for the diagnosis, treatment and hospitalization of animals, that may include indoor holding facilities only for the treatment and observation of animals but does not include any outdoor holding or boarding facilities, unless Outdoor Boarding Kennels are listed as an allowed use in the Zoning Use Matrix.

Apiary: Any place where one (1) or more colonies of bees are located.

Appeal Authority: The person, board, commission, agency, or other body designated by this Ordinance to decide an appeal of a decision of a Land Use Application or a Variance.

Applicant: Any person(s) presenting a Land Use Application for any Approval, Permit, or License required by a Land Use Ordinance.

Application/Land Use Application: Written requests for an Approval, Permit, or License and completed in a manner prescribed by this Ordinance for review and decision by a Land Use Authority.

Application, Complete: An Application that includes all information requested on the appropriate form, and payment of all applicable fees.

Application, Incomplete: An Application that lacks information requested on the appropriate form, or lacks the payment of all applicable fees.

Architectural Projection: Any projection which is not intended for occupancy and which extends beyond the face of an exterior wall of a building, but shall not include signs.

Assembly, Place of: The use of land for a meeting place where persons gather together for purposes of attending civic, social, religious functions, recreational events or entertainment performances on a regular or recurring basis including, but not limited to, religious institutions, banquet facilities, funeral homes, theaters, conference centers, stadiums, and indoor or outdoor recreational facilities.

Awning: A roofed structure placed to extend outward from the building providing a protective shield for doors, windows, and other openings supported by the building or other supports.

Base District: A Zoning District that establishes regulations governing land use and site development in a specific geographic area.

Basement: A story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground.

Bay Window: A window or series of windows forming a recess or bay from a room and projecting outward from the wall.

Beekeeper: A person who keeps honeybees in order to collect honey and beeswax and pollinate crops.

Beekeeping Equipment: Anything used in the operation of an apiary, such as hive bodies, supers, frames, veils, gloves, top and bottom boards, extractors or other equipment to handle or manipulate bees, honey, wax, or hives.

Berm: A mound of earth used as a site feature, or to shield, screen, and buffer uses, undesirable views and to separate land uses.

Best Management Practices (BMPs): A practice, or combination of practices, determined to be the most effective (including technological, economic, and institutional considerations) means of preventing or reducing disturbance or disruption to the natural environment.

Billboard: 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.

Buildable Area: That area of a lot or parcel which is outside of any required setback areas and outside of any other areas regulated by this Ordinance.

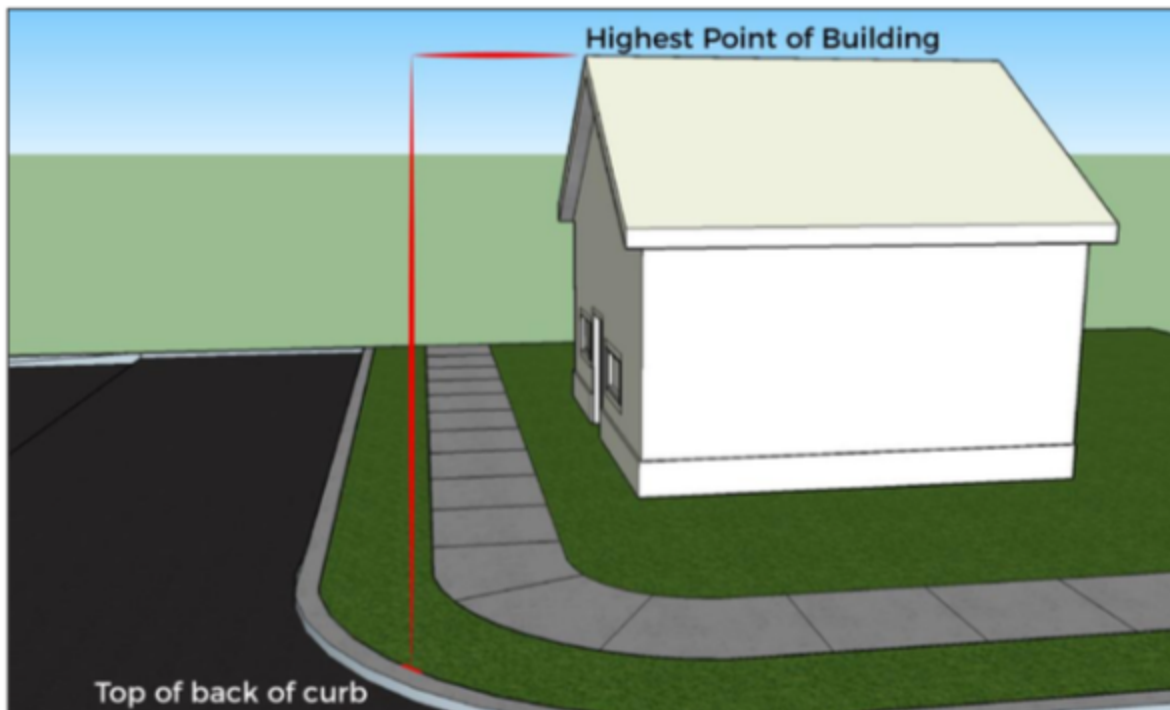
Building: Any structure, whether permanent or temporary, which is designed, intended, or used for occupancy by any person, business, animals, possessions, or for storage of property or materials of any kind.

Building Code: The International Building Code, as adopted by the city.

Building Facade: That portion of an exterior elevation of a building extending from the finished grade to the top of the parapet wall or eaves and the entire width of the building elevation.

Building Frontage: The horizontal, linear dimension of that side of a building abutting a street, a parking area, or other circulation area open to the public.

Building, Height: The vertical distance from the TOP OF THE BACK OF CURB to the highest point of the building or structure.



Building Line: The line circumscribing the buildable area of a lot.

Building Line, Front: A line parallel to the front lot line and at a distance there from equal to the required depth of the front yard setback and extending across the entire width of the lot or parcel.

Building Line, Rear: A line parallel to the rear lot line and at a distance there from equal to the required depth of the rear yard setback and extending across the entire width of the lot or parcel.

Building Line, Side: A line parallel to the side lot line and at a distance there from equal to the required depth of the side yard setback and extending between the front and rear building lines.

Building Official: The person charged with the administration and enforcement of the Building Code of the City of Vineyard, or designee.

Building Permit: A Permit authorizing a construction activity.

Business: Means and includes all trades, occupations, professions, or activities carried on within the city for the purpose of gain or economic profit.

Carport: Roof structures open on at least two sides and subject to all requirements prescribed for a garage.

Car Wash: 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.

Certificate of Occupancy: A certificate issued by the Building Official authorizing occupancy of a building or structure requiring a Building Permit.

Chemical Manufacturing, Storage, and Distribution (Existing): 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.

Chief Executive Officer: Means the Mayor of the City of Vineyard. **City Engineer:** A registered Civil Engineer so appointed by the city.

Clear View Area: Areas at intersecting streets and driveways where unobstructed vision is maintained, as required by this Ordinance.

Cluster Development: A design that locates buildings in specific areas of a site to allow the remaining land to be used, but not limited to, recreation, open space, and preservation of sensitive land areas.

Code: The City of Vineyard Municipal Code, as adopted.

Colony: Bees in any hive including queens, workers, or drones.

Commercial Kennel: 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.

Commercial Plant Nursery: 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.

Commercial Recreation, Indoor: 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.

Commercial Recreation, Outdoor: An area or facility that offers entertainment or recreation outside. This use is limited to a 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, dust, or other nuisances to adjoining and surrounding uses.

Commission: The Planning Commission of the City of Vineyard.

Common Area: Facilities and yards under common ownership.

Common Ownership: Ownership of the same property by different persons.

Commuter and Light Rail Facilities and Station: 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.

Composting Facility: 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.

Conditional Use: A land use that, because of its unique characteristics or potential impact on the municipality, surrounding neighbors, or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

Constitutional Taking: A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the:

1. Fifth or Fourteenth Amendment of the Constitution of the United States; or
2. Utah Constitution Article I, Section 22.

Construction: The materials, architecture, assembly, and installation of a building or structure.

Construction Activity: All grading, excavation, construction, grubbing, or other site preparation or development activity which disturbs or changes the natural vegetation, grade, or any existing building or structure, or the act of adding an addition to an existing building or structure, or the erection of a new primary or accessory building or structure on a lot or parcel.

Construction Sales and Service: 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.

Contractor's Office/Storage Yard: 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.

Corral: A space, yard, or other unenclosed area, other than a building, used for the confinement of animals.

Council: The City Council of the City of Vineyard.

County: The unincorporated area of Utah County, or the Board of County Commissioners of Utah, Utah.

Cul-de-sac: A street with only one (1) outlet and an area for the safe and convenient turning around of traffic.

Culinary Water Authority: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

Cut: The process of lowering the natural grade of the ground, or the depth or the volume of such material removal.

Daycare Facility, Commercial: 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 Daycare Facilities excludes the following:

1. Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning;
2. 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;
3. Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; or
4. Clearly identified as an Accessory Use.

Decibel (dB): A unit of measure used to express intensity of noise.

Declaration: The legal instrument by which property is subjected to the provisions of the State of Utah Condominium Ownership Act, or a declaration of covenants, conditions, and restrictions.

Dedication: The setting aside of land by an owner for any public use for the enjoyment of the public and owned by a public agency.

Demolish or Demolition: Any act or process that destroys in part or in whole a building or structure.

Density: The intensity or number of nonresidential and residential uses expressed in terms of unit equivalents per acre or lot or units per acre.

Density, Base: The number of dwelling units per acre allowed by a Zoning District.

Density, Incentive: The number of additional dwelling units per acre allowed in addition to the base density.

Developer: Any person or organization that develops, or intends to develop or sell property for the purpose of future development subject to the provisions of this Ordinance, or other Land Use Ordinances.

Development Activity: Any of the following: (a) Any man-made change to improved or unimproved lands, including but not limited to buildings or structures, mining, dredging, filling, grading, paving, excavation or drilling operations; (b) Any construction, reconstruction, or expansion of a building, structure, or use; (c) Any change in the use of a building or structure; (d) Any change in the use of land that creates additional demand and need for public facilities or services; (e) The act of subdividing; or (f) The act, process or result of developing.

Development Agreement: A contract between an Applicant or owner and the Council pursuant to the provisions in this Ordinance.

Development Site: The perimeters and total area of a tract, lot, or parcel of land intended to be used for a development activity.

Development Standards: Established regulations concerning lot areas, yard setbacks, building height, lot coverage, open space and any other special regulations deemed necessary to accomplish the purpose of this Ordinance or other Land Use Ordinances.

Disability: Disability means a physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such impairment or being regarded as having such impairment. (§ 57-21-2(9)(a) U.C.A., 1953, as amended). Disability does not include current illegal use of, or addiction to any Federally controlled substance, as defined in Section 102 of the Controlled Substances Act, 21 U.S.C. 802. (§ 57-21-2(9)(b) U.C.A., 1953, as amended). Disability does not include placement in lieu of confinement, rehabilitation, or treatment in a correctional facility.

Distribution Center: 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.

Domestic Livestock and Fowl: Limited to domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl. Domestic Livestock and Fowl do not include inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

Driveway: A private access, the use of which is limited to persons residing, employed, or otherwise using or visiting the parcel on which it is located.

Drive-Through Facility: A facility which by design, physical facilities, service or packaging procedures, encourages or permits customers to transact business or receive services or goods while remaining in their motor vehicles.

Dwelling, Accessory Unit: 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 principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling.

Dwelling, Accessory Unit for Owner or Employee: 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.

Dwelling, Condominium: 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.

Dwelling, Multiple-Family: A building containing three (3) or more dwelling units.

Dwelling, Single-Family: A building containing one (1) dwelling unit.

Dwelling, Two-Family: A building containing two (2) attached dwelling units.

Dwelling Unit: A building, occupied by no more than one (1) family as defined herein, containing one (1) or more rooms and one (1) kitchen and including areas for living and sleeping, designed to be used for human occupancy, and complying with all provisions of the Building Code.

Dwelling Unit, Manufactured: A transportable factory built housing unit constructed on or after June 15, 1976, according to the Federal Home Construction and Safety Standards Act of 1974 (HUD Code), in one or more Sections, which, in the traveling mode, is eight (8) feet or more in width or forty (40) feet or more in length, or when erected on site, is four hundred (400) or more square feet, and which is built on a permanent chassis and is designed to be used as a dwelling unit with, or without a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

To meet the requirements of this Ordinance and State laws, when erected on the site the home must be at least 24 feet in width at the narrowest dimension, have exterior and roofing materials acceptable to the Building Code, as adopted by the City of Vineyard, have a minimum roof pitch of 2:12, and be located on a permanent foundation, in accordance with plans providing for vertical loads, uplift, and lateral forces and frost protection in compliance with the Building Code. All appendages, including carports, garages, storage buildings, additions, or alterations must be built in compliance with the Building Code. The manufactured dwelling must be connected to the required utilities, including plumbing, heating, air-conditioning, and electrical systems. All manufactured dwelling units constructed on or after June 15, 1976, shall be identifiable by the manufacturer's data plate bearing the date the unit was manufactured and a HUD label attached to the exterior of the home certifying the home was manufactured to HUD standards. A Manufactured Dwelling Unit shall be identified as real property on the property assessment rolls of Utah County.

Earth Station: A communication facility which transmits and/or receives signals to and from an orbiting satellite using satellite dish antennas.

Easement: That portion of a lot, parcel, or tract reserved for present or future use by a person or agency other than the fee owner(s) of the property. The easement may be for use under, on, or above said lot, parcel, or tract.

Educational Facility: 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. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.

Elderly Person: A person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently.

Emergency Care Facility: A facility or licensed healthcare provider providing emergency medical or dental or similar examination, diagnosis, treatment and care on an outpatient basis only.

Environmental Remediation: 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.

EPA: The United States Environmental Protection Agency.

Escrow: A deposit of cash with the city, or approved alternate in lieu of cash, held to ensure the performance of a task or a maintenance guarantee.

Excavation: The removal of boulders, gravel, rocks, earth, or similar naturally occurring deposits from its natural position.

External Illumination: Lighting that illuminates a building or structure, parking area, or other outside area from a location outside of the building or structure.

Family: A person living alone, or any of the following groups living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities: (a) Any number of people who are related by blood, marriage, adoption, or court sanctioned guardianship together with any incidental domestic or support staff who may or may not reside on the premises; or (b) four (4) unrelated people; or (c) two (2) unrelated people and any children related to either of them. "Family" does not include any group of individuals whose association is temporary or seasonal in nature or who are in a group living arrangement because of criminal offenses.

Farmer's Market: 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.

Fence: A barrier or obstruction of any material, with the purpose or intent, or having the effect, of preventing passage or view across the fence line.

Fence, Open: A fence which permits vision through more than fifty percent (50%) of each square foot more than eight (8) inches above the natural or finished grade.

Fence, Sight Obscuring: A fence which permits no vision (0%) through any part of the fence more than eight (8) inches above the natural or finished grade.

Fill: The process of raising the natural grade of the ground, or the depth or the volume of such material.

Financial Institution: A financial company or corporation providing the extension of credit, and the custody, loan or exchange of money; but not including Pawnshops.

Fiscal Impact Analysis: An analysis that describes the current or anticipated effect upon the public costs and revenues imposed by a development activity.

Flammable Liquids or Gases Manufacture, Storage and Distribution: 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.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland waters; including streams, creeks and rivers and/or
2. The unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM): An official map of a community on which the United States Federal Emergency Management Agency has delineated areas of flood hazard.

Flood Insurance Study: The official report provided by the United States Federal Emergency Management Agency that include flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.

Flood Plain, 100 Year: An area where a peak flow magnitude has about a 1 percent (1%) chance of being equaled, or exceeded in any year. The area is based on statistical analysis of stream flow records available for the watershed and analysis of rainfall and runoff characteristics in the general region of the watershed. The flood would have an average frequency of occurrence of about once in one hundred (100) years.

Floor Area, (Gross Floor Area): The sum of the footage contained within all buildings or structures on a site measured from the outside wall surfaces and including basements, garages, porches, utility rooms, stairways, recreation rooms and storage rooms, but excluding unroofed balconies and patios.

Floor Area, (Net Floor Area): The sum of the footage contained within all buildings or structures on a site measured from the inside wall surfaces including basements but excluding, garages, porches, utility rooms, stairways, storage rooms, and unroofed balconies and patios.

Floor Area, (Total): The sum of the gross floor area of all floors of a building and its accessory buildings located on the same lot. All dimensions shall be measured from the exterior faces of the exterior walls.

Floor Area Ratio: The total gross floor area of a building divided by the area of the lot on which it is located.

Foot Candle: A unit for measuring the amount of illumination on a surface.

Frontage: All the property fronting on one (1) side of the street between intersecting or intercepting streets, measured along the street line.

Funeral Home: 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.

Garage: An accessory building used for the storage of motor vehicles.

General Plan: The City of Vineyard General Plan, as adopted.

Geologic Hazard: A hazard inherent in the crust of the earth, or artificially created, which is dangerous, or potentially dangerous to life, property or improvements, due to the movement, subsidence, or shifting of the earth. The term includes, but is not limited to, unstable slopes, faulting, landslides, and rock falls.

Golf Course: An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, and course maintenance facilities.

Grade, Finished: The finished elevation of the surface of the land after the completion of any development activity or other excavation.

Grade, Natural: The elevation of the surface of the land prior to any development activity or excavation.

Grading: An excavation, cut or fill, or the act of excavating, either cutting or filling.

Groundwater: Any water that may be drawn from the ground.

Groundwater Discharge Area: An area where the direction of groundwater movement is upward from the principal aquifer to the shallow unconfined aquifer.

Grubbing: The removal or destruction of vegetation, including disturbance to the root system or soil surface by mechanical, chemical, or other means.

Guarantee: Any form of security including cash, a letter of credit, or an escrow agreement in an amount and form satisfactory to the city.

Hard-Surfaced: Covered with concrete, brick, asphalt, or other impervious material.

Hazardous Waste: A material as defined by the United States Environmental Protection Agency.

Health and Fitness Facility: 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), tanning salons, and weight control establishments.

Health Department: The Utah County Health Department.

Heliport: 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.

Hive: A frame hive, box hive, barrel, log, gum skep, or other artificial or natural receptacle that may be used to house bees.

Holiday Decorations: Displays of a primarily decorative nature commonly associated with any national, Local, or religious holiday.

Home Day Care: The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than three (3) children, but fewer than ~~nine-ten~~ (109) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. When a caregiver cares for only three (3) children under age two (2), the group size, at any given time shall not exceed six (6). If there are eight or more children, there must be two or more providers present.

Home Occupation: An activity carried out for gain by a resident of the dwelling unit, identified, and conducted in compliance with the requirements of this Ordinance, as applicable.

Home Preschool: A preschool program complying with all State standards and licensing for non-family members in an occupied dwelling unit, by residents of that dwelling unit, in which lessons are provided for not more than ~~six-ten~~ (106) children for each session of instruction. If there are eight or more children, there must be two or more providers present. Sessions shall last for not more than four (4) hours and shall not overlap. Individual children may attend only one (1) preschool session in any 24-hour period.

Honeybee: The common honeybee, *Apis mellifera* species or any hybrid thereof, at any stage of development, but not including the African honeybee.

Hospital: A facility licensed by the State of Utah Department of Health providing health services primarily for human inpatient, medical and/or surgical care for the sick or injured, and including the related facilities such as laboratories, outpatient departments, training facilities, central service facilities, and staff offices which are an integral part of the facilities.

Hotel: 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.

Household Pets, Noncommercial: 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.

Hybrid Production Facility: A commercial operation or use, on one or more premises where finished consumer goods are manufactured or produced and those same goods are offered for sale to the general public. Hybrid production facilities must be similar in size, scale and scope of operation with adjacent or nearby uses.

Identical Plans: Means building plans submitted to the City of Vineyard that are substantially identical to building plans that were previously submitted to and reviewed and approved by the City of Vineyard Building Official and describe a building that is:

1. Located on land zoned the same as the land on which the building described in the previously approved plans is located; and
2. Subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans.

Illegal Building/Structure: A building or structure, or portion thereof, established without securing the necessary Approvals, Permits, or Licenses, as required by this Ordinance, the adopted Building Code, or their prior enactments.

Illegal Lot: A lot created that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

Illegal Use: A use established without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances.

Impact Analysis: A determination of the potential effect(s), including but not limited to environmental, fiscal, social, matters, etc. upon the city or a Section of the city.

Impervious Material or Surface: Material that is impenetrable by water.

Improvements: Curbs, gutters, streets, roads, sidewalks, utilities, grading, paving, landscaping, water and sewer systems, drainage systems, fences, fire hydrants, street lights, parks, public facilities, amenities and other such requirements of this Ordinance.

Intensity: The degree of a quantitative or qualitative measurement associated with a use of land or building.

Internal Illumination: Lighting by means of a light source that is located within a building structure, or other object including a sign, or portions or letters of a sign.

Kennel, Commercial: A facility providing for indoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.

Kennel, Outdoor Commercial: A facility providing for the indoor and/or outdoor commercial boarding, grooming or training of household pets not owned by the owner or occupant of the premises.

Land Use: The manner in which land is occupied or used.

Land Use Application: All Applications required by this Ordinance, and the city's other Land Use Ordinances, and required to initiate the review procedures for any required Approval, License, or Permit by a Land Use Authority.

Land Use Approval: Any authorization received from a Land Use Authority that permits the commencement of a development activity.

Land Use Authority: Means a person, board, commission, agency, or other body designated by the Council to act on a Land Use Application.

Land Use Ordinance: Means a planning, Zoning, development, or subdivision Ordinance of the City of Vineyard, including this Ordinance, but does not include the City of Vineyard General Plan.

Landscaping: Materials and treatments that include naturally growing elements such as grass, trees, shrubs, and flowers. Landscaping may also include the use of rocks, fountains, benches, and contouring of the earth when authorized by a Land Use Authority.

Laundry, Commercial: 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.

Laundry, Self Service or Dry Cleaning: An establishment providing home-type washing, drying, and/or ironing machines, household laundry and dry-cleaning services.

Legal Building/Structure: A building or structure, or portion thereof, established after receiving the necessary Approvals, Permits, or Licenses, as required by the Land Use Ordinances and complying with the requirements of the Land Use Ordinances and Building Code.

Liquor Store: An establishment owned and operated by the State of Utah and primarily engaged in the sale of alcoholic beverages.

Lot, Legal: A lot that has received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances, or their prior enactments.

Legal Lot of Record: Any lot, parcel or tract of land that existed, as recorded in the Office of the Utah County Recorder, with a separate property identification number as provided by the Office of the Utah County Recorder and Office of the Utah County Assessor, prior to the date of the adoption of the first Vineyard Subdivision Ordinance, and all lots, parcels, and tracts of land that were legally created pursuant to the subdivision requirements of the city's Land Use Ordinances and the laws of the State of Utah after the date of the adoption of the first City of Vineyard Subdivision Ordinance.

Legal Use: A use complying with the requirements of this Ordinance.

Legislative Body: The City Council of Vineyard, Utah.

Light Source: A point of lumination that emits a measurable radiant energy in or near the visible spectrum.

Limits of Disturbance: The area of a lot, parcel, or tract of land in which all development activity or construction must be contained including all impervious surfaces, buildings, structures, parking areas, driveways, etc.

Lot: A parcel of land occupied or proposed to be occupied by a building or structure, together with such yards, open spaces, lot width and lot area as are required by this Ordinance.

Lot Area: The total land area of a lot, parcel, or tract of land.

Lot Coverage: The total horizontal area of a lot, parcel, or tract of land covered by any impervious surface, including buildings, structures, parking areas, driveways, etc.

Lot Depth: The horizontal distance from a front lot line to a rear lot line.

Lot, Interior: A lot, parcel, or tract of land, other than a corner lot.

Lot, Irregular: A lot whose rear property line is not generally parallel to the front property line such as a pie-shaped lot on a cul-de-sac, or where the side property lines are not parallel to each other.

Lot Line: A line bounding a lot, parcel, or tract of land that divides one (1) lot, parcel, or tract from another, or from a street. See also Property Line.

Lot Line Adjustment: The relocation of the lot line or property boundary line in a subdivision between two adjoining lots with the consent and agreement of the owners of record.

Lot Line, Front: A lot line separating a lot from an existing street right-of-way or, where a new street is proposed, the proposed street right-of-way line.

Lot Line, Rear: The lot line generally opposite and most distant from the front lot line.

Lot Line, Side: Any lot line that is not a front lot line or rear lot line. A side lot line separating one (1) lot from another is an interior side lot line.

Lot, Corner: A lot abutting on two (2) intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees (135°).

Lot, Double Frontage: A lot abutting two (2) parallel or approximately parallel streets.

Lot, Illegal: A lot that has not received the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, or their prior enactments.

Lot, Noncomplying (Legal): A lot, parcel or tract of land that: (a) Legally existed before its current Zoning designation; and (b) Has been shown as a separate lot, parcel, or tract continuously on the records of the Utah County Recorder as an independent parcel since the time the Zoning requirements governing the lot, parcel or tract changed; and (c) Because of subsequent Zoning changes does not now conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

Lot, Noncomplying (Illegal): A lot, parcel or tract of land that: (a) Was created without receiving the necessary Approvals, Permits, or Licenses, as required by the city's Land Use Ordinances and State laws, and their prior enactments, and (b) Does not conform with the requirements of the Zoning District in which the lot, parcel or tract is located.

Lot Width: For an interior lot or parcel, the shorter of horizontal distance between side lot lines, measured at the required front yard setback line or rear setback line. For a corner lot, the distance between one (1) of the front lot lines and the opposite side yard line at the required setback line.

LUDMA: Means the "Municipal Land Use, Development, and Management Act," as provided by Chapter 10-9a, U.C.A., 1953, as amended.

Lumen: A measurement of light output or the amount of light emitting from a luminaire.

Luminaire: A lighting unit consisting of a light source and all necessary mechanical, electrical, decorative, light shielding and hooded parts.

Luminaire, Cutoff-Type: A luminaire with shields, reflectors, refractors, or other such elements that direct and cut-off emitted light.

Luminaire, Shielded, Fully: Luminaires that are constructed so that no light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

Luminaire, Shielded, Partially: Luminaires that are constructed so that no more than ten percent (10%) of the light rays are emitted at angles above the horizontal plane, as certified by a photometric test report.

Manufacturing, Heavy: 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.

Manufacturing, Light: 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, storage, 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.

Medical Clinic: 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.

Medical Laboratory: 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.

Mixed Use: The location and arrangement of a combination of compatible residential and nonresidential uses on the same lot or within the same building, and complying with the requirements of this Ordinance.

Model Home: A dwelling unit having all of the following characteristics:

1. The dwelling unit is constructed upon a lot in a subdivision for which a Final Plat has been recorded.
2. The dwelling unit is intended to be temporarily utilized as an example of the dwelling units that are proposed to be built in the same subdivision.

Moderate Income Housing: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in Utah County.

Moderate Income Housing Plan: A written document conforming to the requirements of LUDMA.

Monument: A permanent survey marker established by the Utah County Surveyor and/or a survey marker set in accordance with the City Engineer's specifications and referenced to Utah County survey monuments.

Motel: 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.

Motor Home: A unit primarily designed as a temporary dwelling 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, a fifth wheel trailer, and a caravan.

Motor Vehicle Fueling Station: A facility providing the retail sale and direct delivery to motor vehicles of fuel, including electric charging stations, lubricants and minor accessories, and retail sales for the convenience of the motoring public.

Municipality: The City of Vineyard, Utah, or other incorporated area.

Museum: 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.

Natural Features: Non-man-made land characteristics, including but not limited to slopes, wetlands, streams, rock outcropping, lava fields, intermittent drainage channels, and vegetation.

Natural State: Land that has not been subjected to grading, removal of vegetation or any development activity.

Natural Vegetation: Vegetation existing on a lot or parcel prior to any grading, development activity or man-made plantings.

Natural Waterways: Those areas, varying in width, along the course of a permanent or intermittent river, stream, creek, or gully.

Nominal Fee: A fee that reasonably reimburses the city only for time spent and expenses incurred in:

1. Verifying that building plans are identical plans; and
2. Reviewing and approving those minor aspects of identical plans that differ from the previously reviewed and approved building plans.

Noncombustible Material: Any material that will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit (1,200°F) during an exposure of five (5) minutes, and will not continue to burn or glow at that temperature.

Noncomplying Structure: A structure that:

1. Legally existed before its current land use designation; and
2. Because of one or more subsequent land use Ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations, which govern the use of land.

Nonconforming Use: A use of land that:

1. Legally existed before its current land use designation;
2. Has been maintained continuously since the time the land use Ordinance governing the land changed; and
3. Because of one or more subsequent Land Use Ordinance changes, does not conform to the regulations that now govern the use of the land.

Nonresidential Uses: Means the uses identified in the Tables of Uses – Nonresidential Zoning Districts.

Nonresidential Zoning District/Nonresidential Zones: Means the Commercial Districts and Industrial Districts.

Nursing Care Facility: 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:

1. 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;
2. 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
3. a supervised living environment that provides support, training or assistance with individual activities of daily living.

Nursing Home, Convalescent Care Center: A facility that provides 24-hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility. A Nursing Home or Convalescent Care Center provides some level of skilled nursing or medical service to the residents.

Office: 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.

Official Map: A map adopted by the Council and recorded in the Utah County Recorder's Office that:

1. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;
2. Provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and
3. Has been adopted as an element of the City of Vineyard General Plan.

Official Zoning Map/Zoning Districts Map: The map adopted by the Council showing the geographic location of Zoning Districts.

Off-Street: Entirely outside of any city right-of-way, street, access easement, or any private access drives.

Open Space: Land areas that are not occupied by buildings, structures, parking areas, streets, or roads. Open space may be devoted to landscaping, preservation of natural features, and recreational areas and facilities.

Outdoor Display of Products or Merchandise: 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.

Overlay District: A Zoning District, with its accompanying requirements, that is applied to an area that may place additional development standards on a Zoning District. Development in an overlay District must conform to the base District as well as the overlay Zoning requirements.

Owner: Any person who alone, jointly or severally with others, has a legal or equitable title to property.

Parcel of Land: An area of land, with a separate property identification number, as provided by the Office of the Utah County Recorder.

Park: A playground, or other area or open space providing opportunities for active or passive recreational or leisure activities.

Park and Ride Facility: 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.

Park Strip: The area located between the edge of asphalt or curb and the sidewalk, trail, or property line.

Parking Area/Parking Lot: An enclosed or unenclosed area, other than a street, and used or designed for the parking of four (4) or more vehicles.

Parking Space: An enclosed or unenclosed area used for parking or storage of one (1) automobile.

Pawnshop: Any person or establishment engaged in any of the following:

1. Lending money on deposit of personal property;
2. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledger or depositor;
3. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property; or
4. Selling unredeemed pledged personal property together with such new merchandise as will facilitate the sale of such property.

Permitted Use: For the purposes of this Ordinance shall include P-1 and P-2 Uses.

Personal Care Service: 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."

Person: An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity.

Pervious Material or Surface: Material that is penetrable by water.

Planning Commission: The Planning Commission of the City of Vineyard, Utah.

Plat: A map or other graphical representation of lands being laid out and prepared in accordance with LUDMA.

Plat, Final: A drawing prepared in accordance with the Land Use Ordinances showing the final design of a land division and complying with all standards and requirements of best surveying practice and in a form required by the Utah County Recorder's Office for recordation.

Plat, Preliminary: A drawing prepared in accordance with the Land Use Ordinances showing the design of a proposed land division.

Power Plant: An electrical energy generating facility with generating capacity of more than 50 megawatts and any appurtenant and associated facilities.

Primary Building: The principal building located on a lot, parcel, or tract of land and designed or used to accommodate the primary use.

Primary Use: The principal purpose for which a lot, parcel, tract, or building is designed, arranged or intended, or for which it is occupied or maintained.

Private Club: 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 compliance with all applicable state laws.

Private Drive: A non-dedicated thoroughfare used exclusively for private access to a lot, parcel, or tract of land.

Property: Any lot, parcel, or tract of land, including improvements thereon, and recorded as real property in the Office of the Utah County Recorder.

Property Line: The boundary line of a lot, parcel, or tract.

Public: That which is under the ownership or control of the United States Government, Utah State or any subdivision thereof, Utah County, or the City of Vineyard (or any departments or agencies thereof).

Public Use: 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.

Public Hearing: A hearing at which citizens of the City and members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public Improvement: Any street dedications, installations of curb, gutter, sidewalk, road base and asphalt, water, sewer, and storm drainage facilities, or other utility or service required to provide services to a lot, parcel, building, or structure.

Public Meeting: A meeting that is required to be open to the public under Title 52, Chapter 4, Open and Public Meetings.

Qualified Professional: A professionally trained person with the requisite academic degree, experience, and professional certification or License in the field or fields relating to the matter being studied or analyzed.

Quasi-Public Use: A use operated by a private nonprofit educational, religious, recreational, charitable, or philanthropic institution, serving the public.

Reasonable Accommodation: A change in a rule, policy, practice, or service necessary to afford a person equal opportunity to use and enjoy a dwelling. As used in this definition “Reasonable” means a requested accommodation will not undermine the legitimate purposes of existing Zoning regulations notwithstanding the benefit that the accommodation would provide to a person with a disability, “Necessary” means the Applicant must show that, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice, “Equal Opportunity” means achieving equal results as between a person with a disability and a non-disabled person.

Record of Survey Map: A map of a survey of land prepared in accordance with the laws of the State of Utah.

Reception Hall, Reception Center: A facility for the holding of events including but not limited to weddings, wedding receptions, community meetings, and group gatherings.

Recreational and Manufactured Home Standard: A standard adopted by the American National Standards Institute or the national fire protection association for recreational vehicles, and for mobile homes manufactured prior to June 15, 1976. For manufactured homes built after June 16, 1976, "standard" means the standard adopted pursuant to the National Manufactured Housing Construction and Safety Standards Act, 1974, as amended.

Recreational Vehicle: 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.

Recycling Collection Center: 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.

Recycling Processing Facility: 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 does not include Salvage Yard.

Residence: A dwelling unit or other place where an individual or family is living at a given point in time and not a place of temporary sojourn or transient visit.

Residence for Persons with a Disability that are Substance Abuse Facilities located

within 500 feet of a School: A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

Residential Activity: Any building, structure, or portion thereof that is designed for or used for residential purposes and any activity involving the use of occupancy of a lot or structure for residential purposes.

Residential Facility for Elderly Persons: A single-family or multiple-family dwelling unit that meets the requirements of LUDMA.

Residential Facility for Persons with a Disability: A residence in which more than one (1) person with a disability resides; and is Licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or is Licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act. See definition of Disability.

Residential Lease, Short Term: The use, occupancy, rent or lease, for direct or indirect compensation, of a structure or any portion thereof constructed for single family or multifamily occupancy or of any other residential property for an effective term of thirty (30) days or less.

Residential Uses: Means the uses identified in the Zoning District Use Matrix under the Residential category.

Restaurant: A building or facility for the preparation and retail sale of food and beverages.

Retail Sales and Services: Establishments engaged in the retail sale of goods and services, except those uses as otherwise clearly defined herein.

Retail Sales and Services (Community Commercial): 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.

Retail Sales and Services (Regional): 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.

Revocation: A action by a Land Use Authority that has the effect to terminate any Approval, Permit, or License required by the city's Land Use Ordinances, including this Ordinance.

Right-of-Way: Any area provided for conveying vehicle and pedestrian traffic.

Roof Line: The highest point on any building or structure.

Salvage Yard: 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.

Sanitary Sewer Authority: The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or onsite wastewater systems.

Seasonal Use: 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.

Self-Service Storage: 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.

Self-Storage, Mixed Use: A single building containing more than the primary land use of self-storage, or a single development of more than one building and use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. A mixed-use self-storage facility is intended to be used for a mix of uses between the primary use of a private noncommercial, non-industrial storage facility and general, professional office, medical or dental offices, retail or residential dwelling units' uses.

Sexual Oriented Business: 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.

Sign: A presentation or representation of words, letters, figures, designs, picture or colors, publicly displayed so as to give notice relative to a person, business, article or merchandise, service, assemblage, solicitation, or a request for aid; also, the structure or framework or a natural object on which any sign is erected or is intended to be erected or exhibited or which is being used or is intended to be used for sign purposes.

Sign, Illegal: Any sign which does not conform to the requirements of this Ordinance and was constructed or installed without the necessary Approvals, Permits, or Licenses required by this Ordinance, or prior enactments.

Sign, Legal: A sign that conforms to the requirements of this Ordinance and has received all necessary Approvals, Permits, or Licenses, as required by this Ordinance, or prior enactments.

Sign, Noncomplying: A sign or sign structure of portion thereof lawfully existing at the time this Ordinance became effective, but which does not conform to all applicable requirements now provided by this Ordinance.

Sign, Non-maintained: A sign which, due to lack of repair, cleaning, painting, oiling, or changing of light bulbs has become deteriorated, hazardous, or non-functional.

Sign, Off-Premise: Any sign, including a billboard or general outdoor advertising device, that advertises or directs attention to a business, commodity, service, activity, or matter conducted, sold, or offered at a location other than on the lot, parcel, or tract upon which such sign is located.

Sign, On-Premise: A sign that directs attention to a business, commodity, product, use, service or other activity that is sold, offered or conducted on the lot, parcel, or tract upon which such sign is located.

Site Plan: A schematic, scaled drawing of a lot, parcel, or tract which indicates, as may be required by this Ordinance, including but not limited to the placement and location of buildings, setbacks, yards, property lines, adjacent parcels, utilities, topography, waterways, irrigation, drainage, landscaping, parking areas, driveways, trash containers, streets, sidewalks, curbs, gutters, signs, lighting, fences and other features of existing or proposed use, activity, building or structure.

Slope: The level of inclination of land from the horizontal plane determined by dividing the horizontal run or distance, of the land into the vertical rise, or distance, of the same land and converting the resulting figure in a percentage value.

Special District: An entity established under the authority of Title 17A, Special Districts, U.C.A., 1953, as amended.

Specified Public Utility: Means an electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Section 54-2-1, U.C.A., 1953, as amended.

Start of Construction: The issuance date of a Building Permit if construction, repair, reconstruction, placement, or other improvement begins within one hundred eighty (180) days of the Permit date. “Begins” means the date of the commencement of the first development activity on the site.

Story: The space within a building, included between the surface of any floor and the surface of the ceiling next above.

Street: A public right-of-way, including a highway, avenue, boulevard, parkway, road, lane, walk, alley, viaduct, tunnel, bridge, public easement, or other way.

Structural Alterations: Any change in supporting members of a building, such as bearing walls, columns, beams, or girders.

Structure: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground.

Subdivision: Means any land that is divided, resubdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions, and as further defined by LUDMA.

Subdivision Application: The Applications required by the City of Vineyard Subdivision Ordinance and required to initiate the review procedures for any required subdivision approval.

Substantial Action: Action taken in good faith to diligently pursue any matter necessary to obtain approval of an Application filed pursuant to the provisions of this Ordinance or to exercise development rights authorized pursuant to such an approval.

Swimming Pool: An artificial body of water having a depth in excess of eighteen inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children, and located on a same lot or parcel as a dwelling, or dwellings.

Temporary Use: A use or event established for a maximum period of sixty (60) days, such use or event being discontinued after the expiration of sixty (60) days.

Tennis Court/Sports Court: An improved area used for the playing of tennis or other sports activities, including, but not limited to, basketball and volleyball, and located on a same lot or parcel as a dwelling, or dwellings.

Trailer/RV Camping Facilities: Any area or tract of land used or designed to accommodate two (2) or more travel trailers, recreational vehicles, motor homes or camping parties.

Travel Trailer: A vehicular, portable unit, mounted on wheels, not requiring special highway movement permits when drawn by a motorized vehicle:

1. Designed for travel, recreational and vacation use; and
2. When factory equipped for the road, having a body width of not more than eight feet (8') and a body length of not more than forty feet (40').

Unincorporated: Means the area of Utah County, Utah and located outside of the incorporated area of the City of Vineyard, or another municipality.

Use: The specific purpose for which land or a building is designed, arranged, intended, or for which it is or may be occupied or maintained.

USGS: The United States Geological Survey.

Utilities: Include, but are not limited to, natural gas, electric power, cable television, telephone, telecommunication services, storm system, sewer system, irrigation facilities, culinary water, street lights and other services deemed to be of a public-utility nature by the city.

Utility Easement: The area designated for access to construct or maintain utilities on a lot, parcel, or tract of land.

Utility, Public Major Facility: 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, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity.

Utility, Public Minor Facility: Any water, sewer power, gas, telephone, cable television, or other utility, distribution line, or facility, which is located underground and buried beneath the surface of the ground.

Variance: A modification granted by the Land Use Hearing Officer to a development standard with a finding of hardship.

Vehicle: A Licensed automobile, truck, trailer, boat or other device in which a person or thing is or can be transported from one (1) place to another.

Vehicle and Equipment Repair (Major): 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.

Vehicle and Equipment Repair (Minor): 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, frontend 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.

Vehicle and Equipment Sale and Rental: A facility providing for the sale, lease, or rental of new or used vehicles, including automobiles, trucks, motorcycles, recreational vehicles, or boats. The cleaning and routine maintenance of motor vehicles is allowed as an accessory use.

Violated or Violating: There exists reasonable cause to believe that an Ordinance, Code, Statute, or Law has been, or is being broken.

Warehouse Club: 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.

Wholesale Distribution: 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.

Wireless Telecommunication Facility: 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 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.

Yard: An open space on a lot, parcel or tract of land, unoccupied and unobstructed from the ground upward by buildings, except as otherwise provided herein.

Yard, Front: An open space on the same lot with a building between the front line of the building and the front lot line and extending across the full width of the lot. The "depth" of the front yard is the minimum distance between the front lot line and the front line of the building.

Yard, Rear: An open, unoccupied space on the same lot as a building, between the rear line of the building and the rear lot line and extending the full width of the lot except, on corner lots, the rear yard shall not include the side yard bordering the street.

Yard, Side: An open, unoccupied space on the same lot as a building, between the rear line of the building and the front line of the building and extending from the side line of the building to the side lot line; except, on corner lots, the side yard bordering the street shall extend to the rear from the front line of the building to the rear lot line, the same distance as is required for side yard setbacks on corner lots in each zone.

Zoning District: An area of the city that has been given a designation which regulates the construction, reconstruction, alteration, repair, or use of buildings or structures, or the use of land as set forth in this Ordinance.

Zoning Districts Map: The map, adopted as part of a Land Use Ordinance, including this Ordinance that depicts and identifies the geographic location of the Zoning Districts provided by this Ordinance.

Zoning Ordinance: This Ordinance, and any amendments thereto as may be amended from time to time. This Ordinance is determined and identified to be a Land Use Ordinance of the City of Vineyard, Utah.

SECTION 1: AMENDMENT “5.08.010 Building Standards (Table)” of the Vineyard Municipal Code is hereby *amended* as follows:

B E F O R E A M E N D M E N T

5.08.010 Building Standards (Table)

1. **PURPOSE.** This Exhibit outlines the standards pursuant to which WatersEdge Residential uses shall be developed within the Zone Plan.
2. **PERMITTED USES**
 - a. **CODES AND SYMBOLS.** In the following section, uses of land or buildings will have the following CODES or SYMBOLS:
 - i. P indicates permitted uses
 - ii. *P indicates permitted per city code
 - iii. C indicates conditional uses
 - iv. - indicates that the use is not allowed
 - v. A indicates that the use is allowed
 - vi. N/A indicates that the use is not applicable

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the WatersEdge Zone Plan except as provided in this *Table: Building Standards*.

Table: Building Standards

ZONE	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
Accessory buildings and uses customarily incidental to permitted uses other than those listed below	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	P	P	P	P	P	P	P	P	P	P	P	P	P

Temporary buildings for uses incidental to construction work, including living quarters for guard or night watchman, which building must be removed upon completion or abandonment of the construction work. Mobile homes for temporary uses found appropriate to the Planning Commission	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P
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Temporary model home sales offices for the sale and/or rent of new homes, townhomes, big houses and apartments Each housing type is permitted 4 model homes, 1 of which may be a sales office.	P	P	P	P	P	P	P	P	P	P	P	P	P
SPECIAL USES	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
Child Day Care or Nursery	C	C	C	C	C	C	C	C	C	C	C	C	C
Family Food Prodcution	P	P	P	P	P	P	C	P	C	P	P	P	P
The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	C	P	C	P	P	P	P

Assisted Living Center	C	C	C	C	C	C	C	C	C	C	C	C	C
RESIDENTIAL	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
Single-family dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P
Single attached family dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P
**Groups of dwellings (including twin homes and senior housing) when approved as a planned unit development .	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-family dwelling										P	P	P	P
Residential facilities (group homes) for the handicapped and elderly	P	P	P	P	P	P	P	P	P	C	C	C	C
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A

Household Pets	P	P	P	P	P	P	P	P	P	P	P	P	P
PUBLIC AND QUASI-PUBLIC	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
Private educational institution having a curriculum similar to that ordinarily given in public schools	C	C	C	C	C	C	C	C	C	C	C	C	C
Private recreational grounds and facilities not open to the general public and to which admission charge is made	C	C	C	C	C	C	C	C	C	C	C	C	C

Public and quasi-public buildings and uses (commentaries, churches, essential service facilities, golf courses, substations, transmission lines (50kv or greater capacity), recreation trails, schools, streets (public and private), and railroad and utility lines and rights of ways)	C	C	C	C	C	C	C	C	C	C	C	C	C
AREA REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
The minimum lot area, in square feet, for a single-family dwelling structure shall be:	2,400	3,600	4,200	5,200	6,200	8,000	10,000	15,000	20,000	N/A	N/A	N/A	N/A

WIDTH REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A6
The minimum width at the front setback line for units adjacent to roadways, in feet, for any lot shall be:	42	40	45	50	60	75	85	90	100	N/A	N/A	N/A	N/A
The additional minimum width at the front setback line for units on a corner lot shall be:	10	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A
The minimum width at the front setback line for units on a cul-de-sac lots shall be: (measured 20' from back of the side walk)	N/A	35	40	45	50	70	80	80	80	N/A	N/A	N/A	N/A
FRONT YARD REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6

The minimum depth, in feet, for the front yard from the property line to a front loaded garage (measured to the garage foundation), shall be:	N/A	20	20	20	20	20	20	20	20	20	N/A	N/A	N/A	20
The minimum depth, in feet, for the front yard from the property line to a side loaded garage, shall be:	N/A	15	15	15	15	20	20	20	20	20	N/A	N/A	N/A	15
The minimum depth, in feet, for the front yard from the property line to the living space or front porch shall be:	N/A	15	15	15	15	20	20	20	20	20	N/A	N/A	N/A	15

The maximum amount of homes in a row that can have the same front yard setback (must have a minimum 1-2 foot offset between front structural component of home).	N/A	2	2	2	2	2	2	2	2	N/A	N/A	N/A	N/A
REAR YARD REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
The minimum depth, in feet, for the rear yard from the property line to the living space shall be:	10	10 (5' for all alley loaded units)	10 (5' for all alley loaded units)	10 (5' for alley loaded units)	15	20	20	20	20	10 (5' for all alley loaded units)	10 (5' for all alley loaded units)	N/A	10 (5' for alley loaded units)
SIDE YARD REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6

The minimum side yard, in feet, for interior dwelling units shall be: (all SFD units must keep 5' side yard setbacks clear for access) (amended 6.10.2015 Ord 2015-09)	5	5	5	5	5	6 (Fireplaces may extend into setback 2 feet)	8 (Fireplaces may extend into setback 2 feet)	8 (Fireplaces may extend into setback 2 feet)	8 (Fireplaces may extend into setback 2 feet)	5 (when detached)	5 (when detached)	N/A	5 (except on zero lot lines)
The total width of the side yards, in feet, for interior dwellings shall be: (amended 6.10.2015 Ord 2015-09)	10	10	10	10	10	14	18	18	18	N/A	N/A	20	10

The minimum side yard, in feet, for a private garage shall be:	5	5	5	5	5	8	8	8	8	N/A	N/A	N/A	5
The minimum side yard, in feet, for a corner lot, shall be:	10	15	15	15	15	20	20	20	20	20	20	25	15
HEIGHT REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
The maximum height in feet for all buildings and structures (measured from the top of back of curb), shall be:	35	35	35	35	35	35	35	35	35	35	35	40	35
COVERAG E REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6

The maximum coverage of impervious area for any lot (measured as a percentage of the total lot area), shall be:	70 %	65 %	65 %	60 %	60 %	55 %	55 %	55 %	55 %	70 %	70 %	75 %	70%
The Maximum / Minimum number of attached units in a row, shall be:	N / A	N / A	N / A	N / A	N / A	N / A	N / A	N / A	N / A	6 Max 2 Min	10 Max 2 Min	N / A	6 Max 2 Min
DEPTH REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
The minimum depth, in feet, of any lot, except as modified by conditional use permit, shall be (amended 6.10.2015 Ord 2015-09)	65	65	80	100'	100'	100'	100'	100'	100'	N / A	N / A	N / A	N / A

PARKING REGULATI ONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	C N	SF A 6
The minimum number of covered parking spaces per dwelling unit: (*garage required)	*2	*2	*2	*2	*2	*2	*2	*2	*2	*2	*2	1	*2
The minimum number of total parking spaces per dwelling unit:	N /A	N/ A	N / A	N/ A	N/ A	N/ A	N/ A	N/ A	N/ A	2	2	2	2

Guest parking per unit (includes pocket parking lots, allowable street parking, parking in front of garages)	.5 (includes parking in front of garages for rear courtyard yards units)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)
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AFTER AMENDMENT

5.08.010 Building Standards (Table)

1. **PURPOSE.** This Exhibit outlines the standards pursuant to which WatersEdge Residential uses shall be developed within the Zone Plan.
2. **PERMITTED USES**

a. CODES AND SYMBOLS. In the following section, uses of land or buildings will have the following CODES or SYMBOLS:

- i. P indicates permitted uses
- ii. *P indicates permitted per city code
- iii. C indicates conditional uses
- iv. - indicates that the use is not allowed
- v. A indicates that the use is allowed
- vi. N/A indicates that the use is not applicable

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the WatersEdge Zone Plan except as provided in this *Table: Building Standards*.

Table: Building Standards

ZONE	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6
Accessory buildings and uses customarily incidental to permitted uses other than those listed below	P	P	P	P	P	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory buildings and uses customarily incidental to conditional uses	P	P	P	P	P	P	P	P	P	P	P	P	P
Temporary buildings for uses incidental to construction	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P	*P

work, including living quarters for guard or night watchma n, which building must be removed upon completi on or abandon ment of the construct ion work. Mobile homes for temporar y uses found appropri ate to the Planning Commiss ion													
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Temporary model home sales offices for the sale and/or rent of new homes, townhomes, big houses and apartments Each housing type is permitted 4 model homes, 1 of which may be a sales office.	P	P	P	P	P	P	P	P	P	P	P	P	P
SPECIAL USES	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	TH 12	TH 17	CN	SF A 6
Child Day Care or Nursery	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Home Day Care (one to seven children)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Home Day Care</u> (<u>eight to ten</u> <u>children</u>).	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Home Preschool</u> 1(up to 6 <u>one to seven</u> <u>children</u>).	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Home Preschool</u> 1(7- 10 <u>eight to ten</u> <u>children</u>).	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Family Food Production	P	P	P	P	P	P	C	P	C	P	P	P	P
The tilling of the soil, the raising of crops, horticulture and gardening	P	P	P	P	P	P	C	P	C	P	P	P	P
Assisted Living Center	C	C	C	C	C	C	C	C	C	C	C	C	C
RESIDENTIAL	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6

Single-family dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P
Single attached family dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P
**Group s of dwellings (includin g twin homes and senior housing) when approved as a planned unit develop ment.	P	P	P	P	P	P	P	P	P	P	P	P	P
Multi-family dwelling											P	P	P
Residenti al facilities (group homes) for the handicap ped and elderly	P	P	P	P	P	P	P	P	P	P	C	C	C

Home Occupati on	A	A	A	A	A	A	A	A	A	A	A	A	A
Househol d Pets	P	P	P	P	P	P	P	P	P	P	P	P	P
PUBLIC AND QUASI-PUBLIC	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6
Private educatio nal institutio n having a curriculu m similar to that ordinaril y given in public schools	C	C	C	C	C	C	C	C	C	C	C	C	C
Private recreatio nal grounds and facilities not open to the general public and to which admissio n charge is made	C	C	C	C	C	C	C	C	C	C	C	C	C

Public and quasi-public buildings and uses (commentaries, churches, essential service facilities, golf courses, substations, transmission lines (50kv or greater capacity), recreation trails, schools, streets (public and private), and railroad and utility lines and rights of ways)	C	C	C	C	C	C	C	C	C	C	C	C	C
AREA REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6

The minimum lot area, in square feet, for a single-family dwelling structure shall be:	2,400	3,600	4,200	5,200	6,200	8,000	10000	15000	20000	N/A	N/A	N/A	N/A
WIDTH REGULATIONS	SFDC	SFDC	SFDC	SFDC	SFDC	SFDC	SFDC	SFDC	SFDC	TH	TH	CN	SFA6
The minimum width at the front setback line for units adjacent to roadways, in feet, for any lot shall be:	42	40	45	50	60	75	85	90	100	N/A	N/A	N/A	N/A

The additional minimum width at the front setback line for units on a corner lot shall be:	10	10	10	10	10	10	10	10	10	N/A	N/A	N/A	N/A
The minimum width at the front setback line for units on a cul-de-sac lots shall be: (measured 20' from back of the side walk)	N/A	35	40	45	50	70	80	80	80	N/A	N/A	N/A	N/A
FRONT YARD REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6

The minimum depth, in feet, for the front yard from the property line to a front loaded garage (measured to the garage foundation), shall be:	N/A	20	20	20	20	20	20	20	20	20	N/A	N/A	N/A	20
The minimum depth, in feet, for the front yard from the property line to a side loaded garage, shall be:	N/A	15	15	15	15	20	20	20	20	20	N/A	N/A	N/A	15

The minimum depth, in feet, for the front yard from the property line to the living space or front porch shall be:	N/A	15	15	15	15	20	20	20	20	N/A	N/A	N/A	15
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The maximum amount of homes in a row that can have the same front yard setback (must have a minimum 1-2 foot offset between front structural component of home).	N/A	2	2	2	2	2	2	2	2	N/A	N/A	N/A	N/A
REAR YARD REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6

The minimum depth, in feet, for the rear yard from the property line to the living space shall be:	10	10 (5' for alley loaded units)	10 (5' for alley loaded units)	10 (5' for alley loaded units)	15	20	20	20	20	10 (5' for alley loaded units)	10 (5' for alley loaded units)	N/A	10 (5' for alley loaded units)
SIDE YARD REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6
The minimum side yard, in feet, for interior dwelling units shall be: (all SFD units must keep 5' side yard setbacks clear for access) (amended 6.10.2015 Ord 2015- 09)	5	5	5	5	5	6 (Fireplaces may extend into setback 2 feet)	8 (Fireplaces may extend into setback 2 feet)	8 (Fireplaces may extend into setback 2 feet)	8 (Fireplaces may extend into setback 2 feet)	5 (when detached)	5 (when detached)	N/A	5 (except on zero lot lines)

The total width of the side yards, in feet, for interior dwellings shall be: (amended 6.10.2015 Ord 2015-09)	10	10	10	10	10	14	18	18	18	N/A	N/A	20	10
The minimum side yard, in feet, for a private garage shall be:	5	5	5	5	5	8	8	8	8	N/A	N/A	N/A	5
The minimum side yard, in feet, for a corner lot, shall be:	10	15	15	15	15	20	20	20	20	20	20	25	15
HEIGHT REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6

The maximum height in feet for all buildings and structures (measured from the top of back of curb), shall be:	35	35	35	35	35	35	35	35	35	35	35	40	35
COVER AGE REGUL TIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6
The maximum coverage of impervious area for any lot (measured as a percentage of the total lot area), shall be:	70 %	65 %	65 %	60 %	60 %	55 %	55 %	55 %	55 %	70 %	70 %	75 %	70%

The Maximum / Minimum number of attached units in a row, shall be:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6 Max 2 Min	10 Max 2 Min	N/A	6 Max 2 Min
DEPTH REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6
The minimum depth, in feet, of any lot, except as modified by conditional use permit, shall be (amended 6.10.2015 Ord 2015-09)	65	65	80	100'	100'	100'	100'	100'	100'	N/A	N/A	N/A	N/A
PARKING REGULATIONS	SF D C	SF D 36	SF D 45	SF D 54	SF D 65	SF D 8	SF D 10	SF D 15	SF D 20	T H 12	T H 17	CN	SF A 6

The minimum number of covered parking spaces per dwelling unit: (*garage required)	*2	*2	*2	*2	*2	*2	*2	*2	*2	*2	*2	*2	1	*2
The minimum number of total parking spaces per dwelling unit:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2	2	2	2

Guest parking per unit (includes pocket parking lots, allowable street parking, parking in front of garages)	.5 (includes parking in front of garages for rear courtyard units)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)	.5 (includes parking in front of garages where allowed)
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2020 Calendar

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JANUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

MARCH

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

APRIL

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
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MAY

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

JUNE

S	M	T	W	T	F	S
	1	2	3	4	5	6
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14	15	16	17	18	19	20
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28	29	30				

JULY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

AUGUST

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SEPTEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCTOBER

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

NOVEMBER

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

DECEMBER

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		