



**JOINT WORK SESSION OF THE VINEYARD
PLANNING COMMISSION & CITY COUNCIL
Vineyard City Hall, 125 S Main Street, Vineyard, Utah
Monday, February 24, 2020 at 5:00 p.m.**

PUBLIC NOTICE is hereby given that the Planning Commission will hold a special session with the Mayor and City Council present on Monday, February 24, 2020 at 5:00 p.m. in the Vineyard City Hall, 125 South Main Street, Vineyard, Utah. The agenda will consist of the following:

1. CALL TO ORDER

2. JOINT WORK SESSION

2.1 DISCUSSION – Zoning Text and Map Amendment to the Town Center Form Based Code Special Zoning District 3

Anderson Geneva the applicant will present proposed changes to the Town Center Code.

2.2 DISCUSSION – Tourism, Recreation, Cultural, Convention Grant

Staff will present exhibits of the Vineyard lakefront improvements for the TRCC grant.

3. ADJOURNMENT

The next regularly scheduled meeting planning commission meeting is March 4, 2020.

This meeting may be held electronically to allow a commissioner or councilmember 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, posted on the Utah Public Notice Website and Vineyard Website, posted at the Vineyard City Offices, and delivered electronically to city staff and each member of the Planning Commission and City Council.

AGENDA NOTICING COMPLETED ON: February 19, 2020

NOTICED BY: /s/ Elizabeth Hart

Elizabeth Hart, Senior Planner

Vineyard Town Center

Form-Based Code
Adopted Month Day 2020



VINEYARD

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1.0 Purpose, Vision, and Intent

Vision

The Vineyard Town Center will become a true downtown for Vineyard; a destination with many exciting places to visit, live, recreate, and shop. The Town Center connects a transit-served core and a superb park and trail system to Utah Lake. As a transit oriented village, there will be a mix of uses, creating a more balanced community, composed of Districts tied together by great walkable streets. Not only will it function as the town center, it will become the most diverse and intricate activity and event center in Utah County.

The Lake Promenade will incorporate unique activities and experiences, connecting FrontRunner with Utah Lake. Each block will include different design features and activities. Running west-to-east the Promenade includes the following major destinations: Utah Lake, Lakeside Park, Market Street, and the Vineyard Station Plaza.

Main Street is a great boulevard that becomes a signature feature due to its' varied widths, colored and textured sidewalks, distinctive tree plantings, bike lanes, parking buffers and planted medians. The street is lined with commercial, office, and mixed residential uses that are oriented to the street. At the intersection of Main Street and the Lake Promenade, a civic plaza becomes the heart of the Town Center.

The Districts are composed of blocks in a network making it easy for pedestrians, bikers, and automobiles to move through the City. Transit access and pedestrian accommodations will minimize the need for cars. Street alignments and the Lake Promenade will reveal views of the mountains and the Lake.

The Vineyard Town Center provides a new direction for development in the Wasatch Front. True compact, mixed-use, walkable, and live-able, the Town Center will inspire the region to create and value human-scaled places and activate the public's investment in transit services.



2.0 Districts

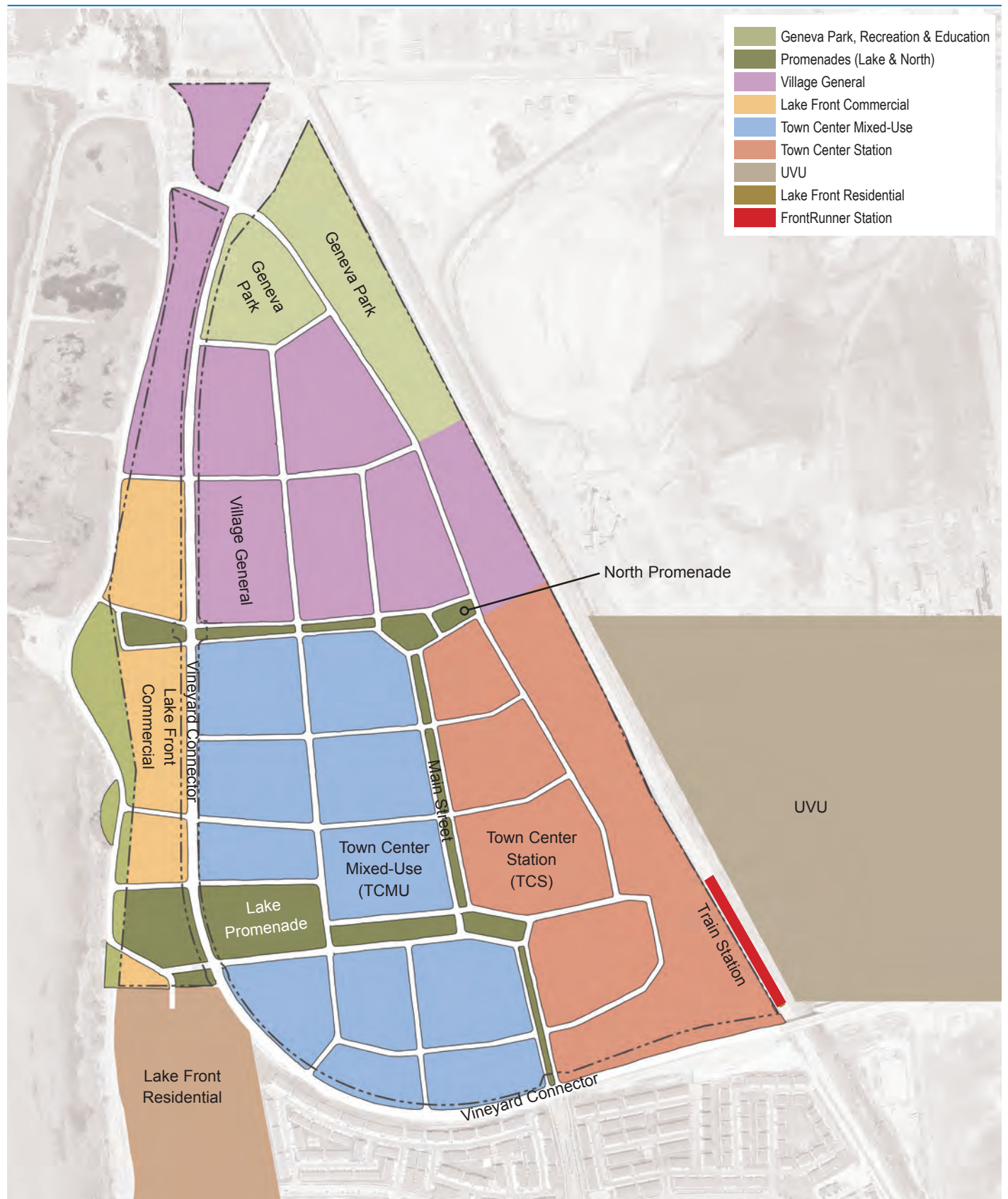


Figure 2.0(1). Map of the Vineyard Town Center.

Vineyard Town Center Districts

1. The Town Center Station (TCS) area represents the greatest height, density and intensification of uses lying just west of the Vineyard Station. Riders arrive to an active urban plaza at the transit station, setting the stage for a pedestrian-oriented center and promenade. The Lake Promenade takes the form of a Market Street from the station to Civic Square, drawing transit riders towards the lake. A mix of commercial and residential uses is encouraged to activate commercial streets. The Lake Promenade, emanates from the Vineyard Station, where tall buildings frame the Promenade's open spaces. Commuters and visitors are encouraged to linger after work to patronize the events, activities, shops, and restaurants that line Market Street and the Lake Promenade. Vineyard Station is the eastern focal point that includes a large iconic pedestrian link to the UVU campus on the east side of the UP tracks and Frontrunner.
2. The Town Center Mixed Use (TCMU) district located west of Main Street frames the Lake Promenade and relies on it for views and recreational activities. Buildings line the Vineyard Connector to reduce traffic noise and reinforce the Town Center. Single Purpose office type buildings are encouraged along with mixed residential, cultural, and commercial uses. Building form varies within the district, from storefront and common entry along the Lake Promenade, to special cultural buildings, and stately multi-family and hotels.
3. The Village General District promotes a lower intensity of mixed-uses, including smaller offices, residences, and neighborhood main street oriented commercial. A second Lake Promenade links Main Street to the Connector and beyond to the lakefront. At the north end of this district is the proposed Geneva Park, an open space that will obtain some of the soils that will be removed from the Town Center. No buildings are proposed on the soil depositories in Park but adjacent sections may include recreational and educational facilities. The building form is lower and less intense than the Town Center Station, yet remains oriented towards the street to promote walkability.
4. The Lake Front commercial district is intended to be a resort area promoting access to Utah Lake and potential marina functions. Commercial activities are encouraged to promote a boardwalk-type setting with small scale businesses and active storefronts oriented towards the lake to entertain visitors, along with lodging. Lake access will draw residents from throughout the region. Access to the Lake Front commercial district is encouraged by pedestrian-oriented streets linked to the Town Center. Loft offices are encouraged to provide work places with direct lake views. The northern end of the district includes some single-purpose multi-family housing north of the second Promenade.
5. The Lake Front Residential district promotes the connection to the edge of the Lake and adjacent trail system. Buildings front on 300 West and on the Lake with internal open spaces and access. Building forms include a mixture of single purpose, townhomes, mansion homes, and small lot single family homes. The Lake Promenade terminates at the shore of Utah Lake and connects to the Lake Trail.
6. Geneva Park is intended to be the depository location for less desirable material from the Town Center area. The site will be a used as park whose program may be regulated by the Utah State Department of Environmental Quality. It is anticipated that no structures or irrigation are permitted on the depository mounds.

3.0 Street Types

3.1 General Requirements.

1. Intent.

The standards outlined in this section are intended to:

- (1) Create complete streets that address all modes of travel including pedestrian traffic, bicycle traffic, transit, and vehicular traffic at speeds appropriate for shared use.
- (2) Address all features of the street right-of-way (ROW), including sidewalks, parkways, traffic lanes, bicycle lanes, and medians.
- (3) Create streets and public spaces that reduce stormwater runoff quantity and improve quality of stormwater runoff.
- (4) Create focal points that emphasize the Lake Promenade and Main Street intersections.

2. General Requirements.

All proposed streets, landscaping or furnishing zones, and sidewalks shall be located in public or private ROWs as required by this section.

- (1) Street Types. All new ROWs shall match one of the street types specified in this section, whether publicly dedicated or privately held.
- (2) Public Use. Streets may be privately or publicly owned, but all streets shall be available for public use at all times.
- (3) Gated streets, whether public or private, are not permitted except at the entrance to a secure parking lot.

3. Street Construction Specifications.

All ROW construction plans are subject to review by the Vineyard Town Engineer and Fire Department.

3.2 General Street Type Standards.

1. Street Types.

Street Types defined in this section outline acceptable street configurations. New streets shall be designed using the standards specified for each street type.

2. Graphics.

The graphics illustrating each street type are configuration examples of that street type. Other configurations are possible using the specified standards.

3. Typical Street Elements.

Typical elements of a vehicular right-of-way are divided into the vehicular and pedestrian realm. Each street type detailed in this section outlines which facilities are applicable. Pedestrian streets have only a pedestrian realm, though they may require access for emergency and delivery vehicles and should accommodate bicycles.

- (1) Vehicular Realm. The vehicular realm is comprised of the travel lanes, bicycle lanes, and parking lanes.
- (2) Pedestrian Realm/Street Buffer. The pedestrian realm is typically comprised of pedestrian facilities such as sidewalk, path/trail, or off-street bicycle path. A buffer area is also typically provided consisting of a landscape zone or furnishings zone that serves to buffer pedestrians or bicyclists from the movements of higher speed vehicles in the vehicular realm. Pedestrian paths shall provide direct access to existing public passageways.
 - (a) Park Strip. A landscape area between the back of curb or edge of pavement to the sidewalk in which street trees, swales, lighting, and signage may be located. Typically used adjacent to residential buildings.
 - (b) Furnishings Zone. A hardscape area that extends from the sidewalk to the back of curb, in which street trees, street furniture, lighting, and signage may be located.
 - (c) Urban Park Strip. A landscape and hardscape area between the back of curb and sidewalk in which street trees, street furniture, lighting, and signage may be located.

4. Vehicular Travel Lanes.

The number and width of vehicular travel lanes are determined by the Street Type.

5. Bicycle Facilities.

The following types of bicycle accommodations are permitted in the vehicular realm per Street Type. Refer to Figure 3.2 (1).

- (1) Dedicated Bicycle Lane. Dedicated bicycle lanes are striped lanes, optionally protected by a buffer, on the outside of the outermost travel lanes or between parking and the curb that are designated only for bicycle use. This lane occurs on both sides of the street and shall be five feet wide or more when one-way or on one side of the street and ten feet wide or more when two-way.
- (2) Designated Shared Lane. A designated shared lane is a lane that is shared between vehicles and bicycles. This lane includes a painted bicycle marker combined with a double arrow (known as a "sharrow"), centered within the shared travel lane.
- (3) Shared Lane. A shared lane refers to a street that does not have bicycle lanes or a designated shared lane, but the speed and configuration of the street is such that bicycles could comfortably share lanes with traffic.

3.0 Street Types

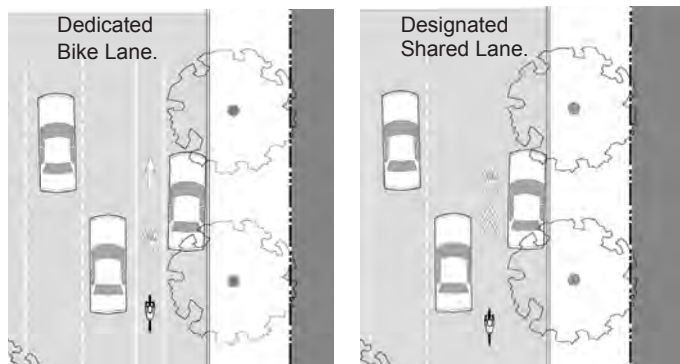


Figure 3.2 (1). On-Street Bicycle Facilities.

6. Stormwater Management.

Incorporation of stormwater management best practices is encouraged, such as incorporating drainage swales and slotted curbs into the park strip adjacent to parking lanes or in medians. Along storefront commercial streets, open areas of stormwater management should be avoided. Final design shall meet the requirements of the Public Works Engineer.

7. Street Trees.

Street trees are required along all street frontages. Spacing for trees should average 40 feet on center or less. Street trees spacing shall be consistent and uninterrupted when possible. Streets with storefront commercial or galleries may vary from the average spacing. For appropriate street tree types, selections should reflect high water table, saline, alkaline soil types, and be conducive to pruning to provide a clear view of adjacent buildings. See Landscape Chapter.

Large trees are limited to street buffers a minimum of 8 feet, medium trees are limited to street buffers from 6-8 feet, and small trees are limited to street buffers from 5-6 feet.

8. Fire Access.

Street configurations have been calculated to provide emergency vehicle access. Where the total width of all travel lanes is narrower than 20 feet, the following shall apply.

- (1) Room to Pass. At 120 foot increments, a 20 foot opening in the on-street parking or a 20 foot dedicated pull-off space must be provided to allow vehicles to pull over for a fire truck to pass.
- (2) Driveway or Fire Hydrant Zone. A driveway or fire hydrant zone may be utilized to fulfill the requirement.

9. Underground Utilities.

Power and communication utilities shall be located underground, except where utility operators insist upon above ground equipment. Associated electrical boxes are encouraged to be located underground and away from the visual termination of streets.

3.3 General Street Layout Requirements.

1. Intersections.

- (1) Curb Radii. The following curb radii shall be utilized unless otherwise authorized by the Vineyard Town Engineer upon good cause.
 - (a) Intersections should be designed for the typical design vehicle along the path of travel (the effective radius) which allows for a smaller radius of the physical curve. Small curb radii at intersections shorten pedestrian crossing distances and reduce vehicle turning speeds, thereby balancing the ease of travel of the vehicles and pedestrians. Refer to Figure 3.3 (1).
 - (b) The standard effective curb return radius is 25 feet. The actual radius of the curb may be reduced to no less than 5 feet where on-street parking and bicycle lanes separate the travel lane from the curb. Refer to Figure 3.3.
 - (c) Alley Intersections. The curb radius at intersections with alleys shall be no greater than 5 feet.
- (2) Crosswalks. Crosswalks shall be required at all intersections in Vineyard Town Center, including mid-block pedestrian crossings (unless otherwise authorized by Town Engineer upon good cause).
 - (a) Dimensions. Crosswalks shall be at least six feet wide measured from mid-stripe to mid-stripe, per the Manual on Uniform Traffic Control Devices (MUTCD).
 - (b) Markings. Crosswalks shall be appropriately indicated on the finished street surface or where required in parking and access areas. Crosswalks shall be marked with textured or colored pavement, thermoplastic applications, or another marking approved by the Community Development Director.
 - (c) Crossing Distances. To encourage pedestrian activity, typical crosswalks shall not extend over 38 feet without a landscape median, bulb-outs and/or other pedestrian refuge, excluding the width of on-street bicycle lanes and buffers, to mitigate the effects of vehicular traffic on crossing and increase pedestrian safety and comfort.
 - (d) Accessible ramps and warning panels, per the American Disabilities Act or any more stringent state requirement, are required where all sidewalks or trails terminate at a crosswalk or curb.
 - (e) Ramp Orientation. Ramps shall be oriented perpendicular to traffic, requiring two ramps per corner at intersecting streets.
- (3) Bulb-outs. To shorten pedestrian crossing distances, bulb-outs may be utilized at intersections, unless otherwise required by the Public Works Engineer.
 - (a) The depth of the bulb-out shall match the width of utilized on-street parking.
 - (b) The radius of the bulb-out shall match the requirements for the intersection.

- (c) Planted areas or seating areas shall be included where appropriate to delineate pedestrian crossings and to enhance the streetscape.

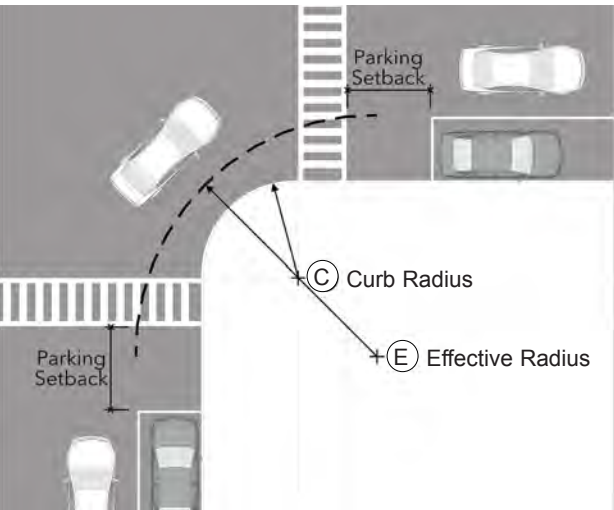


Figure 3.3 (1). Effective Radius with On-street Parking

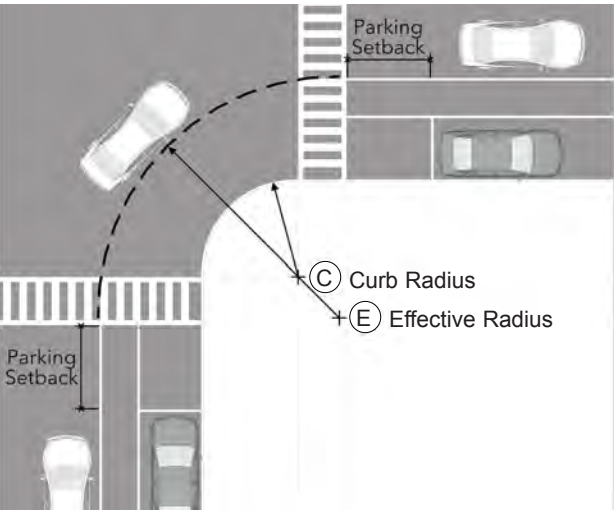


Figure 3.3 (2). Effective Radius with Bike Lanes and On-street Parking

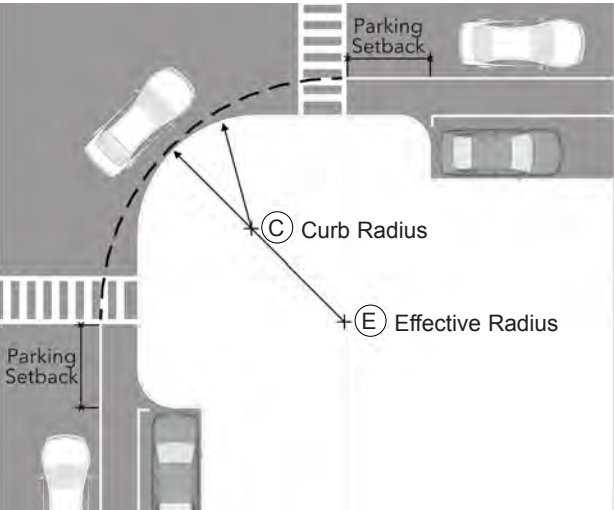


Figure 3.3 (3). Effective Radius with Bike Lanes and Bulb-out

3.0 Street Types

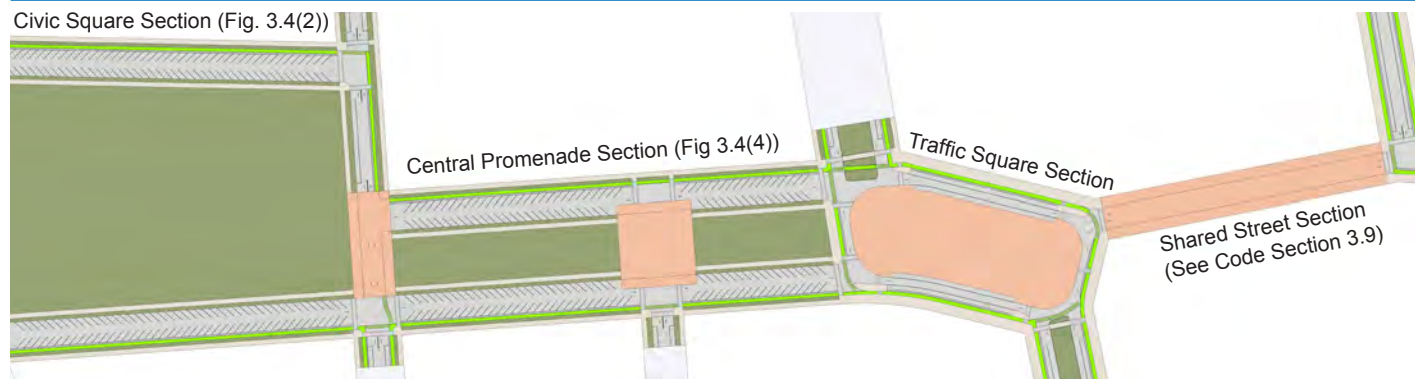


Figure 3.4 (2). Lake Promenade Sections

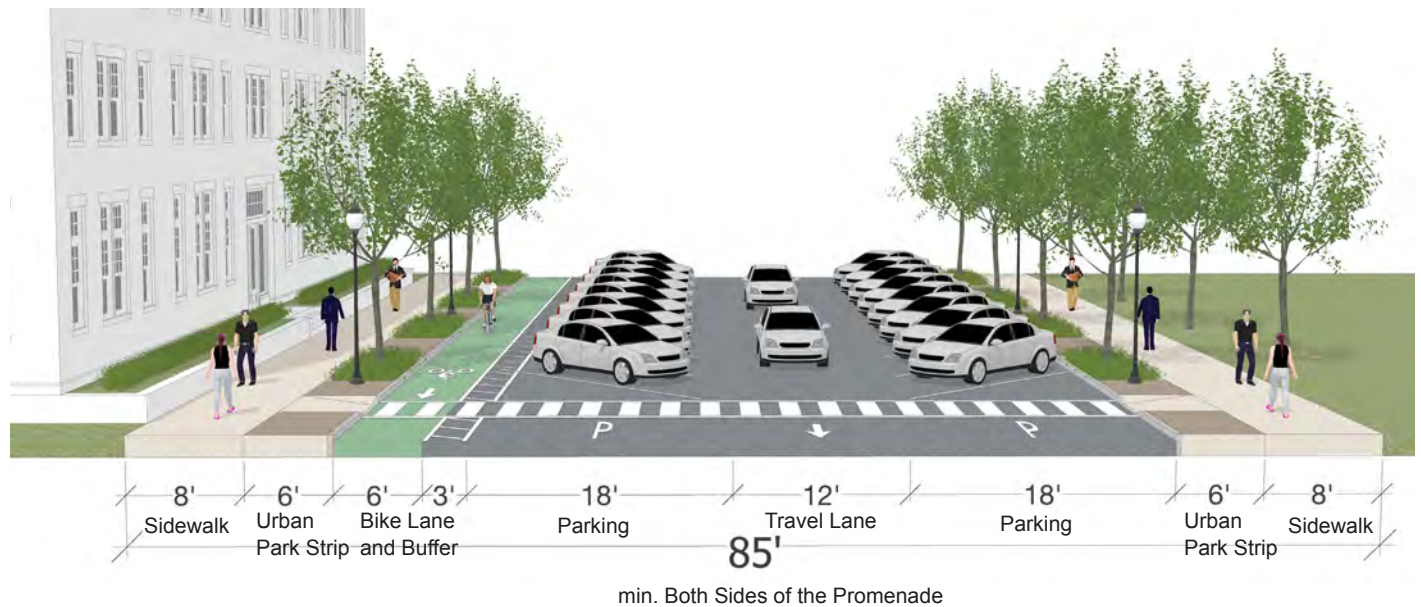


Figure 3.4 (3). Lake Promenade at the Civic Square Section (illustrative)

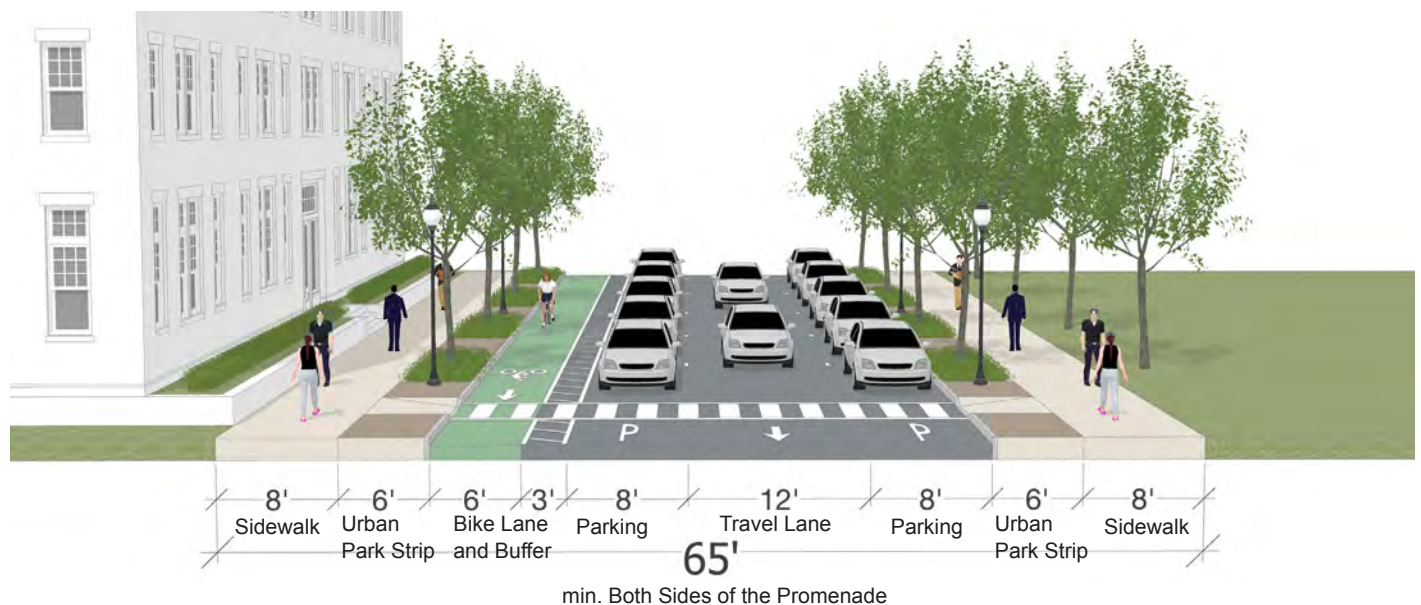


Figure 3.4 (4). Lake Promenade Central Promenade Section (illustrative)

3.4 Lake Promenade Street.

1. Description

The Lake Promenade cross-section is designed to facilitate the vision of creating a public right-of-way that doubles as a true public gathering place. Modeled after other great promenades across the nation such as Park Avenue in Portland, Oregon and Commonwealth Avenue in Boston, Massachusetts, the Lake Promenade will prioritize pedestrians, bicyclists, and traffic to local businesses. While some users are expected to arrive by automobile and park in garages and on-street parking, the majority are expected to be residents or are anticipated to arrive via the Front Runner or Light-Rail Transit. Accordingly it is expected that the Promenade will be fully-integrated with the Inter-Modal Hub at its east end and with the lake front on its west end. Sidewalks and protected bike lanes will serve to convey pedestrians and cyclists between these two termini.

The ample sidewalks encourage foot traffic along the building edge as well as the central promenade and civic square, and depending on width could accommodate street dining, benches, and sidewalk sales/vending. On the street-side of the sidewalk an urban park strip will reserve space for trees, overhead lighting, bike racks, planter boxes, sidewalk dining, and fire hydrants. Beyond the urban park strip, a protected bike lane separated from on-street parking by a buffer and optional curbing will serve to increase the sense of safety and ease felt by cycling users. A row of on-street parking will line either side of a single traffic thru-lane. Though separated by the green-way, the two one-way sides of the road will operate as a single thoroughfare. The center green-way will feature walking paths, benches, public monuments, street arts, open turf areas, and tree plantings.

The character of the Lake Promenade changes at different points along its length (Figure 3.4(2)), with a public square on the west at the Connector (Figure 3.4(3)) followed by a linear park (Figure 3.4(4)) and arriving at a public plaza which doubles as an elongated and squared round-about, and finally in a Shared Use Street, Market Street (Section 3.9), which connects to the Front Runner station.

2. General Requirements.

The street shall be developed using the standards in Table 3.4 (1).

Optionally, a 2-way segment of street may be located along the north or south edge of the Civic Square section to provide 2-way access to the Vineyard Connector. This configuration may include 2, 10' travel lanes, and 2, 7' parking lanes, along with bike lanes and buffers, within an 80' right-of-way.

Table 3.4 (1). Street Requirements.

Lake Promenade Street Requirements	
Permitted Districts	See Map
Permitted Adjacent Building Types	Determined By District
Typical Right-of-Way Width	Varies By Location, 65 feet minimum each side of the median, park, or plaza.
Vehicular Realm	
Travel Lanes	1 each way
Lane Width	11' - 13'
Allowable Turn Lanes	at Vineyard Connector only
Parking Lanes	Parallel required on both sides of street, 7' - 8', at Central Section; Angled required on both sides of the street at Civic Square Section
Pavement Width	Minimum 20' on each side, except where reduced for pedestrian crossings.
Median/ Promenade	Required; Width varies by location and may be provided outside of the ROW
Bicycle Facilities	Parking protected with buffer
Pedestrian Realm	
Pedestrian Facilities	8' Sidewalk minimum
Street Buffer	Urban Park strip between sidewalk and protected bike lane 6' minimum. Allows for trees, bike racks, planter beds, street furnishings and lights.

3.0 Street Types

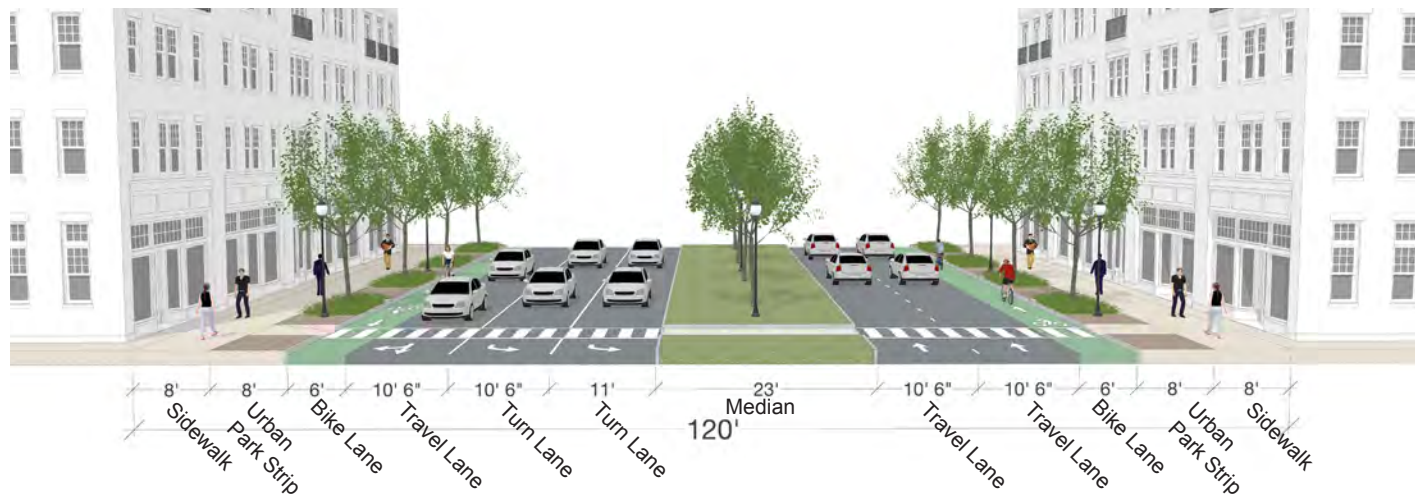


Figure 3.5 (2). Main Street at Vineyard Connector (illustrative)

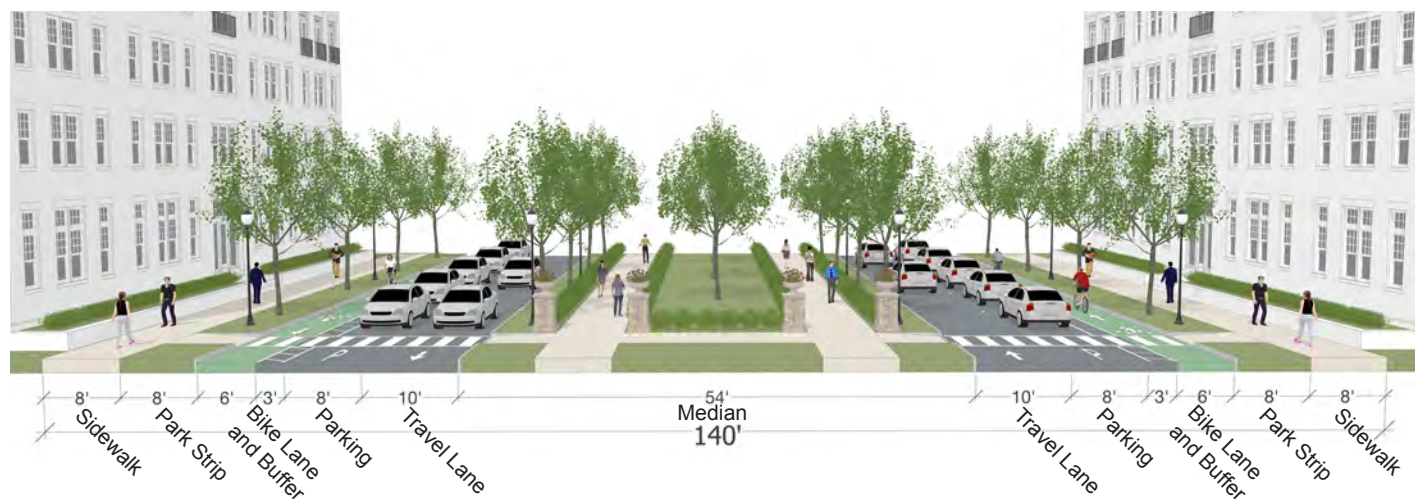


Figure 3.5 (4). Main Street Central Section (illustrative)

3.5 Main Street and North Promenade

1. Intent.

These requirements are included to calm traffic and to improve walkability and bicycle access while managing bus and car traffic at the Vineyard Connector intersection. Special treatment of landscaping and street trees is encouraged to promote and signify the Vineyard Town Center identity. Changes in street tree types are encouraged in order to promote and identify the Vineyard Town Center and to accent Lake Promenade Street. On street parking is provided. Bike riders are accommodated by a protected lane.

2. Description

Like the Lake Promenade, Main Street changes design at different points along its length to respond to surrounding urban context, provide spatial enclosure, and create interest for pedestrians. At its southern point, Main Street has multiple travel and turn lanes to accommodate access (Figure 3.5(2)). After the Transit Square, Main Street gains a wider median which connects the south and north promenades (Figure 3.5(4)). The Main Street cross-section will incorporate a planted median. A significant amount of pedestrian traffic is predicted with many residents arriving on foot from adjacent districts. Sidewalks along Main Street may be as wide as the Promenade.

3. General Requirements.

This street type shall be developed using the standards in Table 3.5(1).

Table 3.5 (1). Main Street and North Promenade Requirements.

Main Street Requirements	
Permitted Districts	See Map
Permitted Adjacent Building Types	Determined By District
Typical Right-of-Way Width	120' minimum
Vehicular Realm	
Travel Lanes	1 lane in each direction; 2 lanes in each direction from Vineyard Connector intersections to the first intersections within the Town Center
Lane Width	10' - 11'
Allowable Turn Lanes	At Vineyard Connector intersections only, number of turn lanes as determined by a traffic study
Parking Lanes	Parallel required on both sides of street, 7' - 8', except from Vineyard Connector intersections to the first intersections within the Town Center
Pavement Width	20' min. on each side of median
Median	14' minimum
Bicycle Facilities	6' Protected lane; 6' dedicated lane from Vineyard Connector intersections to the first intersections within the Town Center
Pedestrian Realm	
Pedestrian Facilities	8' minimum sidewalk
Street Buffer	8' minimum urban park strip or an optional park strip along the North Promenade between sidewalk and bike lane. Allows for trees, bike racks, planter beds, street furnishings and lights.

3.0 Street Types

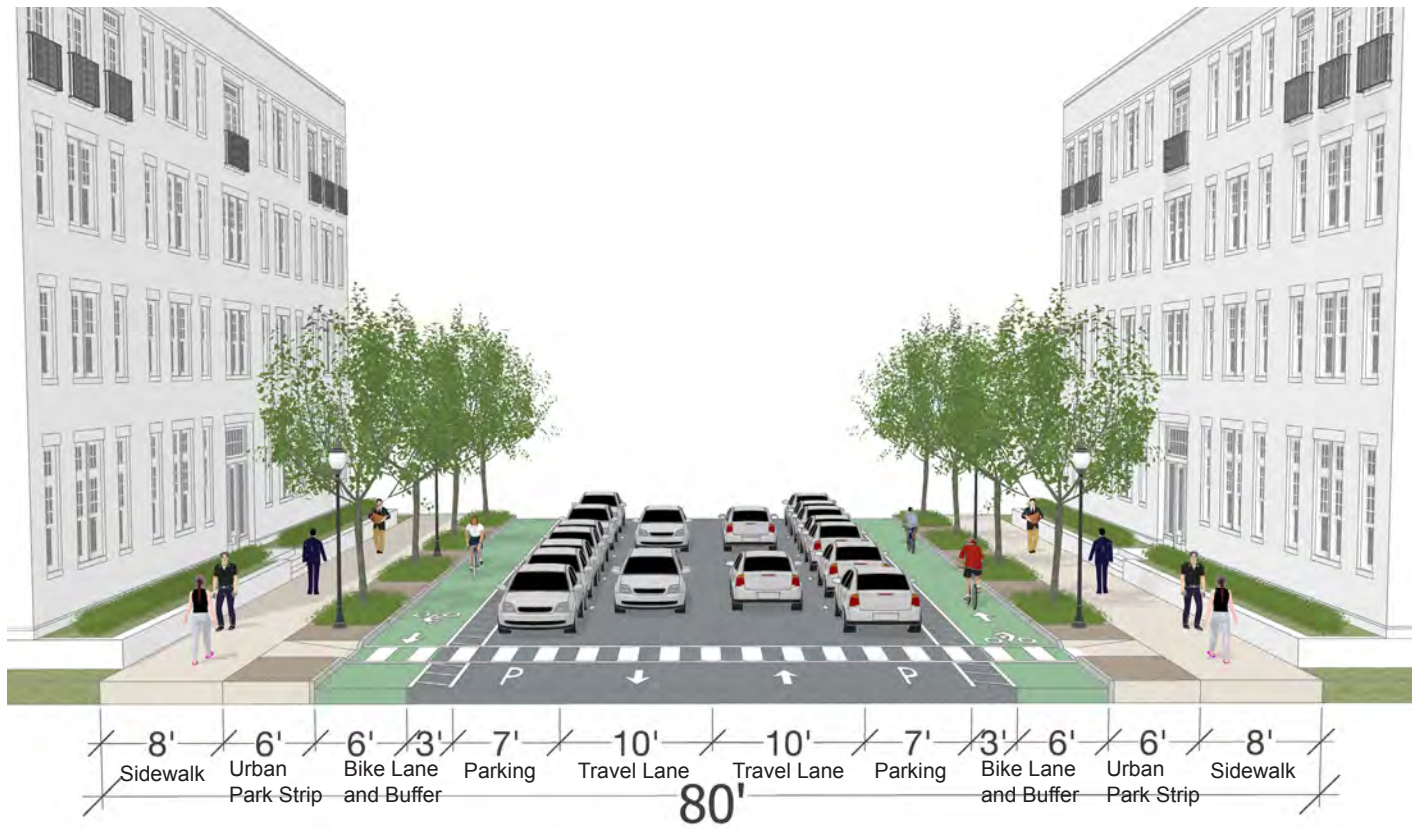


Figure 3.6 (2). Bike-way Street Example (illustrative)

3.6 Bike-way Streets.

1. Intent.

Bike-way Streets provide dedicated bike lanes to ease circulation around Vineyard Town Center for bicycles, while also accommodating pedestrians, and vehicles.

2. Description.

The bike-way street cross-section is meant to accommodate bicycles in a dedicated route around Vineyard Town Center. These roads will still accommodate pedestrians and vehicles, but are needed in a few limited locations to provide for easier bicycle movement.

3. General Requirements.

Streets shall be developed using the standards in Table 3.6 (1).

Table 3.6 (1). Bike-way Street Requirements.

Side Street Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	Determined By District
Typical Right-of-Way Width	80' minimum
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	10' or 11' where needed for UTA buses
Allowable Turn Lanes	NA
Parking Lanes	Parallel required on both sides of street, 7' - 8'.
Pavement Width	20' minimum
Bicycle Facilities	Protected Bike Lanes; off street bike lanes may be used at the station plaza and UTA bus stops
Pedestrian Realm	
Pedestrian Facilities	Sidewalk 6' minimum in Village General, 8' minimum elsewhere
Street Buffer	6' minimum park strip or urban park strip between sidewalk and bike lane. Allows for trees, bike racks, planter beds, street furnishings and lights. 6' minimum furnishings zone in high intensity and commercial areas.

3.0 Street Types

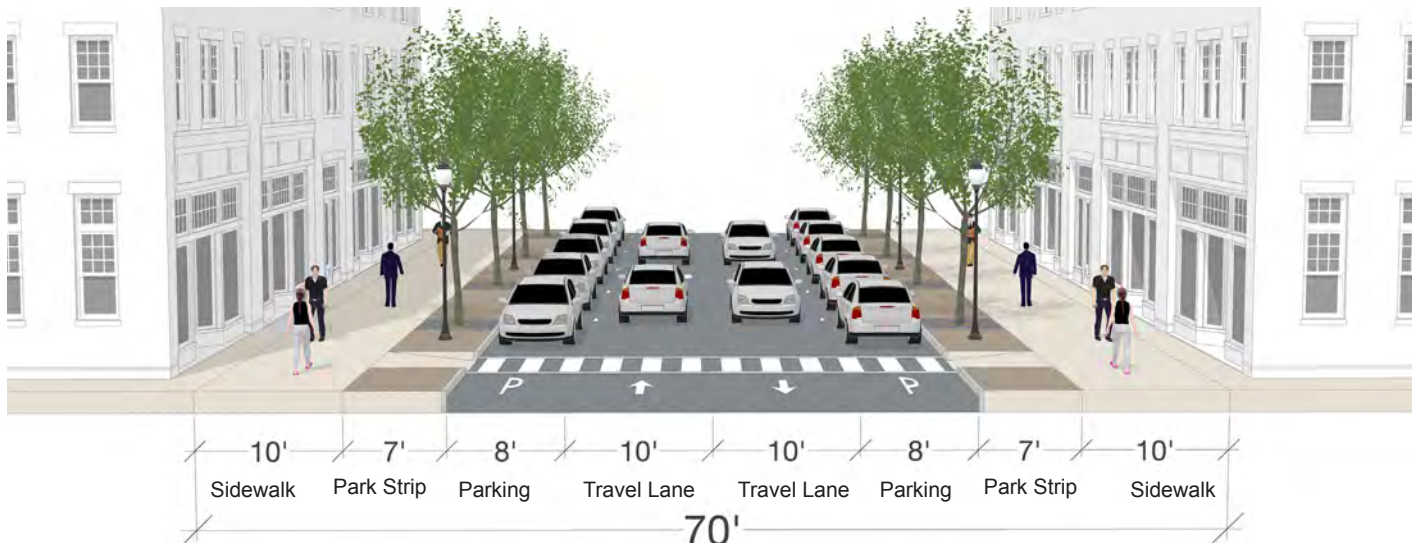


Figure 3.7 (2). Side Street Example in Medium Intensity Areas (illustrative)

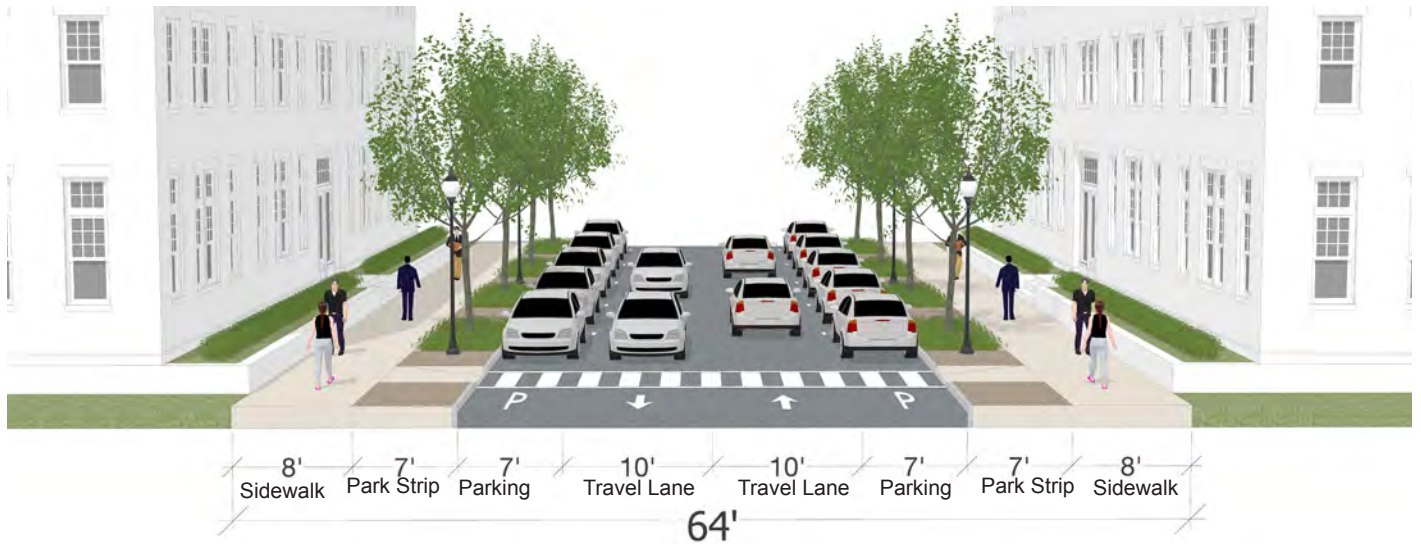


Figure 3.7 (3). Side Street Example in Medium Intensity Areas (illustrative)

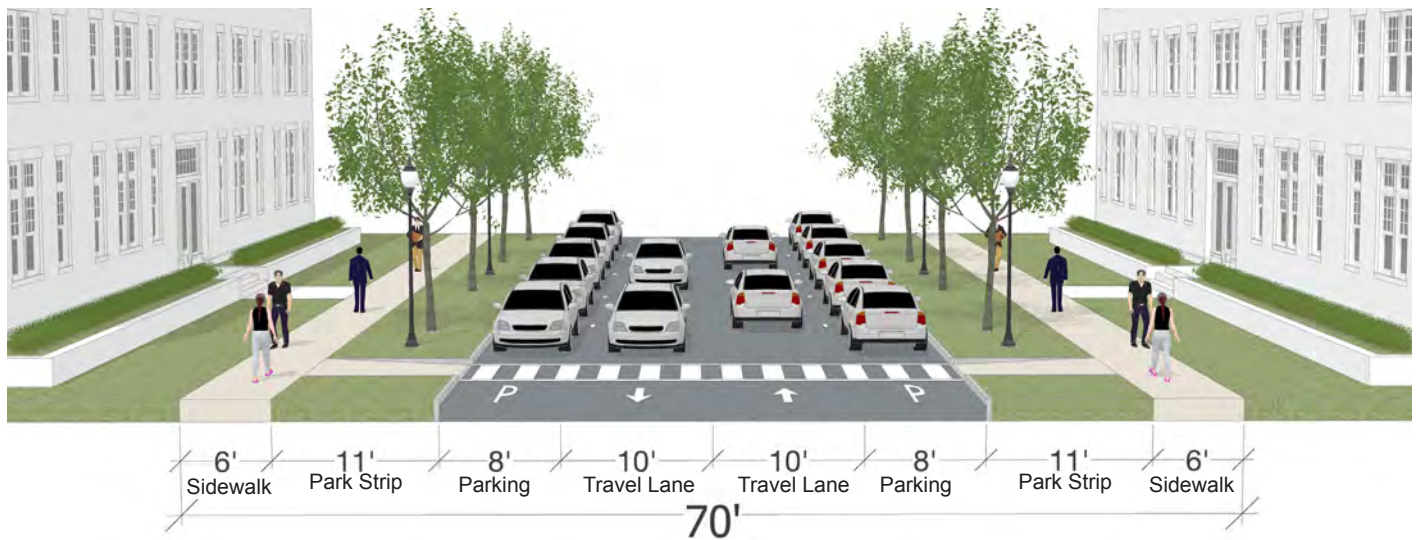


Figure 3.7 (4). Side Street Example in Low Intensity Areas (illustrative)

3.7 Side Streets.

1. Intent.

Side Streets are the most common streets accessing many destinations in the Vineyard Town Center for bicycles, pedestrians, and vehicles.

2. Description.

The side street cross-section is meant to accommodate all other master-planned roads within the Vineyard Town Center. These roads will still accommodate pedestrians and bicyclists, but since they are low-speed and low-traffic active transportation users will not require the same degree of separation or protection. The single through lane in each direction on these side streets will be shared and with appropriate pavement markings and signage will be capable of accommodating pedestrians and cyclists. Sidewalk widths will vary from 6-feet to 10-feet or greater with larger sidewalks provided at areas of greater intensity of uses and building, and smaller ones at areas of lesser intensity. These narrow, but functional side street cross-sections will help to maintain the urban nature of the Town Center throughout the roadway network.

3. General Requirements.

Streets shall be developed using the standards in Table 3.7 (1).

Table 3.7 (1). Side Street Requirements.

Side Street Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	Determined By District
Typical Right-of-Way Width	60' to 80'
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	9' - 10'
Allowable Turn Lanes	NA
Parking Lanes	Parallel required on both sides of street, 7' - 8'.
Pavement Width	20' minimum
Bicycle Facilities	Shared Bike Lanes
Pedestrian Realm	
Pedestrian Facilities	Sidewalk 6' minimum in Village General, 8' minimum elsewhere
Street Buffer	6' minimum park strip or urban park strip between sidewalk and protected bike lane. Allows for trees, bike racks, planter beds, street furnishings and lights. 6' minimum furnishings zone in high intensity and commercial areas.

3.0 Street Types



Figure 3.8 (2). Lake Road North and South Section (illustrative)

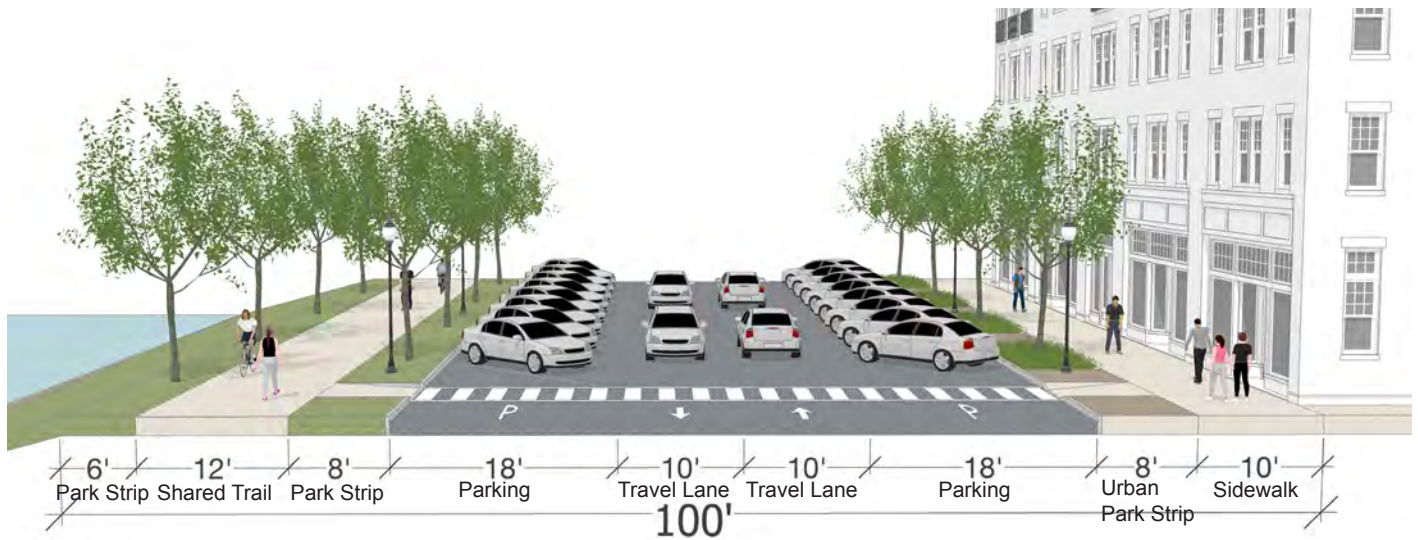


Figure 3.8 (3). Lake Road Central Section (illustrative)

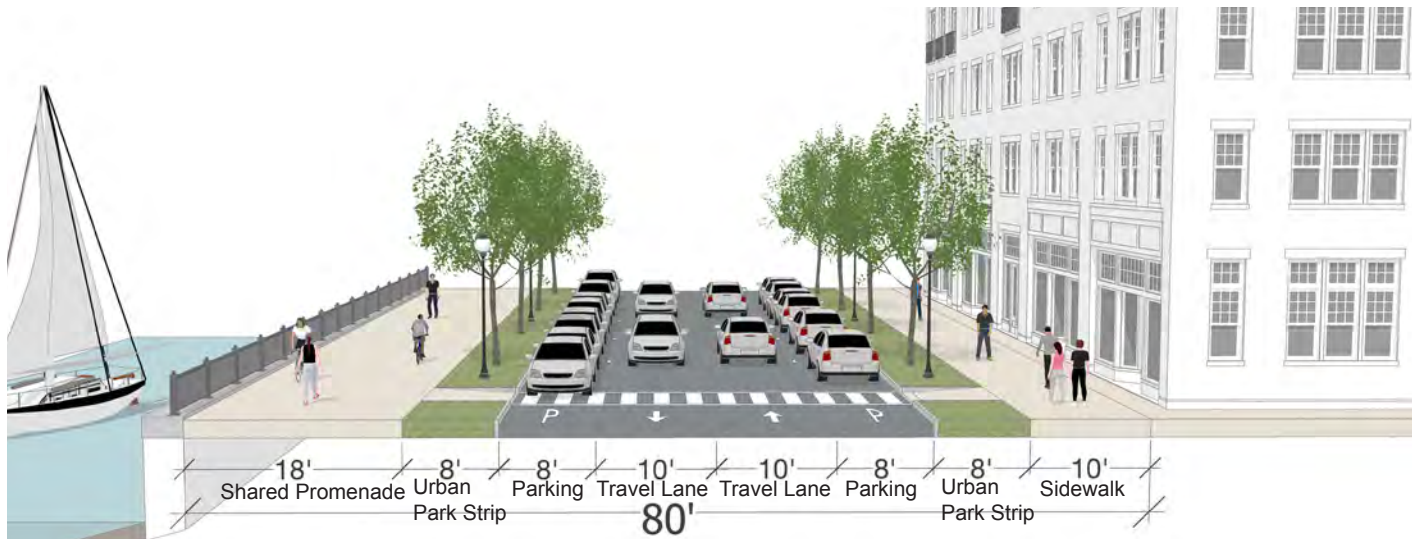


Figure 3.8 (4). Lake Road Marina Section (illustrative)

3.8. Lake Road

1. Intent.

Lake Road is a unique condition along Utah Lake. The design intends to balance needs for access, parking, recreation, and commercial activity.

2. Description.

Lake Road is envisioned as a redesign of the existing road which has a meandering trajectory, accommodating the vision of a Lake Front boardwalk and resort area. The Vineyard site is a unique opportunity to provide access to Utah Lake which is also connected to the region by transit. The design balances uses with a North and South Section (Figure 3.8(2)) that prioritizes recreation and minimizes the street width, a Central Section (Figure 3.8(3)) that prioritizes commercial uses and accommodates increased parking, and a Marina Section (Figure 3.8(4)) where the road may abut a marina.

3. General Requirements.

Vineyard Road shall be developed using the standards in Table 3.8 (1).

Table 3.8 (1). Lake Road Requirements.

Lake Road Requirements	
Permitted Districts	Permitted for Lake Front Commercial and Lake Front Residential Districts
Permitted Adjacent Building Types	Determined By District
Typical Right-of-Way Width	70' - 110' + green-way space that may be within or outside of the right-of-way
Vehicular Realm	
Travel Lanes	1 lane in each direction
Lane Width	9' - 10'
Allowable Turn Lanes	NA
Parking Lanes	Parallel on one side or both sides, 7' - 8', or angled on both sides
Pavement Width	20' minimum
Median	NA
Bicycle Facilities	12' minimum shared use trail on the lake side
Pedestrian Realm	
Pedestrian Facilities	Sidewalk minimum 8' wide
Street Buffer	8' or larger urban park strip or furnishings zone opposite the lake side and 8' or larger park strip along the lake side. At the marina, an urban park strip should be used on the marina side.

3.0 Street Types

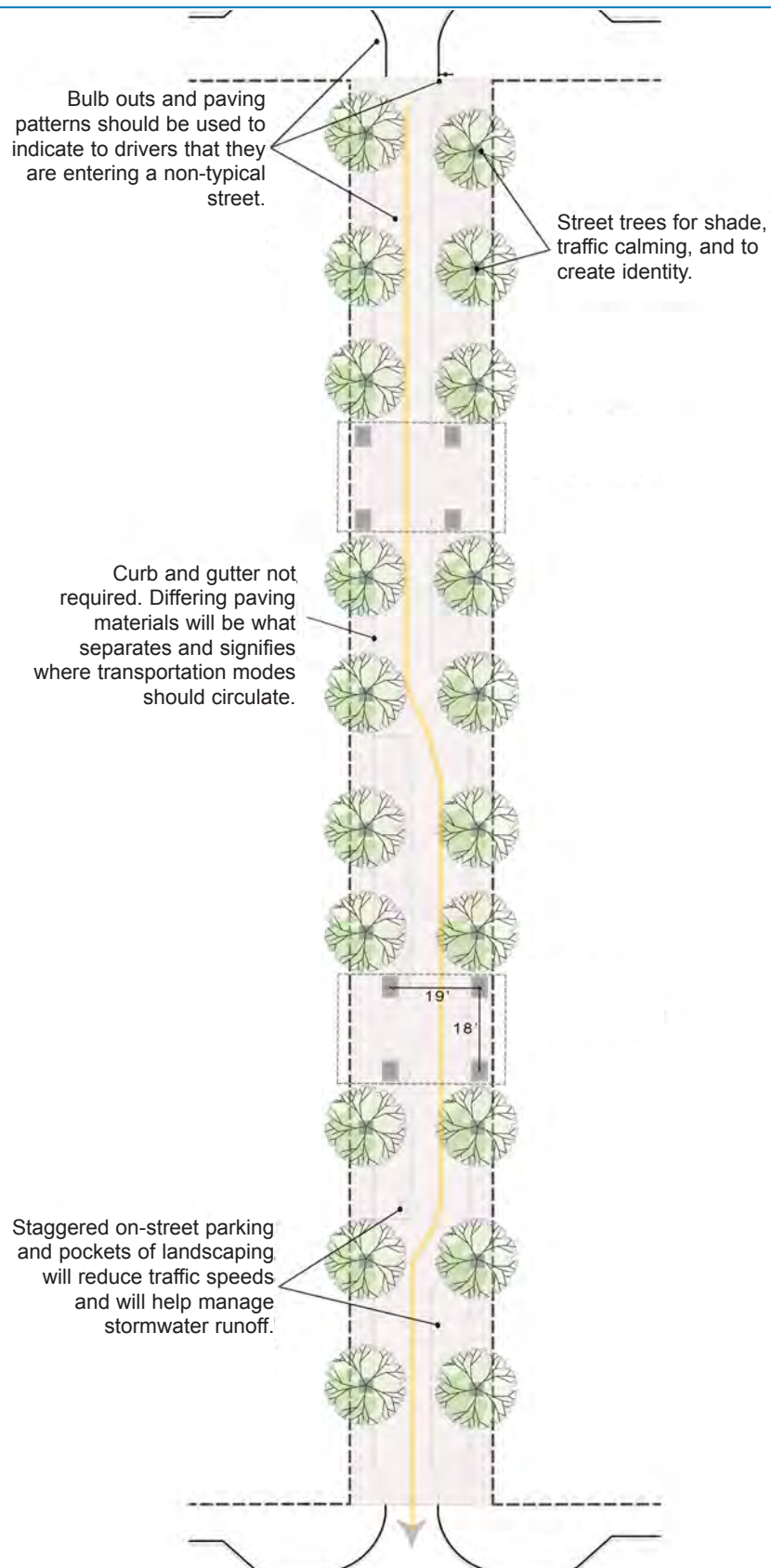


Figure 3.9(2). Shared Space Street Plan View (illustrative)

3.10 Shared Space Streets.

1. Intent.

Shared space streets provide for flexible use of the street space where vehicles are accommodated but pedestrians may occupy the entire street space for special events.

2. Description.

Shared space streets provide a highly pedestrian-centric environment by prioritizing pedestrian use of streets and accommodating vehicles only at very slow and cautious speeds. This is achieved with special paving materials and patterns which blend pedestrian and vehicular areas together (Figures 3.9(2) and 3.9(3)). Planting, bollards, and paving patterns may suggest the best path for vehicular movement but do not dedicate space for vehicles. Shared space streets are often closed for special events and allow outdoor dining and activities to occupy the majority of the street space.

3. General Requirements.

Streets shall be developed using the standards in Table 3.9 (1).

Table 3.9 (1). Shared Space Street Requirements.

Shared Space Street Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	Determined By District
Typical Right-of-Way Width	50' minimum
Vehicular Realm	
Travel Lanes	1 each direction
Lane Width	9' - 10'
Allowable Turn Lanes	NA
Parking Lanes	Parking spaces are provided opportunistically through the streetscape design, 7' - 8'.
Pavement Width	20' minimum
Bicycle Facilities	Shared Roadway
Pedestrian Realm	
Pedestrian Facilities	Minimum 8' combined sidewalk and furnishings zone each side
Street Buffer	Minimum 8' combined sidewalk and furnishings zone each side with clustered and opportunistic planting, public art and artistic lighting, outdoor dining and seating, gathering, vending, festivals, and parking for bicycles, scooters, and other similar vehicles. The entire space must be ADA accessible. Stormwater management may be included but must be designed to accommodate high pedestrian volumes.

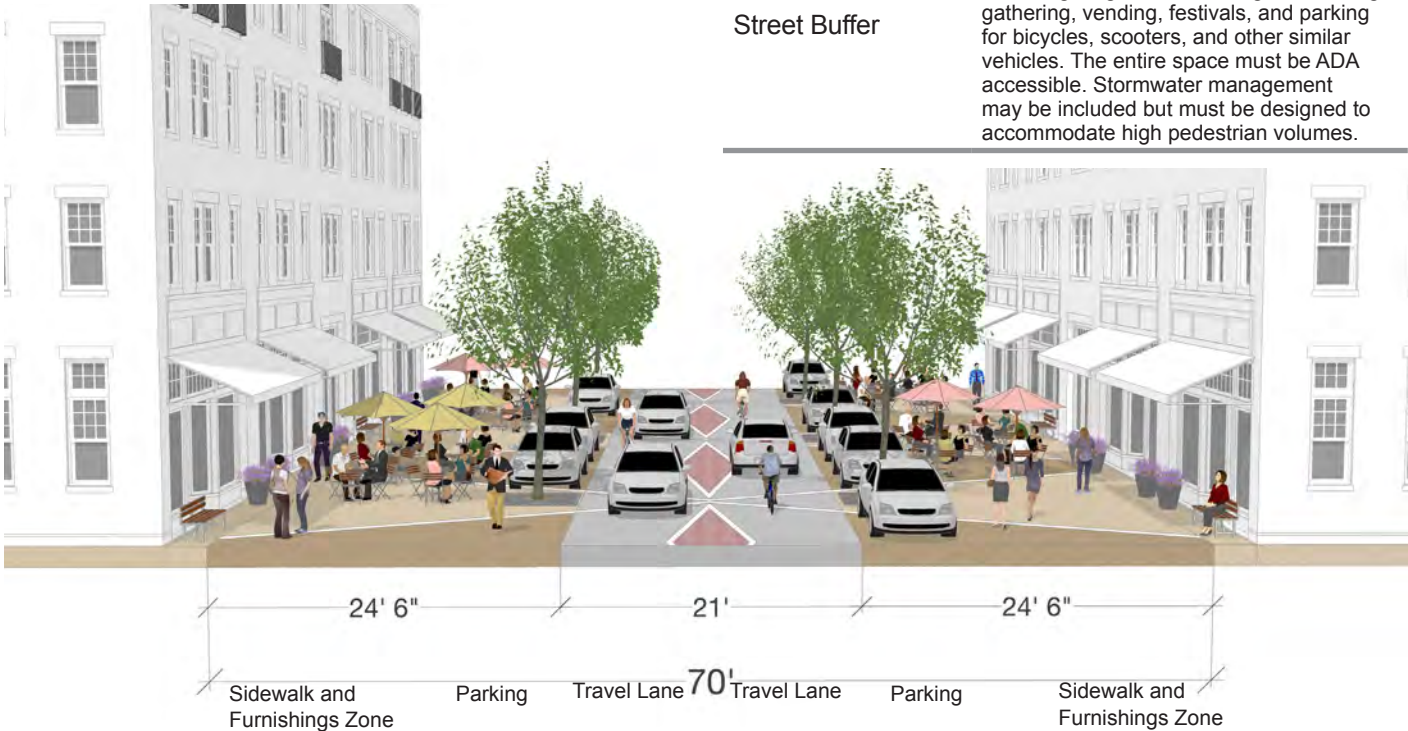


Figure 3.9 (3). Lake Promenade Market Street Section (illustrative)

3.0 Street Types

3.11 Pedestrian Streets.

1. Intent.

Pedestrian streets provide a fine grained network of pedestrian routes through Vineyard Town Center and spaces aimed at pedestrian activity.

2. Description.

Pedestrian streets provide pedestrians with access, spaces to gather, and outdoor dining and vending without the danger of automobile movements. Bicycles, scooters, and similar vehicles are accommodated at slow speeds. Emergency vehicles and delivery vehicles are allowed along pedestrian street while personal vehicles are discouraged and may be prohibited. Pedestrian streets do not identify lanes, rather the space is used as needed by adjacent businesses, and may contain temporary or permanent kiosks, monuments, structures and other facilities. A minimum 16 foot wide clear path must be maintained to allow for emergency vehicle access.

3. General Requirements.

Streets shall be developed using the standards in Table 3.11 (1).

Table 3.11 (1). Pedestrian Street Requirements.

Pedestrian Street Requirements	
Permitted Districts	All Districts
Permitted Adjacent Building Types	Determined By District
Typical Right-of-Way Width	20' minimum
Vehicular Realm	
Travel Lanes	NA; 16' minimum clear path must be maintained for emergency vehicle access
Lane Width	NA
Allowable Turn Lanes	NA
Parking Lanes	NA; parking spaces for delivery vehicles must be provided at least every 200', outside of the emergency clear path
Pavement Width	NA
Bicycle Facilities	Shared Roadway
Pedestrian Realm	
Pedestrian Facilities	Walkway 20' minimum
Street Buffer	NA; the areas outside of the clear path may be utilized as Furnishings Zones with clustered and opportunistic planting, public art and artistic lighting, outdoor dining and seating, gathering, and vending. The entire space must be ADA accessible. Stormwater management may be included but must be designed to accommodate high pedestrian volumes.

4.0 Uses

4.1 General Requirements.

1. General Provisions.

The following general provisions apply to the uses outlined in this section.

- (1) A lot may contain more than one use.
- (2) Each of the uses may function as either a principal use or accessory use on a lot, unless otherwise specified.
- (3) Uses are either permitted by-right in a district, permitted by-right with specific development or design parameters, or require a Conditional Use Permit in order to be developed.
- (4) Each use shall be located within a permitted Building Type (Refer to 5.0 Building Types), unless otherwise specified.
- (5) Each use may have both indoor and outdoor facilities, unless otherwise specified.

2. Organization.

The uses are grouped into general categories, which may contain lists of additional uses or clusters of uses.

- (1) Unlisted Similar Use. If a use is not listed but is similar in nature and impact to a use permitted within a zoning district, the staff may interpret the use as permitted.
 - (a) The unlisted use will be subject to any development standards applicable to the similar permitted use.
 - (b) If the unlisted use is similar in nature and impact to a use requiring a Conditional Use Permit, the staff may interpret the use as also requiring a Conditional Use Permit.
- (2) Unlisted Dissimilar Use. If a use is not listed and cannot be interpreted as similar in nature and impact to a use within a land use that is either permitted or requires a Conditional Use Permit, the use is not permitted and may only be approved through an amendment of this code or in a development agreement.

3. Use Table.

Table 4.1 (1). Uses by District outlines the permitted uses in each land use district. Each use is given one of the following designations for each zoning district in which that use is permitted.

- (1) Permitted ("P"). These uses are permitted by-right in the districts in which they are listed.
- (2) Requires a Conditional Use Permit ("C"). These uses require administrative review and approval in order to occur in the districts in which they are listed and must follow any applicable development standards associated with the use as well as meet the requirements of the Conditional Use.
- (3) Listed uses that are not permitted in the district are indicated by "NP".

4. Prohibited Uses.

The following uses are prohibited in the Vineyard Town Center:

- (1) Automobile sales and leasing, except where no vehicles are stored outside.
- (2) Bail bonds
- (3) Billboards
- (4) Blood plasma center
- (5) Car title loan business
- (6) Check cashing/deferred deposit loan
- (7) Commercial outdoor recreation
- (8) Detention facility/jail as a principal use
- (9) Outdoor gun range
- (10) Outside storage of construction material and equipment, refuse outside of an approved container, junk such as inoperable vehicles and appliances, and other items not coincident with sales, seating, or retail display of adjacent businesses.
- (11) Massage parlor as the principal use
- (12) Moving truck rental
- (13) Non-stealth wireless communication facilities
- (14) Non-stealth radio towers
- (15) Indoor/Outdoor kennel as a principal use
- (16) Call services and service-oriented escort bureaus
- (17) Pawnshop
- (18) Retail tobacco specialty store
- (19) Sale and/or lease of mobile homes, travel trailers, campers, motorcycles and other recreational vehicles
- (20) Secondhand precious metal dealer/processor and/or precious gem dealer
- (21) Self-storage facility
- (22) Sexually-oriented business
- (23) Tattoo establishment
- (24) Taxicab business
- (25) Fraternity/sorority houses

6. Conditional Uses.

Taverns are further limited by the following conditions:

- (1) Limited to 8,000 square feet maximum, excluding space dedicated to the production of beer, wine, or spirits.
- (2) Must include the sale of food prepared on premise.

4.0 Uses

Table 4.1 (1). Uses by District.

Uses	Districts				
	Town Center Station	Town Center Mixed Use	Village General	Lake Front Residential	Lake Front Commercial
Mixed Use	P	P	M	NP	P
Single-household	NP	NP	P	P	NP
Multi-household	P	P	P	P	P
Lodging	P	P	P	NP	P
Civic Building	P	P	P	NP	NP
Civic Space	P	P	P	P	P
Commercial	P	P	P	NP	P
Food and Beverage (F&B)	P	P	P	NP	P
Entertainment	P	P	P	NP	P
Office	P	P	P	NP	P
Home occupations	P	P	P	P	P
Parking Structures	P	P	P	P	P

C - Conditional

P - Permitted

NP - Not Permitted

M - Permitted Only on Main Street and Promenades

5.0 Building Standards

5.1. Introduction to Building Standards.

1. Introduction.

The Building Standards outline the required building forms for new construction.

2. General Requirements.

All Buildings must meet the following requirements.

- (1) Permanent Structures. All buildings constructed shall be permanent construction without a chassis, hitch, or wheels, or other features that would make the structure mobile, unless otherwise noted. Food trucks and other non-permanent vendors are allowed through a separate permit.
- (2) Accessory Structures.
 - (a) Attached accessory structures are considered part of the principal structure.
 - (b) Detached accessory structures shall comply with all setbacks except the following:
 - (i) Detached accessory structures are not permitted in the front yard.
 - (ii) Detached accessory structures shall be located behind the principal structure in the rear yard.
 - (iii) Detached accessory structures shall not exceed one story.
 - (c) Accessory structures shall be built in a manner compatible with the primary building.

5.2 Explanation of Building Standards.

The following explains and further defines the standards outlined on the building standards table.

1. Building Siting.

The following explains the line item requirements for each Building Type Table within the first section entitled "Building Siting."

- (1) Multiple Principal Structures. The allowance of more than one principal structure on a lot.
 - (2) Front Property Line Coverage. Refer to Figure 5.2 (1). Measuring Front Property Line Coverage. Measurement defining the minimum percentage of street wall or building facade required within the allowable front setback range. The width of the principal structure(s) (as measured within the setbacks) is divided by the maximum width of the front property line minus any required side or corner setbacks.
 - (a) A forecourt, providing a small courtyard along the front facade, qualifies as sufficient coverage of the property line provided the forecourt is lined on three sides with building facades and is no greater than 3,000 square feet in area.
 - (b) Some districts allow side yard parking to be exempted from the front lot line coverage calculation. If such
- an exemption is permitted, the width of up to one double loaded aisle of parking, located with the drive perpendicular to the street and including adjacent sidewalks and landscaping, may be exempted, to a maximum of 65 feet.

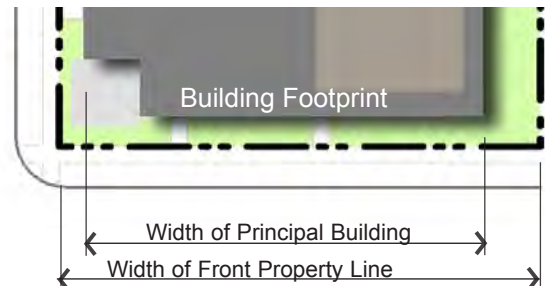


Figure 5.2(1). Measuring Front Property Line Coverage.

- (3) Front Setback. The setback parallel to the front property line. Building components, such as awnings, signage, decks, terraces, galleries, arcades, stoops, and porches are permitted to encroach beyond the setback.
 - (a) All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (4) Corner Setbacks. The setback parallel to the side property line.
 - (a) All setback areas not covered by building must contain either landscape, patio space, or sidewalk space.
- (5) Minimum Side Yard Setback. The minimum required setback along a side property line.
- (6) Minimum Rear Yard Setback. The minimum required setback along a rear property line.
- (7) Minimum & Maximum Lot. The minimum and maximum width of a lot, measured at or parallel to the front property line.
- (8) Maximum Impervious Coverage. (Refer to Figure 5.2 (3), Maximum Impervious & Semi-Pervious Coverage). The maximum percentage of a lot permitted to be covered by principal structures, accessory structures, pavement, and other impervious surfaces.
- (9) Additional Semi-Pervious Coverage. The additional percentage of a lot beyond the Maximum Impervious Coverage may be surfaced in a semi-pervious material, including a green roof or pavers.
- (10) Permitted Parking Location. The location where parking and loading is permitted.
 - (a) Rear means parking must be located behind a building relative to the street right-of-way.
 - (b) Side means that up to 65 feet of parking may be located between buildings and a side property line, excluding side-street property lines.
 - (c) Off-site means that parking may be provided using shared parking.

5.0 Building Standards

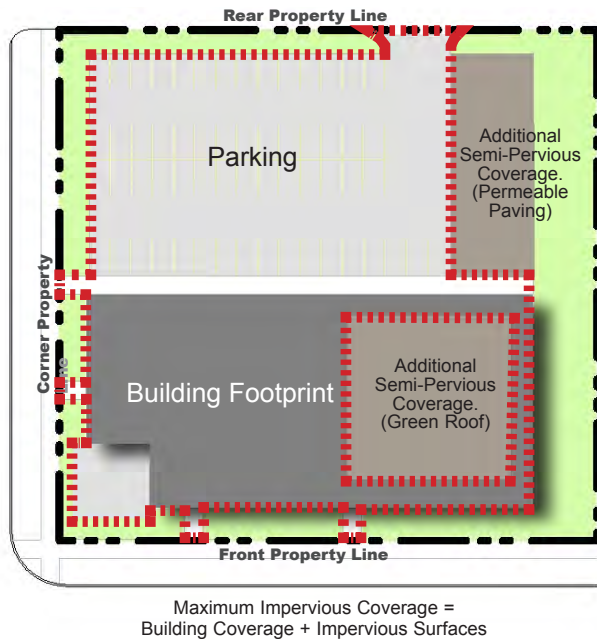


Figure 5.2 (3). Impervious & Additional Semi-Pervious Coverage.

- (12) Vehicular Access. The permitted means of vehicular ingress and egress to the lot.
- Alleys shall always be the primary means of access when present.
 - When alleys are not present, a driveway may be permitted per Building Type and, if an alternative is available, shall not be located off a primary thoroughfare.

2. Height.

The following explains the line item requirements within the second section entitled "Height." Refer to figure 5.2 (4).

- Minimum Overall Height. The minimum overall height for the building required within the setback range; stories above the required minimum height may be stepped back from the facade.
- Maximum Overall Height. The sum of a building's total maximum height.
 - Half stories are located dormer style completely within the roof structure with street-facing windows.
- Ground Story and Upper Story, Minimum and Maximum Height.

A permitted range of height in feet for each story. Refer to Figure 5.2 (4). Additional information is as follows:

- Floor height is measured in feet between the finished floor and finished ceiling of each above ground story.
- Floor height requirements apply only to street facing facades.
- Where a story exceeds the maximum story height it is counted as multiple stories by dividing the story height by the maximum story height and rounding up.

3. Street Facade Requirements.

The following explains the line item requirements for within the fourth section entitled "Street Facade Requirements." Street Facade Requirements apply only to facades facing a public or private right-of-way. The rear or interior facades are not required to meet these standards unless otherwise stated.

- Minimum Ground Story and Upper Floor Glazing. (Refer to Figure 5.2 (5), Measuring Glazing per Facade). The minimum amount of glazing required along facades facing towards streets.
 - Glazing is any glass in windows or doors, including any mullions and frames, that is highly transparent with low reflectance.
 - Ground Story Glazing, when defined separately from the overall minimum glazing, shall be measured between the base of building and ten feet from the average grade at the base of the front facade.
 - A general Minimum Glazing requirement shall be measured from floor to floor of each story.
- Blank Wall Limitations. A restriction of the amount of non-glazed area permitted on a facade with street frontage. If required, the following shall both be met for each story:
 - No rectangular area greater than 30% of a story's facade, as measured from floor to floor, may be windowless.
 - No horizontal segment of a story's facade greater than 30 feet in width may be windowless.
- Entrance Type. The Entrance Type(s) permitted for front facade entrance(s). A mix of permitted Entrance Types may be utilized. Refer to 5.10 Entrance Types for definition of and additional requirements for each Entrance Type.
- Required Street Entrances. The number of or spacing between building entrances along rights-of-way.

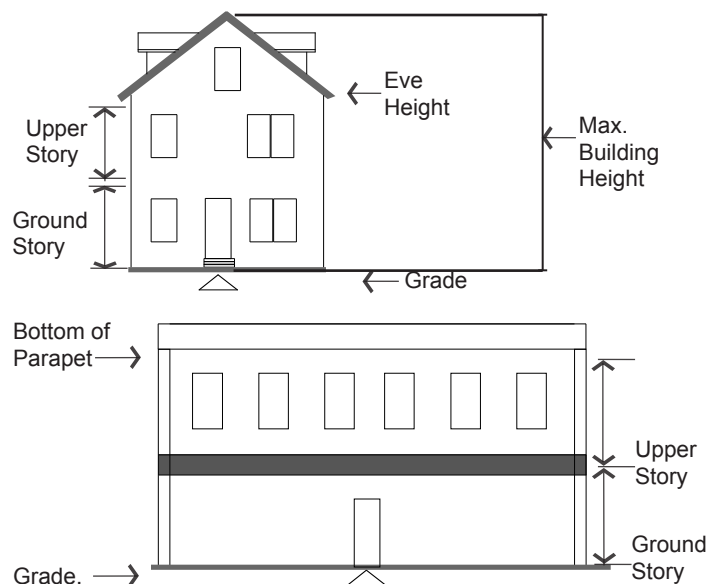


Figure 5.2 (4). Measuring Height.

4. Towers.

The following explains the line item requirements within the fifth section entitled “Towers.”

- (1) Tower. A tower is a rectilinear or cylindrical, vertical element, that must be used with other roof types. Refer to Figure 5.12 (5).
- (2) Maximum Tower Size. Towers are limited to a footprint of 200 square feet for residential uses and 500 square feet for non-residential uses.
- (3) Number of Towers. Towers are limited to one per building.
- (4) Tower Height. Tower height is not limited.
- (5) Occupied Space. Towers may be occupied by the same uses allowed in upper stories of the Building Type to which it is applied or public access.
- (6) Tower Cap. The tower may be capped by the parapet, pitched, low pitched, or flat roof types, or the spire may cap the tower.

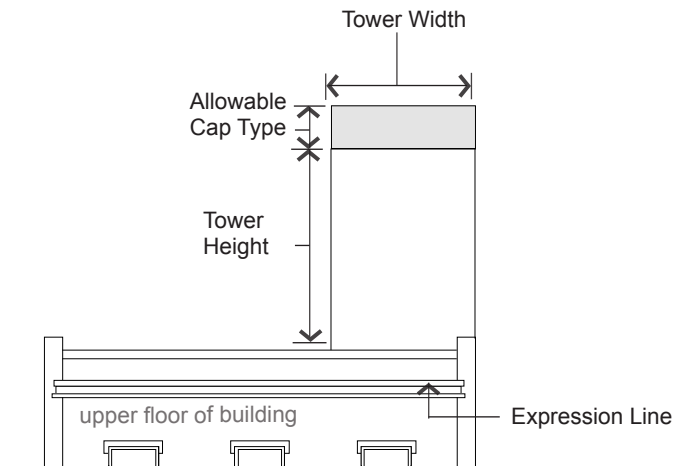
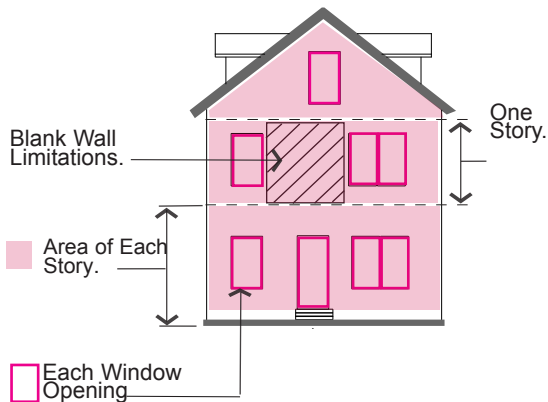


Figure 5.12 (5). Tower



Measuring Ground Floor Glazing on a Storefront base.



Measuring Glazing on Each Story.

Figure 5.2 (5). Measuring Glazing.

5.0 Building Standards

Building Standards	Districts				
	Station	TCMU	Lake Front Commercial	Village General	Lake Front Residential
(1) Building Siting					
Multiple Principal Structures	P	P	P	P	P
Minimum Front Setback	0'	0'	0'	5'	0' Non-residential 5' Residential
Maximum Front Setback	10'	10'	15'	15'	15' Non-residential 20' Residential
Minimum Side Yard Setback	0' or 5'	0' or 5'	0' or 5'	0' or 8'	0' or 5'
Minimum Rear Yard Setback	5'	5'	5'	5'	5' From Alley 20' No Alley
Vineyard Connector ROW Setback	10' - 15'	10' - 15'	10' - 15'	10' - 15'	14' min.
Permitted Parking Location	Rear or Off-site	Rear or Off-site	Rear, Side, or Off-site	Rear or Off-site	Rear or Side
Front Property Line Coverage	70% min.	70% min.	60% min.	60% min.	n/a
Maximum Impervious Coverage	90% max.	70% max.	70% max.	50% max.	
Additional Semi-pervious Coverage	10% max.	30% max.	30% max.	30% max.	
(2) Height					
Minimum Overall Height	2 stories	2 stories	1 story	1 story	1 story
Maximum Overall Height	No Max.	No Max.	6 stories	4 stories	4 stories
Ground Story: Minimum Height	14'	14'	12'	10'	9'
Maximum Height	24'	24'	24'	20'	18'
Upper Stories: Minimum Height	9'	9'	9'	9'	9'
Maximum Height	14'	14'	14'	14'	14'
(4) Street Facade Requirements					
Minimum Ground Story Transparency Measured between 0' and 10' above grade	60%	40%	60%	30%	25%
Minimum Upper Story Transparency	25%	25%	25%	20%	20%
Blank Wall Limitations	Maximum 30' blank wall along street facing facades				
Front Facade Entrance Type	Storefront, arcade, gallery, common entry for upper story uses			Storefront, stoop, porch, common entry	Stoop, porch
Required Street Entrances	One per every 75' of Frontages	One per every 100' of Frontages		One per every 150' of Frontages	n/a
(5) Towers					
Tower	Permitted, 1 per building; recommended at terminated vistas				n/a

P: Permitted - NP: Not Permitted

Table 5.3 (1). Building Standards.

5.11 Entrance Types.

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

1. General.

The following provisions apply to all entrance types.

- (1) Intent. To guide the design of the ground story of all buildings to relate appropriately to pedestrians on the street.
- (2) Applicability. The entire ground story street-facing facade(s) of all buildings shall meet the requirements of at least one of the permitted entrance types, unless otherwise stated.
- (3) Primary Entrance. All primary entrances to all buildings are required to have a 5' min. protective entrance for the purpose of protecting the user from precipitation and snow roof slides and may encroach in the front setback. Protective entrances may include gables, awnings, over hanging structures, etc.
- (4) Measuring Transparency. Refer to 5.2 Explanation of Building Type Table Standards, for information on measuring building transparency.

2. Storefront Entrance Type.

The Storefront entrance type is a highly transparent ground story treatment designed to serve primarily as the display area and primary entrance for retail or service uses. Refer to Figure 5.11 (1).

- (1) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (2) Horizontal Facade Division. Horizontally define the ground story facade from the upper stories.
- (3) Entrance. All entries may be recessed from the front facade closest to the street.
 - (a) Recess shall be a maximum of eight feet deep, measured from the portion of the front facade closest to the street.
 - (b) When the recess falls behind the front setback, the recess shall be no wider than eight feet.

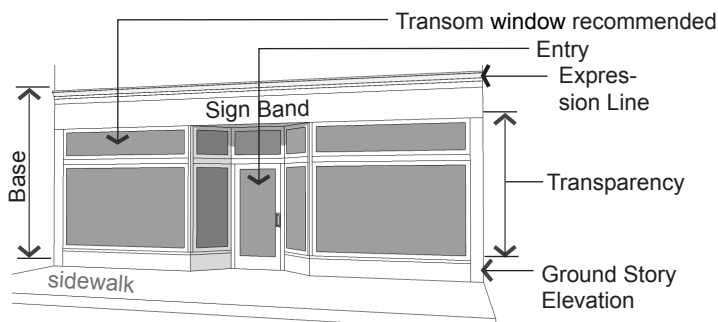


Figure 5.11 (1). Storefront Entrance Type

3. Arcade Entrance Type.

An arcade is a condition where a building extends over the sidewalk, and as a result sidewalk uses are covered by the building. Refer to Figure 5.11 (2).

- (1) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (2) Combined Entrance Type. The building facade within the arcade must meet the standards of a storefront or common entry.
- (3) Clearance. At least 12 feet of clearance must be provided between the sidewalk and ceiling of the arcade.
- (4) Columns. Columns should be as thin as structurally practical, no wider than 2'x3'. Intercolumnation should be regular.

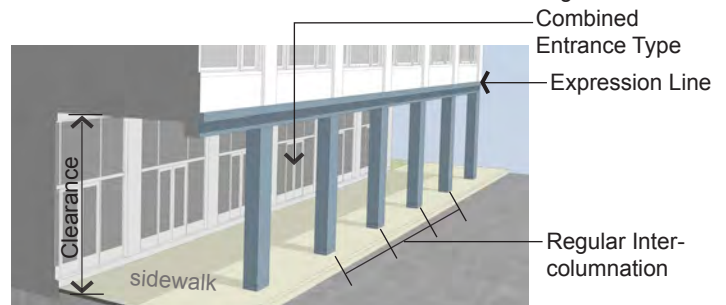


Figure 5.11 (2). Arcade Entrance Type

4. Gallery Entrance Type.

A gallery is a condition where a column-supported canopy extends over the sidewalk, and as a result sidewalk uses are covered. Refer to Figure 5.11 (3).

- (1) Elevation. Storefront elevation shall be between zero and one foot above sidewalk.
- (2) Combined Entrance Type. The building facade within the gallery must meet the standards of a storefront or common entry.
- (3) Clearance. At least 12 feet of clearance must be provided between the sidewalk and ceiling of the arcade.
- (4) Columns. Columns should be as thin as structurally practical, no wider than 2'x3'. Intercolumnation should be regular.

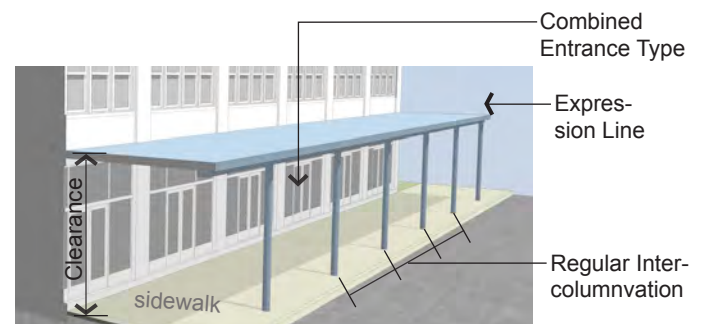


Figure 5.11 (3). Gallery Entrance Type

5.0 Building Standards

5. Common Entry Entrance Type.

A common entry provides a collective entrance to one or more uses within the building. Refer to Figure 5.11 (4).

- (1) Elevation. Storefront elevation shall be between zero and two feet above sidewalk.
- (2) Uses. Common entries are permitted for office, residential, institutional, lodging, and commercial services that do not include merchandise sales.
- (3) Transparency. Entry doors must be at least 70% transparent, the remainder of the facade must be at least 30% transparent.

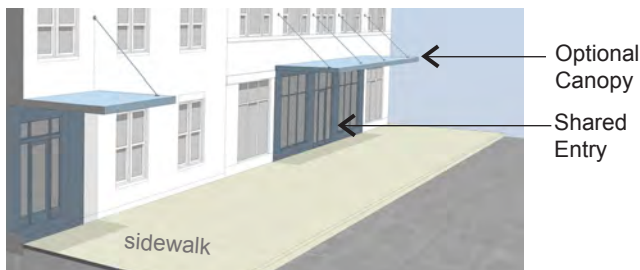


Figure 5.11 (4). Common Entry Entrance Type

6. Stoop Entrance Type.

A stoop is an unroofed, open platform. Refer to Figure 5.11 (2).

- (1) Stoop Size. Stoops shall be a minimum of three feet deep and six feet wide.
- (2) Elevation. Stoop elevation shall be located a maximum of 2'-6" above the sidewalk without visible basement and a maximum of 4'-6" above the sidewalk with a visible basement.
- (3) Entrance. The entries shall be located off a stoop.

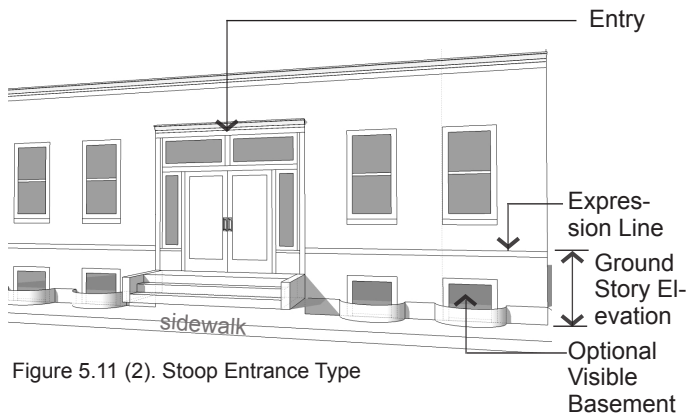


Figure 5.11 (2). Stoop Entrance Type

7. Porch Entrance Type.

A porch is a raised, roofed platform that may or may not be enclosed on all sides. Refer to Figure 5.11 (3).

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

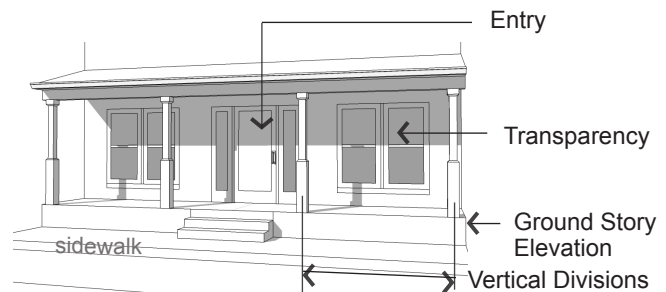


Figure 5.11 (3). Porch Entrance Type

5.12 Additional Design and Mix Standards.

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

1. Materials and Color.

- (1) Primary Facade Materials. 80% of each facade shall be constructed of primary materials.
 - (a) Permitted primary building materials include high quality, durable, natural materials, such as stone, brick, fiber cement board, shingles, architectural concrete, panel siding and glass, or stucco. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations.
- (2) Secondary Facade Materials. Secondary materials are limited to details and accents and include gypsum reinforced fiber concrete for trim and cornice elements; metal for beams, lintels, trim, and ornamentation, and exterior architectural metal panels and cladding.
 - (a) The Community Development Director may accept materials not covered in this Chapter and modify the exterior materials and colors requirements, if architectural

improvement is clearly demonstrated.

- (3) **Roof Materials.** Acceptable roof materials include 300 pound or better, dimensional asphalt composite shingles, wood shingles and shakes, metal tiles or standing seam, slate, and ceramic tile. "Engineered" wood or slate may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. Rooftop solar panels are permitted.
- (4) **Appropriate Grade of Materials.** Commercial quality doors, windows, and hardware shall be used on all Building Types with the exception of the Mansion, Townhouse, and the Small lot single family buildings. Fiber cement board may be substituted for wood.
- (5) **Prohibited materials list:** vinyl or aluminum siding, highly reflective metal, mirrored windows, plain cement block.

2. Windows, Awnings, and Shutters.

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

3. Livable Balconies, Patios, and Porches.

The following applies in all locations where balconies, patios, and/or porches are incorporated into the facade design facing any street or parking lot. Refer to Figure 5.13 (5).

- (1) **Size.** Balconies, Patios, and Porches, shall be a minimum of 50 square feet, with a minimum depth of 5 feet.
- (2) **Connection to Building.** Balconies that are not integral to the facade shall be independently secured and unconnected to other balconies.
- (3) **Railings.** May vary and may promote privacy within the balcony; railings do not have to be open.
- (4) **Projection of Balconies.** Balconies may project into the setback is permitted, but not over the public ROW.
- (5) **Porches.** 50% of the small lot single family dwellings shall have front porches.

6. Drive-through

Drive-throughs and their means of access must be located behind buildings relative to streets. Hotel drop-offs are not considered drive-throughs.

7. Pedestrian Circulation.

Walkability principles shall be adhered to on-site and shall include pathways to the Lake Promenade Street through the proposed development at a minimum of 500' intervals. These pathways shall be an intuitive route and include pedestrian cues such as distinct paving, lighting, signage, and landscaping. Pedestrian circulation shall be included in designs to the greatest degree possible.

8. Meters and Equipment Placement.

Equipment shall be screened from view and not located on a public street.

9. Waste Containers.

Waste Containers shall be located out of public view, a minimum of 10' from any property line and screened with landscaping or a structure built of durable materials such as brick.

10. Building Mixes in the TCMU and TCS Districts

The following requirements will expire in the TCS and TCMU when the total square footage of non-residential use exceeds 400,000 square feet in TCS and 200,000 square feet in TCMU.

- (1) **Building Mixes in the TCS District.** Residential development will be permitted to the degree that the total proposed and existing residential gross square footage is equal to or less than 80% of the total amount of anticipated building square footage of the TCS District over the 15 year period after the effective date of this Code.
- (2) **Building Mixes in the TCMU District.** Residential development will be permitted to the degree that the total proposed and existing residential gross square footage is equal to or less than 80% of the total amount of anticipated building square footage of the TCMU District over the 15 year period after the effective date of this Code.
- (3) **Building Mixes in the Lake Front Commercial District.** Residential development will be permitted to the degree that the total proposed and existing residential gross square footage is equal to or less than 60% of the total amount of anticipated building square footage of the Lake Front Commercial District over the 15 year period after the effective date of this Code.



Figure 5.13 (5). Balconies Integral to Facade.

6.0 Open Space Types

6.1 General Requirements.

1. Intent.

Open space is an essential amenity in a walkable, urban setting. Within this district, the primary open space is the Lake Promenade and the North Promenade, along with Geneva Park. Landscaping, lighting, and public access are essential to enhance and beautify the corridor.

2. General Requirements.

20% of the total project area is required as open space, calculated collectively across the Town Center, inclusive of the Promenades and Geneva Park. This requirement may be reduced to 10%, see sections 5 and 6 for reductions. All open spaces shall meet the following requirements.

- (1) A minimum of one of the Open Space Types defined by 6.2 through 6.5 must be located within 1,000 feet of every residential unit.
- (2) Fencing. Open Space Types may incorporate fencing provided that the following requirements are met.
 - (a) Height. Side and rear fencing shall be a maximum height of 60 inches, unless approved by the Community Development Director for such circumstances as proximity to railroad right-of-way and use around swimming pools, ball fields, and ball courts and etc.
 - (b) Level of Opacity. Fence opacity shall be no greater than 60%.
 - (c) Type. Chain-link fencing is not permitted along any street with the exception of dedicated sports field or court fencing, or dog park fencing, approved by the Community Development Director.
 - (d) Spacing of Openings. Openings or gates shall be provided on every street face at a minimum of every 150 feet or 1/3rd the length of the open space, whichever is greater.
- (3) Ownership. Open Space Types may either be publicly or privately owned.
- (4) Continuity. Connections to existing or planned trails or open space types shall be made when the Open Space abuts such as the Lake Front Trail, Promenade, etc.

3. Definition of Requirements.

The following further explains or defines the requirements included in Tables 6.2 (1) through 6.8 (1) for each Open Space Type. Refer to each table for the specific requirements of each Open Space Type.

- (1) Size.
 - (a) Size. The minimum size of the Open Space Type is measured within the parcel lines of the property.
 - (b) Dimension. The minimum length or width of the Open Space Type, as measured along the longest two straight lines intersecting at a right angle defining the maximum length and width of the lot. Refer to Figure 6.1 (1).
 - (c) Maximum Impervious and Semi-Pervious Surface

Permitted. The amounts of impervious and semi-pervious coverage are provided separately to allow an additional amount of semi-pervious surface, such as permeable paving, above the impervious surfaces permitted, including, but not limited to, parking facilities, driveways, sidewalks, paths, and structures as permitted.

4. Stormwater in Open Space Types.

Stormwater management practices, such as storage and retention facilities, may be integrated into Open Space Types and utilized to meet stormwater requirements for surrounding parcels.

5. Design Based Open Space Reductions.

Bonuses in the form of open space reductions may be awarded, up to 30 percent of the required project open space:

- (1) The Community Development Director may grant a reduction of the open space requirement of up to 5% of the total on-site open space required for improvements that meet the Town Park Improvement Standards which includes elements such as:
 - (a) Lighting
 - (b) Public art
 - (c) Seating and furnishings
 - (d) Creative bicycle racks
 - (e) Transit Shelter enhancements
 - (f) Pavilions, trails, and landscaping

6. In Lieu Substitutions for Open Space Requirements.

(1) Intent.

The Town finds that in certain circumstances, land in other locations may be substituted for on site open space requirements where it is advantageous to create important and critical open space areas such as the Promenade within the Vineyard Town Center.

(2) Applicability.

"In lieu substitution" or "in lieu of open space substitutions" are encouraged for the benefit of the Town Center by application to the Community Development Director under the following circumstances:

- (a) In lieu substitutions of land intended to fulfill the requirements for open space may be allowed when it is factually established, by a qualified land appraiser, that the substituted land is at least equal to or greater than the value of land compared with the development property as if developed fully as proposed. The Town may determine to approve the land area to be appraised both from the original site and the proposed substituted site prior to the appraisal. The appraiser will be selected by and contract with the Town. The fees for the appraisals will be reimbursed to the Town at cost by the developer. New appraisals may not be required if recent information or appraisals are readily available.

-
- (b) Any land which has been dedicated, set-aside, platted, or otherwise approved as open space may not be substituted or used for any purpose other than those allowed in this Chapter.

(3) Types of Open Space Substitutions Available:

The following options are available to developers to propose to the Town for in lieu substitutions for open space requirements:

- (a) Cash in lieu: The Town may, at its sole discretion, accept cash in lieu of open space requirements where such funds can be more effectively used to acquire land at a more appropriate or significant location consistent with the Vineyard Town Center Vision, as described in this ordinance. Cash in lieu payments shall not be accepted until a qualified appraisal, authorized by the Town and at the cost of the applicant, identifying the value of the original land for which the in lieu substitution is proposed, based on the use that will be permitted if the open space requirement is removed, and for which cash in lieu shall be offered. The Town shall be obligated to use in lieu funds within the Town Center for uses identified in this Chapter, and shall diligently pursue purchase of the land for this purpose to prevent erosion of purchasing power.
- (b) Land in lieu: The Town may, at its sole discretion, accept land in lieu of open space requirements under the following conditions:
 - (i) The proposed land to be substituted is consistent with the Vineyard Town Center plan map identifying substitute sites for open space;
 - (ii) Other land is acceptable to and approved by the Town as open space in a location determined by the Town to be a substitute site;

(4) In lieu substitution applications shall first be reviewed by the Community Development Director as a part of the initial application. Approval of the in lieu substitution shall be obtained from the Town Council before. Final Site Plan or issuance of a building permit, whichever occurs first.

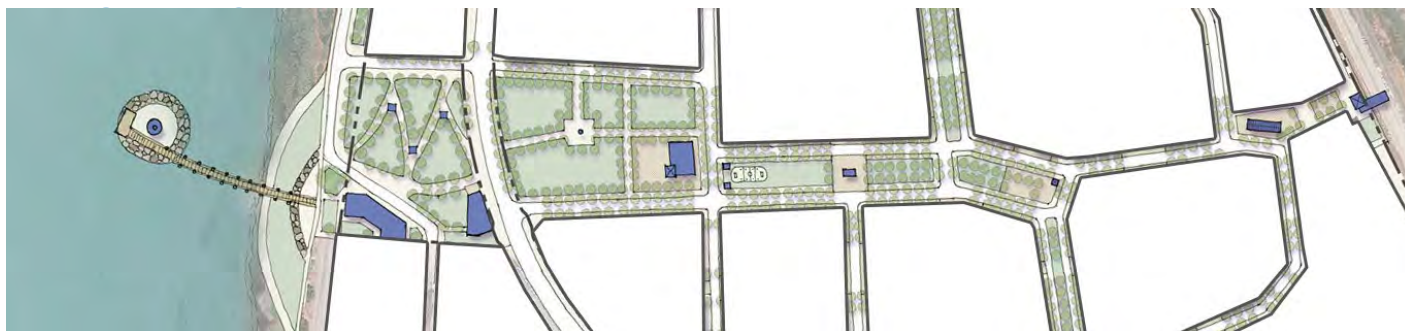


Figure 6.2 (1). Lake Promenade

6.2 Lake Promenade.

1. Intent.

To complete the Lake Promenade as the premier open space for the Town Center. The Promenade includes a series of diverse and unique spaces and experiences. Each space supports a different collection of activities from passive recreation like walking and relaxing, to active recreation like biking and basketball, and programmed activities like markets and festivals.

- (1) Additional improvements may be installed in the Lake Promenade and become credited to the open space requirement as approved by the Community Development Director.

2. Block Descriptions (east to west)

- (1) Block 1 - closest to the Station; this block provides a point of arrival at the inter-modal hub, with active uses along its edges and a market hall. The space is designed as a paved, shared space plaza which seamlessly transitions to the Shared Street.
- (2) Block 2 - between the station and the Traffic Square, Shared Street is a tight corridor promoting shopping and dining in a narrow "main street" condition unique to the region. Shared Street is a shared space street where pedestrian activity rules the entire streetscape and vehicles are accommodated at very low speeds.
- (3) Block 3 - at the intersection of Main Street and the Promenade, a Traffic Square creates a gathering space for events like a skating rink, and holiday festivals, flanked by civic buildings and the tallest buildings in the Town Center. The Traffic Square distributes car traffic at slow speeds, but its primary function is as the urban heart of the Town Center.
- (4) Block 4 - between the Traffic Square and Civic Square, this linear greenway, Central Promenade, provides a treed space ideal for walking, as well as arts festivals and farmers' markets.
- (5) Block 5 - between the Central Promenade and Vineyard Connector is a large civic square, which can accommodate an important civic buildings like a library. The square is formal, with expanses of grass to relax or play on and ample benches along the squares walkways. The space is ideal for festivals and movies in the park.
- (6) Block 6 - between Vineyard Connector and the lake, a gently sloping green provides stormwater management and a meandering path to the lake. The southern edge is lined with civic buildings like the city hall.

Lake Promenade Requirements

(1) Dimensions

Minimum Size (acres)	None
Maximum Size (acres)	None
Minimum Dimension (feet)	None
Minimum Access/Exposure	Public 100% of total length
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings/merchandising

(2) Improvements

Playgrounds Permitted	Permitted, conditional on safety review
Restrooms	Permitted, conditional on safety review
Impervious/Semi-Pervious Surface	Varies by block
Pathway	Varies by block
Lighting	Required, Fixtures to be dark sky compliant, warm light, and closely spaced to reduce the intensity of each luminaire
Trees	Minimum 40% canopy coverage
Landscaping	Varies by block
Bicycle facilities	Permitted
Seating	Permitted
Furnishing	Permitted



Figure 6.2 (2). Lake Promenade view from Block 3 towards the lake.



Figure 6.3 (1). Typical Plaza Layout.

6.3 Plazas.

1. Intent.

To provide small-scale outdoor space for civic, social and commercial purposes. The space may also include pedestrian and building access routes. Activities may include meeting, relaxing, performance, casual workspace, outdoor dining, festivals, transit stations, bike facilities, food vendors, events, and similar active uses.

A Plaza may contain a greater amount of impervious coverage than any other Open Space Type. Surfacing shall be brick or concrete pavers, stamped and colored concrete, or other pervious paver and include street furniture seating for at least 4 persons. Special features such as fountains, public art, game tables, and accent lighting are encouraged.

Plaza Requirements

(1) Dimensions

Minimum Size (acres)	0.01
Maximum Size (acres)	1.0
Minimum Dimension (feet)	20' in one direction
Minimum Access/Exposure	100% of total plaza length open to the street along a minimum of one side, except at the transit station
Clear Zones	6' minimum pedestrian clear zone maintained around outdoor furnishings and merchandising

(2) Adjacent Parcels

Permitted Districts	All
Frontage Orientation of Adjacent Parcels	Corner, Street, Plaza

(3) Improvements

Designated Sports Fields Permitted	Not permitted
Playgrounds Permitted	Permitted
Partially Enclosed Structures Permitted	Permitted to max of 20% of plaza space
Fully Enclosed Structures Permitted	Permitted to max of 20% of plaza space or 30% combined with partially enclosed structures, whichever is less
Impervious/Semi-Pervious Surface	90% maximum
Lighting	Required, max 16' fixture pole height
Seating	1 per 600 square feet
Trees	1 per 2,500 square feet, excluding structures
Landscaping	Principally hardscape

6.0 Open Space Types

6.4 Pocket Park.

1. Intent.

To provide an informal, small to medium scale outdoor space for active and passive recreation. Pocket Parks are encouraged in all districts. They may be privately owned and access controlled. Activities may include small playgrounds, vegetable gardens, barbecue, pavilion, and outdoor gathering areas.

Pocket Park Requirements

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

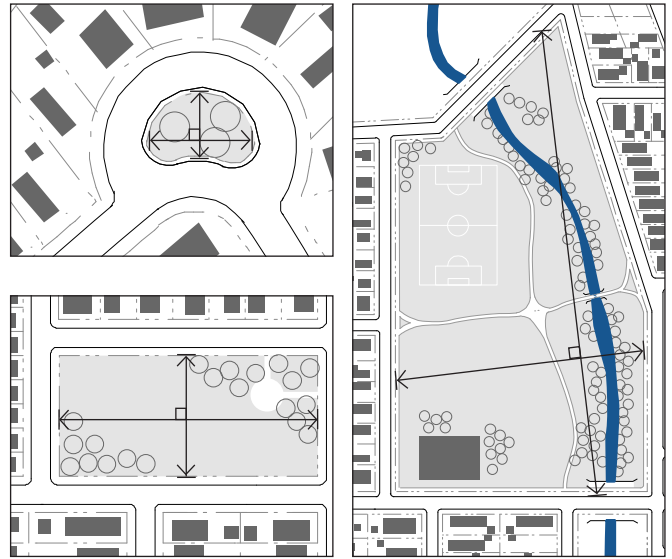


Figure 6.4 (1). Examples of Measuring the Minimum Dimension of Open Space Types.



Figure 6.4 (2). Typical Pocket Park Layout.

6.5 Commons or Courtyard.

1. Intent.

To provide outdoor amenities and living space to property tenants. Activities may include playground, swimming pool, spa pool, rooftop garden, tot lot, vegetable gardens, barbecue, pavilion, and outdoor gathering areas. Courtyards are typically internal to a development and may be privately owned and access controlled, but are encouraged to be located adjacent to and opening onto streets.

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



Figure 6.5 (1). Typical Commons



Figure 6.5 (2). Typical Commons and Courtyards

7.0 Landscape

7.1 General Requirements.

1. Intent.

The landscape standards outlined in this section are designed to meet the following set of goals:

- (1) To provide for a healthy green landscape and develop a street canopy.
- (2) To improve the appearance of streets and create a buffer between pedestrian and vehicular travel lanes.
- (3) To increase the compatibility of adjacent uses and minimize the adverse impacts created by adjoining or neighboring uses.
- (4) To promote the prudent use of water and energy resources by achieving and maintaining sustainable, functional landscapes.
- (5) To shade large expanses of pavement and reduce the urban heat island effect.
- (6) To enhance the appearance and property values of the community, building sites, and the overall landscape.

2. Applicability.

Landscaping, trees, and buffers shall be installed as detailed in the Landscape ordinance.

- (1) The amount of on site landscape square footage required (not including public right of way) is 50% of required open space. If the open space requirements is reduced through "In Lieu of Open Space" as shown in 6.0 Open Space then the required landscape square footage is also reduced.
- (2) Buffers. Landscape buffers are required according to the provisions in this section with the following exceptions:
 - (a) Shared Driveways. Buffers shall not be required along a property line where a curb cut or aisle is shared between two adjoining lots.
 - (b) Points of Access. Buffering is not required at driveways or other points of access to a lot.
 - (c) TCS, TCMU, and Lakefront Commercial districts do not require any buffer other than parking lot buffers.
- (3) Streetscape. Landscaping along streets is required as outlined in 3.0 Street Types.
- (4) Temporary Uses. These provisions do not apply to temporary uses, unless determined otherwise by the Community Development Director.
- (5) Unless otherwise specified in this chapter, all requirements of the Vineyard Town Municipal Code pertaining to landscape requirements shall apply.
- (6) Street Trees. Refer to section 3.0 Street Types and the Vineyard Town Municipal Code for appropriate street tree specifications.

7.2 Installation of Landscape.

1. Intent.

The following provisions aid in ensuring that all required landscaping is installed and maintained properly.

2. Applicability.

These provisions apply to landscape installation as required by this section.

3. General Installation Requirements.

The installation of landscaping shall adhere to the following standards.

- (1) National Standards. Best management practices and procedures according to the nationally accepted standards shall be practiced.
 - (a) Installation. All landscaping and trees shall be installed in conformance with the practices and procedures established by the most recent edition of the American Standard for Nursery Stock (ANSI Z60.1) as published by the American Association of Nurserymen.
 - (b) Maintenance and Protection. All landscaping and trees shall be maintained according to the most recent edition of the American National Standards Institute, including its provisions on pruning, fertilizing, support systems, lighting protection, and safety.
- (2) Installation. Landscaping shall be fully installed prior to the issuance of a certificate of completeness.
 - (a) If seasonal conditions preclude the complete installation, a cash escrow or irrevocable letter of credit, equal to 1.5 times the installation costs as estimated by a qualified professional.
 - (b) Complete installation is required within nine months of the issuance of the temporary certificate of occupancy or occupancy permit or the cash escrow or letter of credit may be forfeited.
- (3) Plant Size Requirements. Plant material shall be sized according to Table 7.2 (1) at the time of installation, unless otherwise noted in this section.
- (4) Condition of Landscape Materials. The landscaping materials used shall be:
 - (a) Healthy and hardy with a good root system.
 - (b) Chosen for its form, texture, color, fruit, pattern of growth, and suitability to local conditions.
 - (c) Tolerant of the natural and man-made environment, including tolerant of drought, wind, salt, and pollution.
 - (d) Appropriate for the conditions of the site, including slope, water table, and soil type.
 - (e) Protected from damage by grates, pavers, or other measures.

- (f) Plants that will not cause a nuisance or have negative impacts on an adjacent property.
 - (g) Species native or naturalized to the Wasatch Front, whenever possible.
- (5) Compost, Mulch, and Organic Matter. Compost, mulch, and organic matter may be utilized within the soil mix to reduce the need for fertilizers and increase water retention.
- (6) Establishment. All installed plant material shall be fully maintained until established, including watering, fertilization, and replacement as necessary.

4. Ground Plane Vegetation.

All unpaved areas shall be covered by one of the following.

- (1) Planting Beds.
 - (a) Planting beds may include shrubs, ornamental grasses, ground cover, vines, annuals, or perennials. Edible landscape is permitted.
 - (b) Nonliving materials, such as pine straw, colored gravel, or mulch, are permitted for up to 50% of a bed area.
 - (c) Annual beds must be maintained seasonally, replanting as necessary.
- (2) Grass. Seeded, plugged, or sodded grass may be planted throughout landscaped areas.
 - (a) Grass shall be established within 90 days of planting or the area must be reseeded, replugged, or resodded.
- (3) Shrubs requirements. 1.5 shrubs are required per 1,000 square feet of landscaped area. 2 perennials or ornamental grasses count towards 1 shrub.

5. Tree Installations.

Refer to the list of permitted street tree types.

- (1) Tree Measurement. Tree size shall be measured by nursery standards.
- (2) Tree Maintenance. Tree trimming, fertilization, and other similar work shall be performed by or under the management of an ISA certified arborist.
- (3) Species Composition. A variety of tree species shall be used to avoid a mono-culture prone to disease.
- (4) Tree Size. All trees to be installed to meet the requirements of this section shall be a minimum of 2 inch caliper at the time of installation.
- (5) Tree Requirements. 1 tree is required per 2,000 square feet of landscaped area. Street trees do not count toward this requirement.
- (6) Permeable Surface. For each tree preserved or planted, a minimum amount of permeable surface area is recommended, unless otherwise stated in this ordinance.
 - (a) At least seventy 70% of the canopy limits of preserved

- trees should have a permeable surface.
 - (b) Permeable area for one tree cannot count toward that of another tree.
- (7) Structural Soil. When the Soil Surface Area of a tree will extend below any pavement, structural soil or root penetrable sidewalk support is required underneath that pavement. Structural soil is a medium that can be compacted to pavement design and installation requirements while still permitting root growth. It is a mixture of gap-graded gravels (made of crushed stone), clay loam, and a hydrogel stabilizing agent to keep the mixture from separating. It provides an integrated, root penetrable, high strength pavement system that shifts design away from individual tree pits (source: Cornell University, Urban Horticulture Institute).

6. Irrigation Systems.

Permanent irrigation, beyond establishment, is required and shall adhere to the following standards.

- (1) All irrigation systems shall be designed to minimize the use of water.
- (2) Non residential landscape irrigation shall have an automatic clock-activated permanent system.
- (3) The irrigation system shall provide sufficient coverage to all landscape areas.
- (4) The irrigation system shall not spray or irrigate impervious surfaces, including sidewalks, driveways, streets, and parking and loading areas.
- (5) All culinary fed systems shall be equipped with a back-flow prevention device.
- (6) All mechanical systems including controllers and back-flow prevention devices shall be properly screened from public view.

Plant Material Type	Minimum Size
Deciduous Shade/Overstory Tree	
Single Trunk	2" caliper
Multi Trunk	10' in height
Evergreen Tree	8' in height
Understory Tree	6' in height
Ornamental Tree	1.5" caliper
Shrubby - Deciduous	container class 5
Shrubby - Evergreen	container class 5
Ground cover	3" in height

Table 7.2 (1). Plant Material Size at Installation.

7.0 Landscape

7.3 Street Trees & Streetscape Design.

1. Intent.

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

2. Streetscape Design Submittal.

A consistent streetscape design shall be submitted for approval for all new streets within the development. At a minimum, the submittal shall include the following:

- (1) Street Trees. Trees meeting the minimum requirements of 7.3.4, below, shall be included in the streetscape design, with details related to tree pits, tree planting to meet the requirements of 7.2.5 Tree Installations.
- (2) Sidewalk Pavement Design. Sidewalk paving materials and pattern shall be set for each street type (refer to 2.0 Street Types).
- (3) Street Furnishings. Benches, seatwalls, planters, planter fences, trash receptacles, and bicycle racks at the least shall be specified and quantities and locations listed for each street type (refer to 2.0 Street Types).
- (4) Landscape Design. Ground plane vegetation shall be designated for any landscape bed areas, planter areas, and tree wells.
- (5) Lighting. Pedestrian and vehicular lighting shall be specified and locations and quantities noted.
- (6) Identity Elements. Any other elements designed to establish the identity of each Street, such as banners, pavement markers, artwork, or signage, shall be included in the streetscape design submittal.

3. Minimum Street Tree Requirements.

The following standards apply to the installation of street trees.

- (1) Exception. Street Trees are not required on Alleys or Pedestrian Streets (refer to 2.4 and 2.5 Street Types).
- (2) Clear Branch Height. Minimum clear branch height is six feet; in commercial districts, minimum clear branch height is eight feet.
- (3) Street Tree Type. Medium and large shade trees are permitted to be installed as street trees. Refer to the list of permitted tree types in Table 7.3 (6).
- (4) Street Tree Spacing. Street trees shall be planted as follows.
 - (a) Spacing.
 - (i) Large trees must be spaced a minimum of 30 and a

maximum of 60 feet on center.

- (ii) Medium trees must be spaced a minimum of 20 and a maximum of 40 feet on center.
 - (b) Limited Distance between Curb and Sidewalk. Where the distance from the back of the curb to the edge of the right-of-way or property line is less than nine feet with a sidewalk, Applicant shall work with the Community Development Director to determine the appropriate tree species, placement, and spacing.
- (5) Tree Wells. Where the sidewalk extends from the back of curb to the property line, tree wells shall be utilized.
 - (a) For tree wells adjacent to sidewalks five feet wide or less, open soil is not permitted.
 - (i) The opening must be covered with a tree grate or pervious pavement.
 - (ii) The opening in a tree grate for the trunk must be expandable.
- (6) Street Tree Lists
 - (a) Street trees are limited to the species specified in Table 7.3(1). Additional trees may be approved by the Community Development Director.

4. Street Tree Selections for Main and the Lake Promenade Streets.

- (1) Main Street

Parkstrips shall include but not be limited to Fairview Maple
Median shall include but not be limited to Sycamore
- (2) Promenade

Parkstrips shall include but not be limited to Japanese Pagoda, London Planetree (columnar on streets and Bloodgood on Promenade), and Frontier Elm 'Allee'.
- (3) All developments shall pay a fee to the Town for Street trees and their installation, except where the trees are installed along with the development. Fees shall be determined based on the length of frontage and appropriate tree spacing as per this Code. Fees will differ by street and installation techniques. Such trees will be maintained by Vineyard Town and watered by the adjacent property owner, master developer, or HOA. The intent of this requirement is to assure uniformity of tree size, type, placement, and installation.

Permitted Small Trees (Class I)

Callery Flowering Pear
Crimson Cloud Hawthorn
Japanese Ivory Silk Lilac
Norwegian Sunset Maple
Prairie Fire Crabapple
Robinson Crabapple
Sprint Snow Crabapple

Permitted Medium Trees (Class II)

Aristocrat Pear
Frontier Elm
Ginko (male cultivar only)
Golden Rain Tree
Prospector Elm
Shademaster Honey Locust
Village Gren Zelkova

Permitted Large Trees (Class III)

Bloodgood London Plane Tree
Bluff Oak
English Oak
Espresso Kentucky Coffee Tree

Prohibited

Aspen
Box Elder
Brittoli Horse Chestnut
Chinese Fringe
Chinese Lantern
Cottonwood
Honey Locust (except hybrid species as identified)
Kwanzan Flowering Cherry
London Plane (except as listed)
Orchard Trees
Russian Olive
Siberian Elm
Yellowwood
Yoshino Flowering Cherry

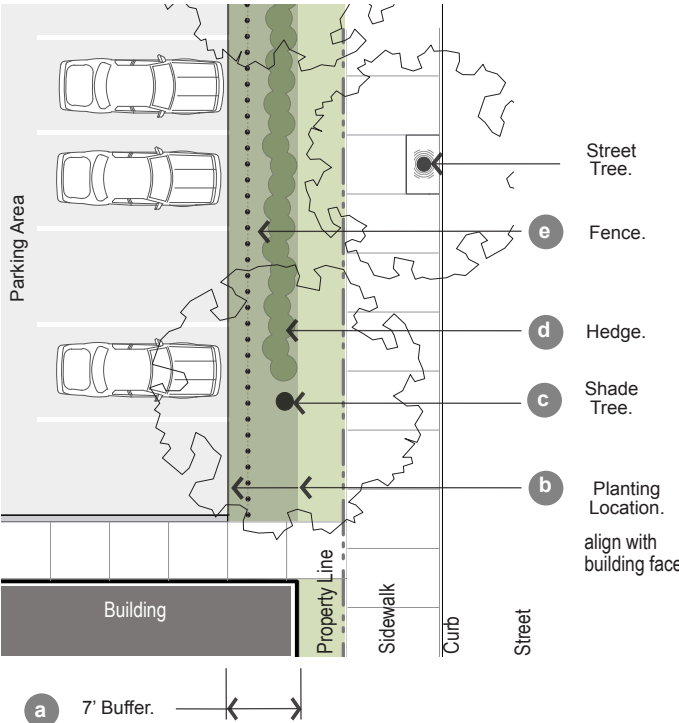
Table 7.3 (1). Permitted Trees

7.0 Landscape

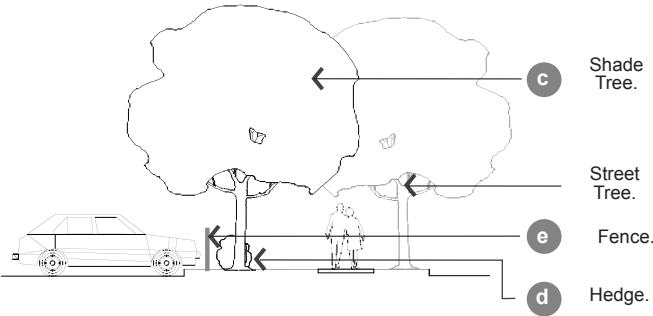
7.4 Parking Lot Frontage Buffer.

1. Intent & Applicability.

- (1) Intent. To lessen the visual impact of vehicular areas visible from public street frontages.
- (2) General Applicability. Applies to properties in all districts where a vehicular area is located adjacent to a right-of-way.
 - (a) Exceptions. Vehicular areas along Lanes, except when a residential district is located across the Lane; single and two family residences.



Front Buffer Plan.



Front Buffer Section.

Figure 7.4(1) Frontage Buffer Plan and Section.

7.4 Frontage Buffer Requirements

1. Buffer Depth & Location ¹

Depth	7'	a
Location on the Site	Between street facing property line and parking area ²	b

2. Buffer Landscape Requirements

Uses & Materials	Uses and materials other than those indicated are prohibited in the buffer	
Shade Trees	Medium or large shade tree required at least every 40'; Locate on the street side of the fence; Spacing should alternate with street trees	c
Hedge	Required parking screen on street side of fence, between shade trees & in front of vehicular areas	d
Hedge Composition	Individual shrubs with a minimum diameter of 24", spaced no more than 36" on center, height maintained no more than 36"	
Existing Vegetation	May be credited toward buffer area	

3. Fence (optional) e

Location	2' from back of curb of vehicular area	
Approved Materials	Composites, steel, wood, vinyl (no white), or plastic composite wood alternative (Trex like). Masonry columns (maximum width 2'6") and base (maximum 18" height) permitted. Chain-link not permitted.	
Minimum Height	4'	
Maximum Height	6'	
Colors	No bright or white colors	
Opacity	Minimum 75%	
Gate/Opening	One pedestrian gate permitted along street frontage; Opening width maximum 8'	

Notes:

¹ This screening requirement does not prohibit the installation of or provision for openings necessary for allowable access drives and walkways connecting to the public sidewalk.

² In front, corner, and rear yards (on a through lot), when the parking area is located adjacent to any building on the lot, the buffer must be located so that it aligns with or is behind the face of the adjacent building back to the vehicular area. The area between the buffer and the property line must be landscaped.

7.5 Side & Rear Buffer.

1. Intent & Applicability.

- (1) Intent. To minimize the impact that one zoning district may have on a neighboring district and to provide a transition between districts.
- (2) General Applicability. Applies to all properties in all districts that directly abut a single family detached residential use.

7.5 Rear Buffer Requirements

1. Buffer Depth & Location

Depth	10' adjacent to single family detached residential uses a
Location on the Site	Locate buffers on more intensively zoned lot; Buffer is measured from side and rear property lines.

2. Required Landscape Screen

Width	5' landscape screen in addition to any other buffer landscaping b
Location	Directly adjacent to the rear or side property line
Hedge or Fence	Continuous double row of shrubs required between shade trees; fences shall be opaque and not white. c
Hedge Composition	Double row of individual shrubs with a minimum diameter of 24", spaced no more than 36" on center; Mature height in one year of 24"
Shade Trees	At least 1 medium or large shade tree per every 40' within the buffer d

3. Buffer Landscape Requirements

Uses and Materials	Uses and materials other than those indicated are prohibited within the buffer
Tree Canopy Coverage	1 medium or large shade tree required per 100 square feet of buffer, excluding the area within the required landscape screen
Existing Vegetation	May be credited toward buffer area
Fence	Optional; same standards for frontage buffer 8' height maximum

Notes:

¹ Community Development Director may reduce width of buffer, width of landscape screen, or location of landscape screen based on existing landscaping and topography.

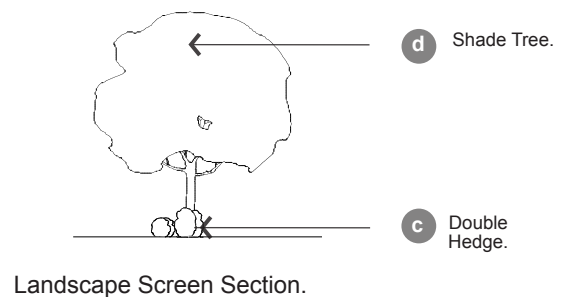
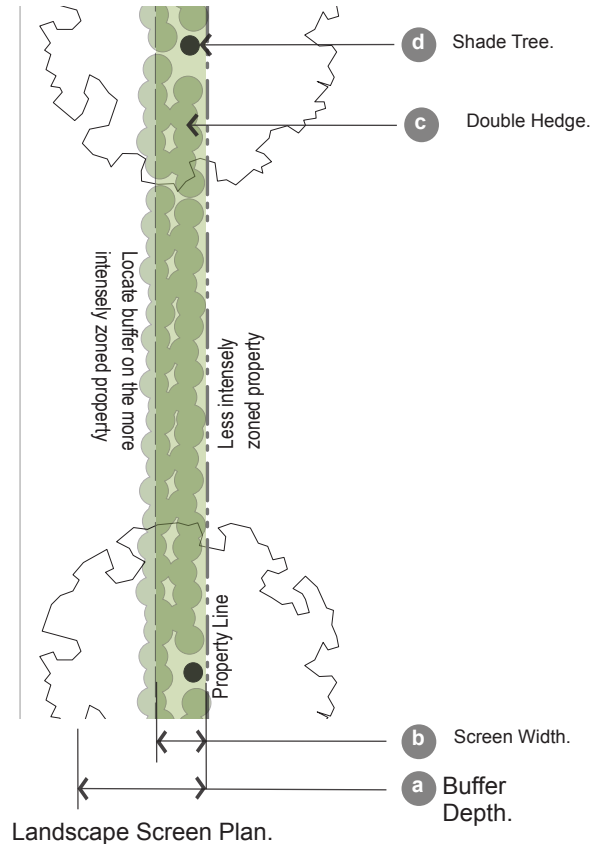


Figure 7.5(1). Landscape Screen within Side & Rear Buffer.

7.0 Landscape

7.6 Interior Parking Lot Landscape.

1. Intent & Applicability.

- (1) Intent. To provide shade, minimize paving & stormwater runoff, and improve the appearance of parking lots.
- (2) General Applicability. All open-air, off-street parking lots with more than 40 stalls in all districts.
- (3) Other Internal Parking Lot Areas. Internal areas not dedicated to parking or drives shall be landscaped with a minimum of one medium or large shade tree for the first 150 square feet and one medium or large shade tree for every 650 square feet thereafter.
- (4) Existing Vegetation. Existing vegetation may be credited toward these requirements.
- (5) All landscaped islands are encouraged to accommodate stormwater runoff with slotted curbs, trench drains or similar.

7.6 Interior Parking Lot Landscape Requirements

1. Landscape Island Requirements

Required Island Locations	Terminal ends ² of free standing rows or bays of parking; After every 12th parking space for rows of parking greater than 8 spaces in length ^a	a
Minimum Width	5'	b
Required Trees Within Islands	Minimum of 1 medium or large shade tree per island	c

2. Landscape Median Requirements

Required Median Location	Required in each free-standing bay one sided of parking along the length of the bay	d
Minimum Width	5'	

3. Tree Requirements

Requirements per Parking Space ⁴	Each parking space must be located within 60' of a tree canopy planted within parking lot interior. Refer to Table 7.6(1) for calculation.
	Minimum of 1 tree must be planted within parking lot interior or edge for every 20 parking spaces
Tree Canopy Shade	Within 20 years of tree installation, 25% or more of the interior of the parking lot should be shaded by tree canopies. Refer to Table 7.6 (1) for calculation.

Notes:

¹ Parking lot interior is defined as the area dedicated to parking on a given parcel as measured from edge of pavement to edge of pavement.

² Freestanding rows or bays of parking are those not abutting the parking lot perimeter or building face

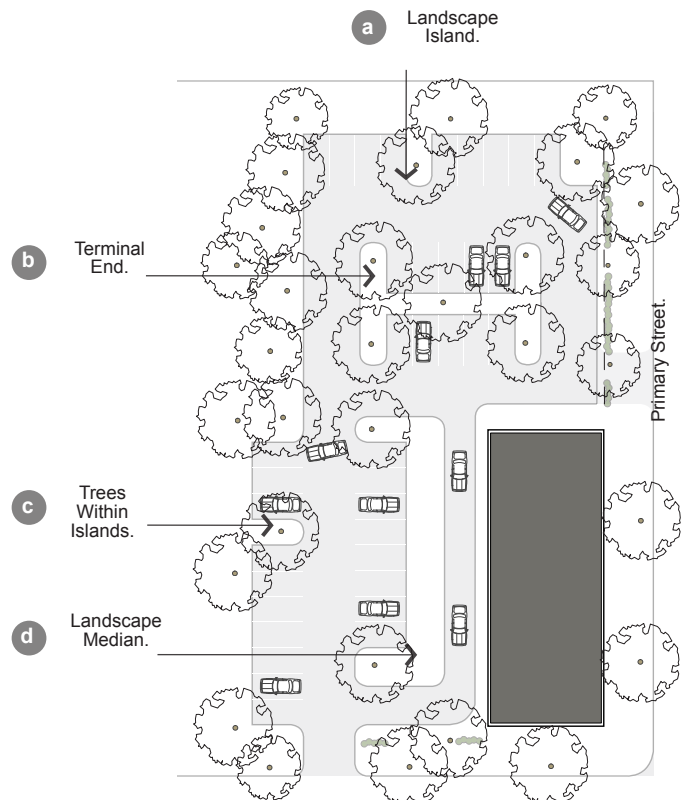


Figure 7.6 (1). Interior Parking Lot Landscaping.

Table 7.6 (1). Tree Canopy Calculation

Tree Size	Estimated Canopy at Maturity (sq ft)	Estimated Height at Maturity (ft)
Very Small	150	Under 15'
Small	400	15'-25'
Medium	900	25'-40'
Large	1600	40'+

7.7 Screening of Open Storage, Refuse Areas, and Utility Appurtenances.

1. Intent & Applicability.

- (1) Intent. To reduce the visibility of refuse areas, and utility appurtenances from public areas and adjacent properties.
- (2) General Applicability. All waste containers, open storage, refuse areas, and utility appurtenances in all districts.

7.7 Screening of Open Storage, Refuse Areas, & Utility Appurtenances

1. Open Storage & Refuse Area Screening Requirements

Location on the Site	Not permitted in front or corner side yards
Opaque Screen Wall ¹	Required around 3 sides of the dumpster and refuse area matching building exteriors or as approved by the Community Development Director
Screen Wall Height	Height shall be the higher of the following: 1. 6' 2. Height as determined by Community Development Director to accomplish objective of the screen
Visible Openings	Openings visible from the public way or adjacent properties must be furnished with opaque gates
Landscape Requirement	If refuse area is located within larger paved area, such as a parking lot, landscape islands must be located on 3 sides of the area, with at least 1 medium or large shade tree in at least 1 of the landscape areas ²

2. Utility Appurtenance Screening Requirements

Large Private Mechanical Equipment ³	Shall be fenced with opaque wood or brick-faced masonry on all sides facing a public street.
Small Private Mechanical Equipment ⁴	Shall have landscape screening and a shrub bed containing shrubs with a minimum 24" diameter spaced no more than 36" on center

Notes:

¹ Vertical structured barrier to visibility at all times such as a fence or wall

² This tree, if located within 50' of a parking space, may be utilized to meet the minimum shade requirements

³ Large private mechanical equipment is equal to or greater than 4' in height

⁴ Small private mechanical equipment is smaller than 4' in height

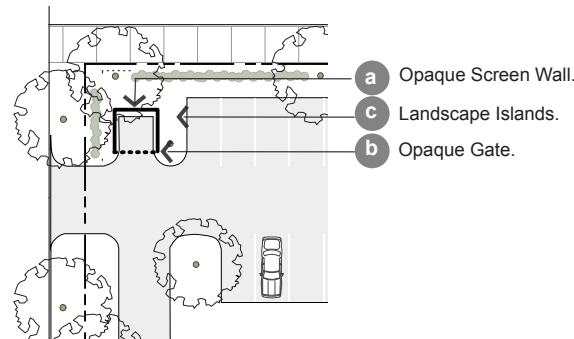


Figure 7.7 (1). Screening of Open Storage & Refuse Areas.

8.0 Parking

8.1 General Requirements.

1. Intent.

Parking requirements are established to accomplish the following:

- (1) Ensure an appropriate level of vehicle parking, loading, and storage to support parking within the Town Center and districts.
- (2) Provide appropriate site design standards to mitigate the impacts of parking lots on adjacent land uses and zoning districts.
- (3) Provide specifications for vehicular site access.

2. Applicability.

This section shall apply to all new developments in any district.

- (1) Damage or Destruction. When a use that has been damaged or destroyed by fire, collapse, explosion, or other cause is reestablished, any associated off-street parking spaces or loading facilities must be re-established based on the requirements of this section.
- (2) Site Plan Approval Required. Parking quantities, design, and layout shall be approved through the development application process and meet the standards of the current parking chapter with the following exceptions:
 - (a) The standard requirement for residential parking is 1 stall per bedroom or 1.5 per unit, whichever is less. Parking requirements for all other uses can be found in the parking chapter of this Code. The Community Development Director may consider increases or reductions to standards outlined in Table 8.1(1), up to 30% of the standard requirement.

3. Dedicated Visitor Parking.

Developers shall clearly indicate the location of dedicated visitor parking through directional signage, marked stalls, or other means to be determined in site plan review. Where on-street parking is provided, visitor parking may be accommodated by on-street parking spaces. Where parking is shared between uses, visitor parking is considered to be accommodated by the shared parking lot or structure.

Table 8.1 (1). Eligible Parking Rate Reductions

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

4. Parking Spillover Management Plan.

If deemed necessary the Community Development Director shall require a parking spillover management plan for peak demand periods.

5. Vehicular On-Street Parking.

On-street parking, as permitted on designated street types, shall meet the following requirements.

- (1) Parallel parking is permitted on designated street types. Individual stalls shall not be striped, except where parking is metered by per-space meters, however a single white line or change in material may be provided to indicate the parking lane.
- (2) Vehicular Parking Space Dimensions. The appropriate dimensions for on-street parking spaces are 22' by 7'.
- (3) On-street parking located directly adjacent to the site's property lines may be counted toward meeting the development's parking requirement.

6. Stormwater Management in Parking Lots.

Incorporation of stormwater management best practices is required, such as incorporating drainage swales and slotted curbs in medians and within landscaped islands in parking lots. Final design shall meet the requirements of the Town Engineer.

7. Lighting

Parking lot lighting shall be confined to the lot. No poles shall be located closer than 10' to any street. All lighting shall use cutoff techniques to ensure dark skies intent.

8. Shared Parking

Shared parking lots or structures may provide parking for uses within 600 feet, where a joint parking agreement is established. The shared lot or structure may adjust the number of spaces provided to account for time-based use efficiencies between two or more uses. Reductions are calculated by multiplying the minimum amount of parking normally required for each land use by the appropriate percentage as shown in the following parking credit schedule for each of the time periods shown (see table 8.1(2)). The number of parking spaces required is determined by totaling the resulting numbers in each column; the column total that generates the highest number of parking spaces then becomes the parking requirement.

Neighboring property owners may share parking spaces if:

- (1) a permanent cross-access easement or other recorded agreement is established;
- (2) pedestrian access between the properties can be gained without utilizing a major public or private street;
- (3) all of the parking must be located within a 400' radius of the main entrance of the use requesting the additional parking.

Table 8.1 (2). Eligible Parking Rate Reductions (shared parking)

Use	Weekday			Weekend		
	8am - 6pm	6pm - 12am	12am - 8am	8am - 6pm	6pm - 12am	12am - 8am
Residential	60%	100%	100%	80%	100%	100%
Lodging	70%	100%	100%	70%	100%	100%
Commercial						
Food & Beverage	70%	100%	10%	70%	100%	20%
Office, Industrial	100%	20%	5%	5%	5%	5%
All Others	90%	80%	5%	100%	70%	5%
Place of Assembly	40%	100%	10%	80%	100%	50%
Religious Institution	10%	60%	5%	100%	50%	5%

Table 8.1 (3). Minimum Required Parking By Use and District

Use	TCS	TCMU	Village General	Lakefront Commercial	Lakefront Residential
Residential	1 / unit	1.5 / unit	The lesser of 1 / bedroom or 2 / unit		2 / unit
Lodging	1 / 1.5 rooms	1 / 1.5 rooms	1 / room	1 / room	1 / room
Commercial					
Food & Beverage	4 / 1,000 sq.ft.	5 / 1,000 sq.ft.	5 / 1,000 sq.ft.	5 / 1,000 sq.ft.	8 / 1,000 sq.ft.
Office	2 / 1,000 sq.ft.	3 / 1,000 sq.ft.	3 / 1,000 sq.ft.	3 / 1,000 sq.ft.	4 / 1,000 sq.ft.
All Others	2 / 1,000 sq.ft.	3 / 1,000 sq.ft.	3 / 1,000 sq.ft.	3 / 1,000 sq.ft.	4 / 1,000 sq.ft.
Place of Assembly	1 / 8 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats
Religious Institution	1 / 4 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats	1 / 4 seats

Table 8.1 (4). Bike Parking Requirements

Use	Bicycle Rack Spaces
Multi-Family	Minimum 2 spaces or .05 spaces / bedroom, whichever is greater
Civic/Institutional	Minimum 2 spaces, 1 / additional 10,000 sf
Retail	Minimum 2 spaces, 1 / additional 5,000 sf
Services	Minimum 2 spaces, 1 / additional 5,000 sf
Office	Minimum 2 spaces, 1 / additional 10,000 sf
Open Space	Per Zoning Administrator

(4) the combined parking required for all properties can be met as outlined as established for shared parking lots or structures within this section.

9. Minimum Vehicular Parking

Parking is required for each use as specified in Table 8.1(3). The numeric requirements of this section may be augmented by a parking study, commissioned by the applicant.

9. Bike Parking

Bike Parking is required for each use as specified in Table 8.1(4).

10. Off street Parking Setbacks

All parking lots shall have a minimum setback from the Vineyard Connector of 5'.

9.0 Sign Types

9.1 General Requirements.

1. Intent.

This section seeks to enhance the economic and aesthetic appeal of the Vineyard Town Center through the reasonable, orderly, safe, and effective display of signage.

2. Applicability.

These standards shall apply to signage in all districts for non-residential uses only. Unless otherwise stated in this chapter, all requirements of the Vineyard Town Municipal Code pertaining to sign requirements shall apply. Refer to the Vineyard Town Sign Ordinance for permit processes, construction, design and maintenance standards.

3. General Compliance.

Compliance with the regulations outlined shall be attained under the following situations:

- (1) Newly Constructed or Reconstructed Signage. All new signs and structural improvements to existing signs.
- (2) Change in Use for Single Business Signage. For signage serving one business, whenever the existing use is changed to a new use resulting in a change in signage, including rewording.
- (3) Multiple-Business Signage. For signage serving multiple businesses, whenever 50% or more of the existing uses are changed to new uses resulting in a change in signage, including rewording.
- (4) Damage or Destruction. When a sign has been damaged or destroyed by fire, collapse, explosion or other cause and the cost of restoration is greater than 50% of the replacement value at the time of the destruction or damage, the replacement sign shall comply with the standards in this article.

4. Sign Location.

Unless otherwise specified, signs shall only be located within the boundaries of the lot and not in the right-of-way or on public property.

- (1) Certain Sign Types may extend beyond a property line into the right-of-way or public property with permission from the Community Development Director and in accordance with the regulations outlined in this section and in the Vineyard Town Municipal Code. A certificate of insurance is required for all signs on or over public property, subject to the standards established in the Vineyard Town Municipal Code.
- (2) No sign shall be attached to a utility pole, tree, standpipe, gutter, or drain.

- (3) Signs shall be erected so as to permit free ingress to or egress from any door, window, the roof, or any other exit-way required by the building code or by fire department regulations.
- (4) No sign shall be erected or maintained in such a manner as to obstruct free and clear vision of, interfere with, or be confused with any authorized traffic sign, signal, or device, or where it may interfere with vehicle or train line-of-sight.
- (5) Pedestrian Orientation. Signs oriented to the pedestrian realm are required. The bottom edge of each sign should be within 14' of the ground plane, except corner and wall signs.

5. Illumination.

All signs shall be illuminated according to the following provisions unless otherwise stated.

- (1) Signs shall be illuminated only by steady, stationary light sources directed solely at the sign or internal to it, except as permitted for Electronic Message Boards.
- (2) Individual letters or logos may be internally illuminated as permitted per each sign type; no other portion of the sign shall be internally illuminated.
- (3) When an external artificial light source is used to illuminate a sign, the lamp (or bulb) shall be located, shielded, and directed so as to not be visible from any public street or private residence, except gooseneck lighting illuminating wall signs.
 - (a) No receptacle or device housing a permitted light source which is attached to the sign itself shall extend more than 18 inches from the face of the Sign.
 - (b) If ground lighting is used to illuminate a sign, the receptacle or device should not extend more than 12 inches above ground and must be fully screened and housed.
- (4) The illumination of any sign, resulting from any internal or external artificial light source, shall not exceed 250 nits at the Sign face during the day and 125 nits at the Sign face after sunset, with no light trespass onto adjacent property. Lighting shall be directed toward the ground.

6. Computation.

The following standards generally apply to computing the area of signs by type and by building lot.

- (1) Temporary signs and directional signs are not included in the maximum signage area calculations, unless otherwise specified.
- (2) Height for monument signs is measured from the average grade at the front property line to the top of the sign, sign cabinet, or cap, whichever is highest.
- (3) Signage measurement is as generally illustrated in Figure 9.2 (2).

Table 9.2 (1) Sign Standards

Sign Type	LC	VG	TCMU	TCS	Height (max)	Number (max)	Sign Area (max.)	Copy Height (max.)
Permanent Signs								
A-Frame	P	P	P	P	42 in.	1 per ground floor tenant	max. 30 inches wide and 42 inches high	n/a
Awning	P	P	P	P	n/a	1 per entry to each ground floor tenant	75% of valence	18 inches
Canopy	P	P	P	P	n/a	1 per entry	2 sq.ft. per linear ft.	30 inches
Corner	P		P	P	6 ft. above eave or parapet	1 per corner building	40 sq.ft.	n/a
Ground	Along Vineyard Connector only				5 ft.	1 per frontage	120 sq.ft.	30 inches
Marquee	P		P	P	n/a	1 per building	120% of face	n/a
Projecting	P	P	P	P	n/a	1 per ground floor tenant	6 sq.ft. per side	8 inches
Wall Sign	P	P	P	P	n/a	1 per tenant + 1 per frontage	1 sq.ft. per 1 linear foot of frontage	18 inches
Window	P	P	P	P	n/a	limited by sign area	25% of glazing	6 inches
Temporary Signs								
Banner	P	P	P	P	20 ft.	1 per tenant	80 sq.ft.	18 inches

P: Permitted
Blank: Not permitted

9.2 Sign Types.

1. Sign Type Requirements.

The following pertain to specific sign types detailed in this section.

- (1) Signs not visible from public rights-of-way are not limited in type, size, or location, except as may be considered public safety concerns by the Community Development Director.
- (2) Iconic Sign Elements. Iconic signs may be allowed at the discretion of the Community Development Director, if the lighting of the sign does not significantly impact adjacent neighbors and the sign helps to identify the Vineyard Town Center. Such signs shall only be allowed in the Town Center Station (TCS), Town Center Mixed-Use (TCMU), and Lake Front Commercial Districts and shall comply with the following.
 - (a) Symbol or Logo Size. The symbol may not be larger than 8 feet in any direction, included in overall sign area and the surface area counts towards the Maximum Permitted Quantity of Signage per Lot.
 - (b) No moving parts or external illumination of the symbol may be provided.
 - (c) Text. The text component of the may not be more than 30% of the overall area of the sign.
- (3) Signs are limited by type and district as specified in Figure 9.2(2).

9.0 Sign Types

Figure 9.2 (2) Sign Types Illustrated

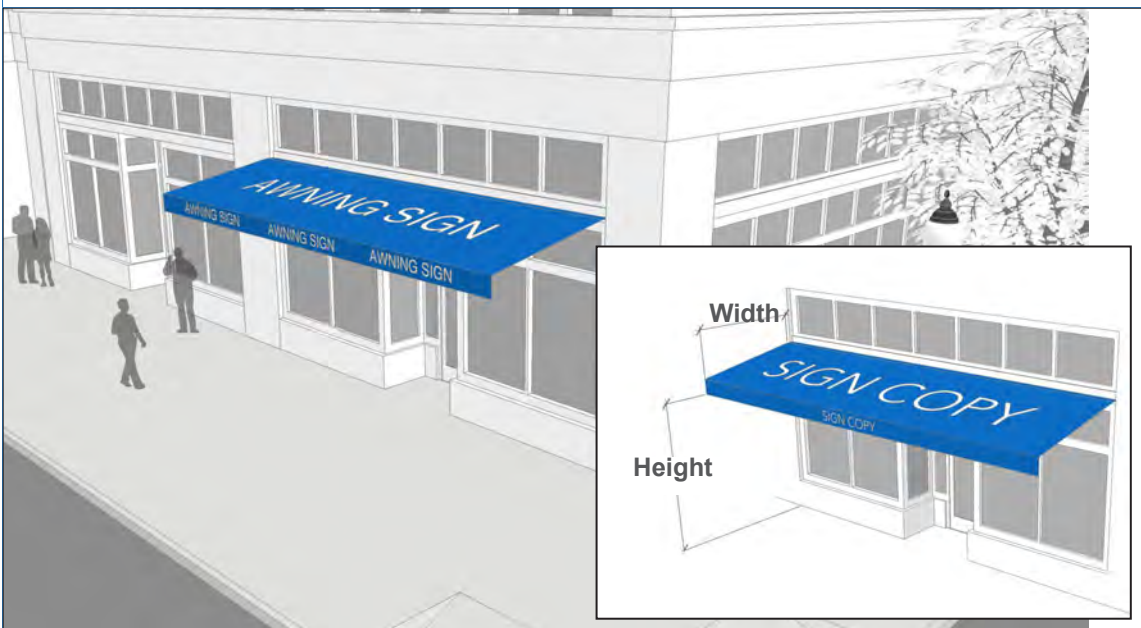
A-Frame Sign

A portable sign not secured or attached to the ground or surface upon which it is located, typically constructed in such a manner as to form an "A" or tent-like shape, and primarily or exclusively intended to advertise to pedestrian traffic.



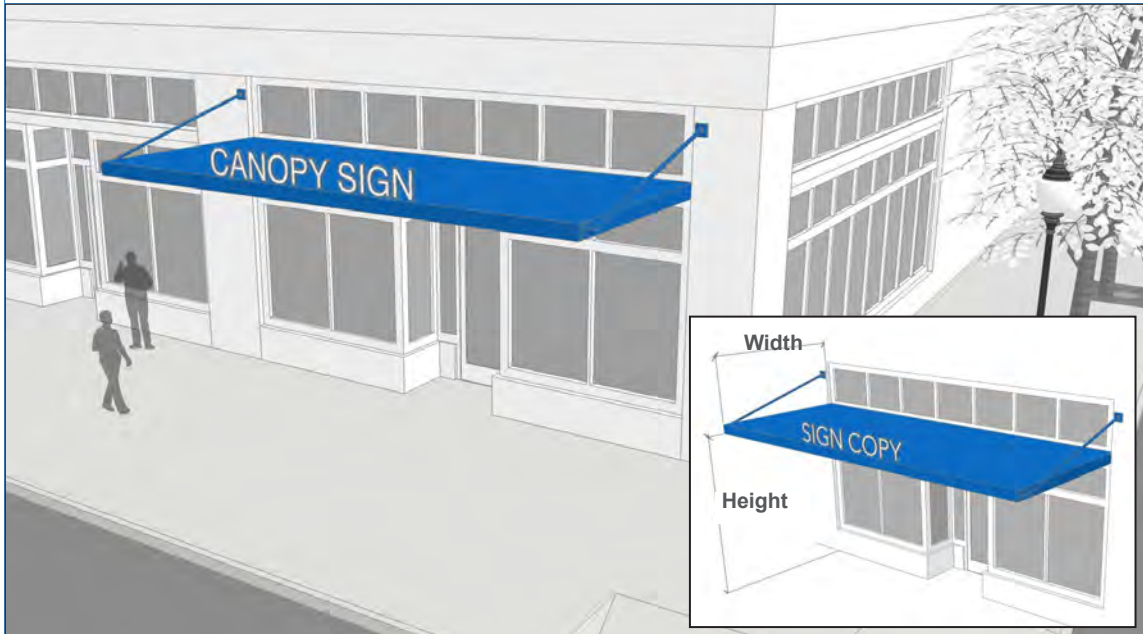
Awning Sign

A sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning.



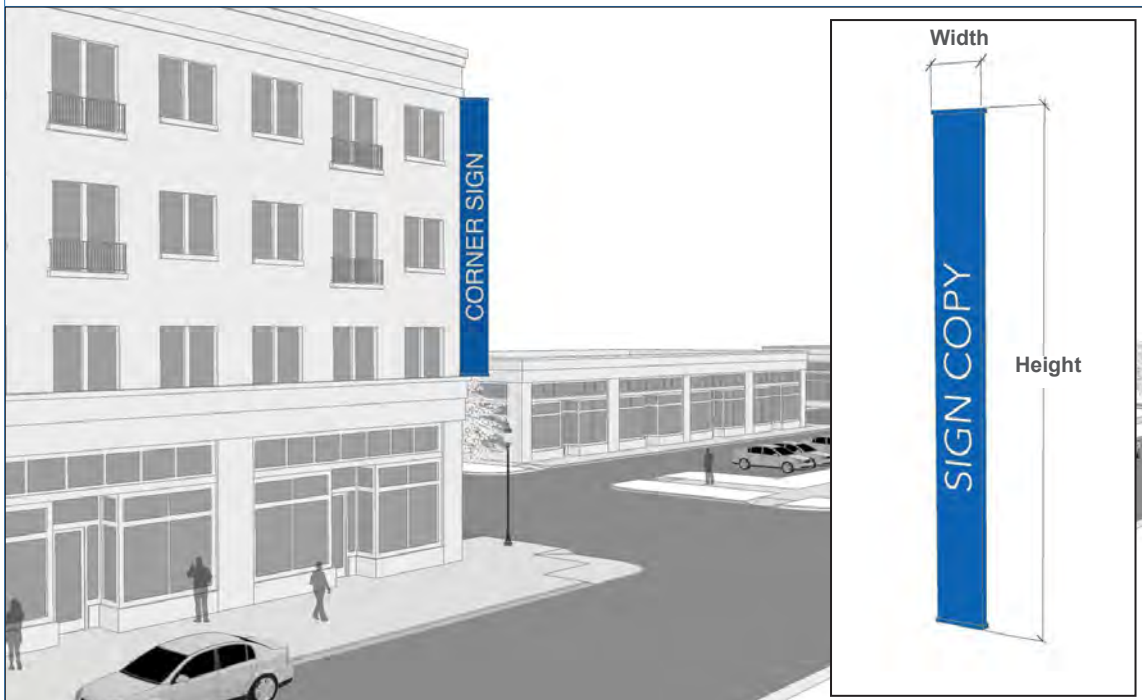
Canopy Sign

A sign that is part of, or attached to, a canopy.



Corner Sign

A vertically proportioned sign affixed perpendicularly to the outer corner of a building face.



9.0 Sign Types

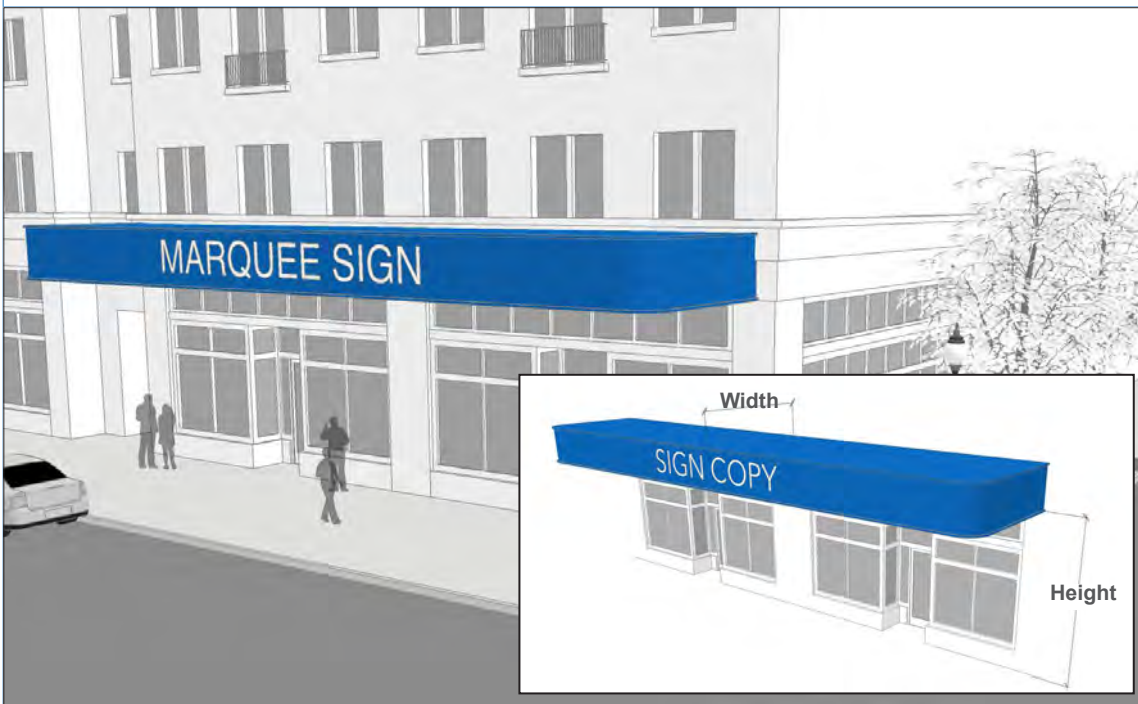
Ground Sign

A sign commonly supported by uprights or braces that is placed on, near or at ground level, that is not attached to any building. The definitions of ground sign and pole sign are mutually exclusive. (Syn: monument sign)



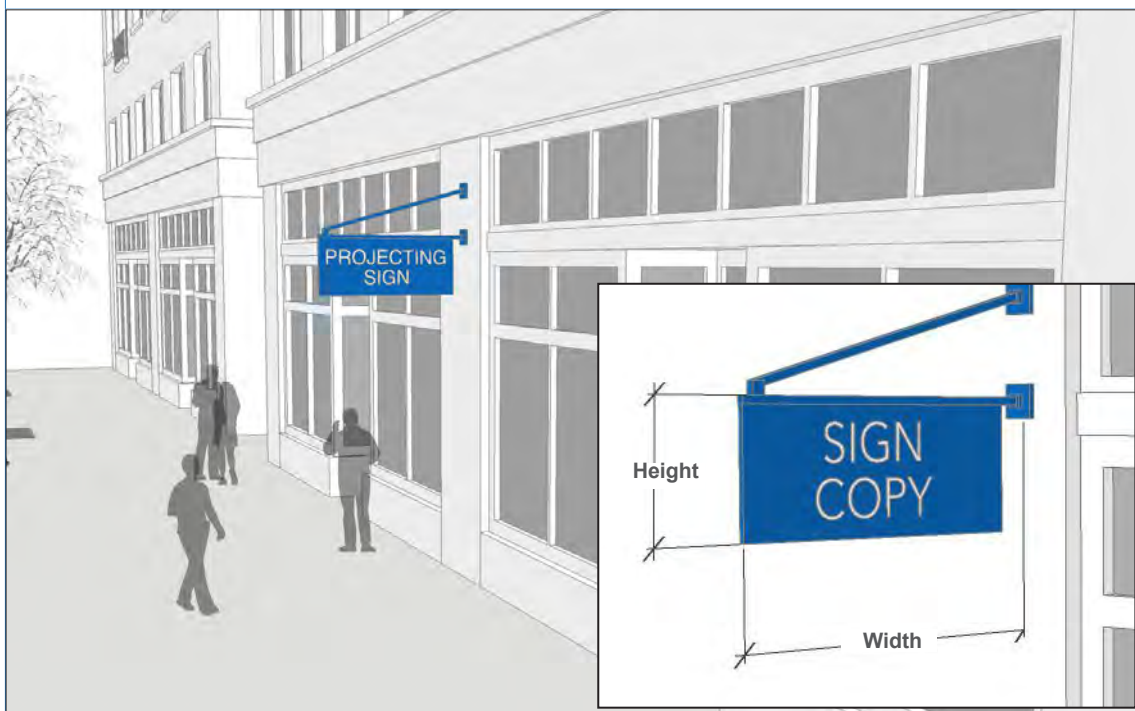
Marquee Sign

A canopy or rigid roof-like projection fully or partially covering the entrance to a theater, hotel, or other building, usually bearing a sign on its face or sides.



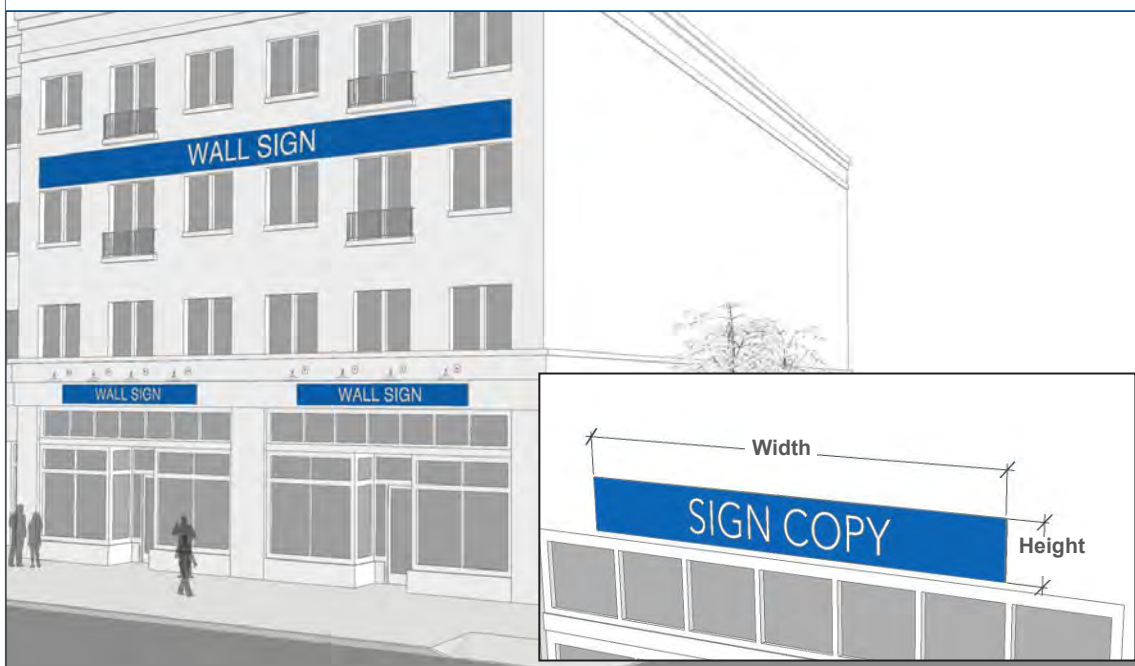
Projecting Sign

A sign affixed to a building which projects in such a manner that both sides of the sign are visible.



Wall Sign

A sign erected on the wall, cupola, or parapet of a building or structure in such a manner that only one (1) side of the sign is visible, or a sign which is affixed to or painted on the wall, cupola, or parapet of a building or structure. A wall sign is sometimes referred to in this chapter as a fascia sign. The definitions of wall sign and projecting sign are mutually exclusive. (Syn: fascia sign)



9.0 Sign Types

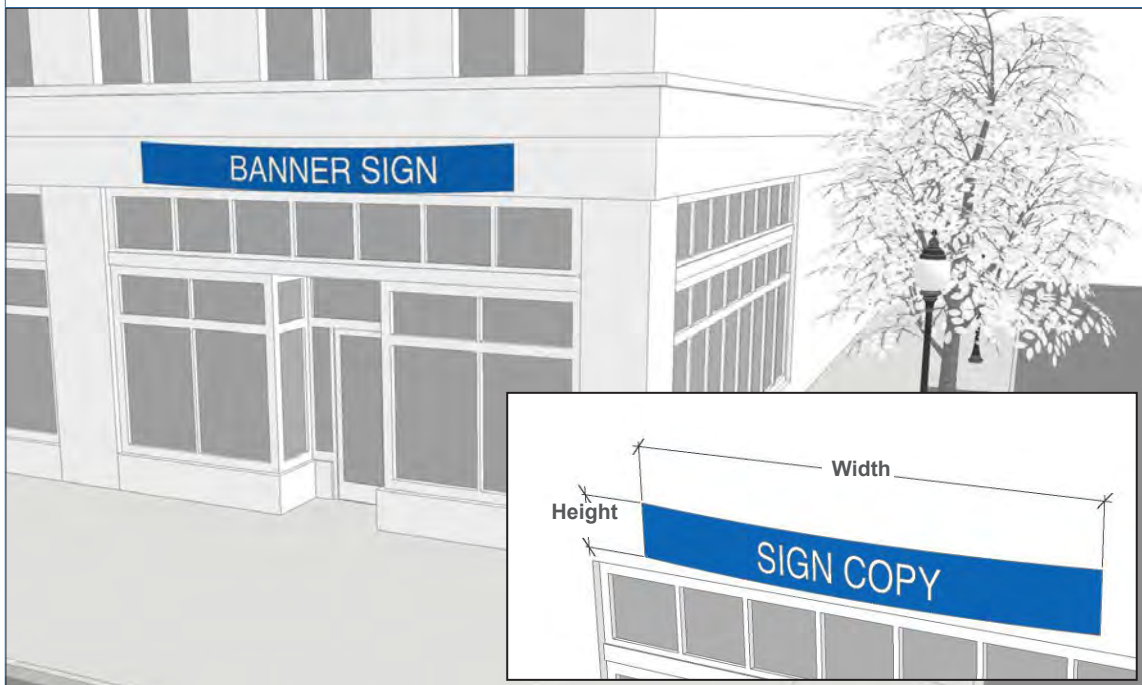
Window Sign

A sign, graphic, or design which is painted, mounted, or otherwise displayed within three (3) feet of a window in a manner to present a message to or attract attention of the public on adjoining rights-of-ways.



Temporary: Banner Sign

A sign which consists of a sign face composed of nonrigid material that is secured or mounted at both ends.



10.0 Administration

10.1 General Provisions

1. Purpose.

It is the intent of this code to promote public health, safety, and general welfare of the community, reflecting the goals established within the General Plan of the Town of Vineyard.

2. Scope of Regulations.

- (1) New Development. All development, construction, and establishment of uses within the limits of this code occurring after the effective date of this code shall be subject to all applicable regulations of this code.
- (2) In-Process Development. Where a building permit for a development has been applied for in accordance with the prior law in advance of this code's effective date, said development may comply with the plans from which the permit was approved and, upon completion, receive a certificate of occupancy (provided all conditions are met) provided the following.
 - (a) Work or construction is begun within one year of the effective date of this code.
 - (b) Work or construction continues diligently toward completion.

3. Administration & Enforcement.

The Community Development Director shall act as the Administrator for any proposal in the Vineyard Town Center. The provisions of this code shall be administered and enforced by the Community Development Director unless otherwise specifically stated. The Community Development Director shall have the ability to modify the requirements of this ordinance by 10%, if good cause is clearly demonstrated. For the purposes of this code, the term Community Development Director shall be inclusive of their designees.

4. Development Application.

Applications (form, fees, and plan sets) shall be filed with the town.

- (1) Application Form. Application forms are available from the Town.
- (2) Fees. Fee amounts are available from the Town and are due at the time the application is made; the application will be considered incomplete if fees are not paid.
- (3) Plan Set Requirements. Number of copies and minimum scale of drawings shall be noted on the application form. All plans shall be submitted in both a paper and an approved digital format. All plans shall be reviewed by the Community Development Director for completeness. Incomplete applications shall be returned to the applicant for re-submission.

- (4) Filing Deadline. Filing deadlines are established by the Town and available at Town Hall.
- (5) Withdrawal of Application. Applicant may withdraw the application whole or in part at any point in the process prior to being acted or ruled upon; new application form, fees, and plan sets are required for re-application.
- (6) Records on File. Applications and the resulting recommendations and rulings shall be kept on file by the Community Development Director and shall be considered public record.
- (7) Notice requirements for adjacent property owners is not required, due to all uses are permitted uses.

5. Process.

- (1) Any development within a district shall be administered in accordance with the procedures defined in existing Town ordinances.

The application shall follow the following process:

- (a) Pre-Application Meeting
 - (b) Application submittal. Only complete applications shall be accepted
 - (c) Staff review and coordination
 - (d) Permitted Use Review by the Community Development Director and staff
 - (e) Staff processing of the Planning Commission approval includes letter of conditions (if any), site plan approval, architectural approval, engineering plans approval. Building permits are a separate process as per the Building Code.
 - (f) Subdivisions or condominium plats are processed by the Town Council subject to staff and Planning Commission review and recommendations.
 - (g) Development agreements shall be reviewed by the Planning Commission. The Planning Commission shall provide a recommendation to the Town council and the Town Council shall approve, deny or approve with modifications.
- (2) Exempt Activities. The following activities are exempt from the requirements of 10.0 Administration.
 - (a) Ordinary repairs for the purpose of regular building, signage, lighting or site maintenance.
 - (b) Construction within the interior of the structure that is not visible from the exterior of the building.
 - (c) Emergency repairs ordered by any town official in order to protect health and safety.

10.0 Administration

6. Definitions.

If a definition can not be found in this chapter, the definitions found in the existing Town Code apply or as commonly understood.

7. Conflicts.

Where conflict between this chapter and the standards in the Town Code exist, this chapter takes precedence.

10.2 Regulations

1. Amending the Code.

Amendments of the adopted code shall be approved using the procedure for an ordinance amendment.

2. Minor Modifications to an Approved Site Plan.

The Community Development Director may approve minor modifications to an approved site plan. Modifications may be evaluated through a letter of application and the provision of the reasoning behind the request. Such requests may be made for:

- (1) Minor modifications to proposed landscaping plans.
 - (a) Landscaping not exceeding 10% of the landscaping as required on the site plan. In no case can the minimum buffer adjacent to existing single-family zones be modified.
- (2) Minor modifications to buildings, including setbacks, heights, and materials.
 - (a) Building or sign locations that do not move more than 10'.
 - (b) Building materials that reflect the intent of the original material.
 - (c) Up to 10% of the approved heights
- (3) Minor modifications to parking requirements, pursuant to the development of an alternative parking plan.
 - (a) Parking arrangements and numbers that generally reflect the original approval.
- (4) Changes in lot sizes, land uses, building forms, lot line adjustments or district designations shall be subject to a zoning map or ordinance amendment.

3. Development Agreement.

The Town Council may, by development agreement, supersede any of the requirements found in the Vineyard Town Center Code.

4. Other Town Ordinances Applicable.

The provisions of this Chapter shall supersede other provisions of the Town Code, unless this Chapter is silent on the particular issue. Such conflicts shall be resolved through the Community Development Director.

5. Subdivision Approvals and Development Standards in This District.

- (1) Commercial subdivisions shall be approved using the subdivision plat approval process established in the town code.
- (2) Residential subdivisions shall conform to the general requirements established in the town code. Residential subdivisions shall be approved using the subdivision plat approval process established in this title.