

**ORDINANCE No. 21-2024**  
**Title 15 Amendments: Indoor Pickleball**

**ROLL CALL**

VOTING	YES	NO	ABSENT	ABSTAIN
<b>MIKE MENDENHALL</b> <i>Mayor (votes only in case of tie)</i>				
<b>STACY BECK</b> <i>Councilmember</i>	X			
<b>JESSE CARDON</b> <i>Councilmember</i>	X			
<b>SHANE MARSHALL</b> <i>Councilmember</i>	X			
<b>KEVIN OYLER</b> <i>Councilmember</i>	X			
<b>LANDON TOOKE</b> <i>Councilmember</i>	X			

I MOVE this ordinance be adopted: Councilmember Cardon

I SECOND the foregoing motion: Councilmember Marshall

**ORDINANCE No. 21-2024**  
**Title 15 Amendments: Indoor Pickleball**

**AN ORDINANCE AMENDING TITLE 15 OF THE  
SPANISH FORK MUNICIPAL CODE.**

WHEREAS Spanish Fork City has enacted a land use ordinance as Title 15 of the Spanish Fork Municipal Code ("Code") to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules

concerning land use;

WHEREAS amendments to the land use ordinance and other sections of the Code need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices;

WHEREAS the Planning Commission held a public hearing on December 4, 2024, wherein public comment was received; and

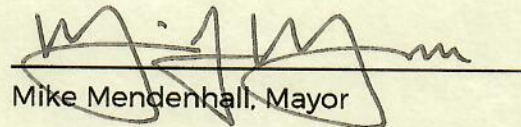
WHEREAS a public hearing was held before the Spanish Fork City Council on December 10, 2024, wherein public comment was received;

NOW, THEREFORE, be it ordained by the City Council of Spanish Fork City as follows:

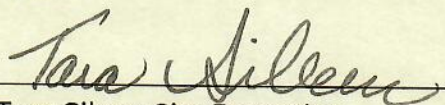
**Section 1. Amendment of the Code.** The Spanish Fork Municipal Code is hereby amended as set forth in Exhibit A, attached hereto and incorporated herein. Only the sections of the Code set forth in the Exhibit A shall be amended. All other sections of the Code remain unchanged.

**Section 2. Effective Date.** This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: December 10, 2024.

  
Mike Mendenhall, Mayor

Attest:

  
Tara Silver, City Recorder



## Exhibit "A"

### 15.1.04.020 Definitions

...

**"Indoor Pickleball Facility":** A building that contains indoor pickleball courts and other improvements that are provided to serve players using the courts.

...

### 15.3.16.120 I-1 Light Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

#### A. Permitted Uses:

1. Adult Day Care.
2. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
3. Automotive Repair.
4. Automotive Service, Paint and Body Work, another consumer goods repair.
5. Caretaker's Residence.
6. Car Wash (self or full service).
7. Child Care Centers
8. Contractor Warehouse and Storage Yards.
9. Financial Institutions.
10. Funeral Homes.
11. Indoor Manufacturing, Assembly and Storage of finished products.
12. Indoor Pickleball Facility.
13. Instructional Studios.
14. Lube Centers.
15. Lumber and Building Material Yards.
16. Municipal Facilities required for local service.
17. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.

18. Office Supply, Copying, Printing businesses.
19. Offices.
20. Outdoor display areas.
21. Research, Development, and Testing services.
22. Restaurants.
23. Retail businesses.
24. Telecommunication Towers not taller than 60 feet.
25. Tire Care Centers.
26. Trade or Business schools.
27. Trucking and Warehousing.
28. Veterinary Offices for large animals and/or outside boarding of animals.
29. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor storage areas (see §15.3.24.090(I)).
2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
2. Drive-in Theaters.
3. Indoor Commercial Recreation Facilities.
4. Jails, for County and/or City.
5. Meat Processing Facilities
6. Outdoor Commercial Recreation Facilities.
7. Publicly owned and operated compost facilities.
8. Publicly owned and operated recycling centers.
9. Rehabilitation Treatment Facilities.
10. Residential Treatment Centers (not owner occupied).
11. Shelter Care Facilities.
12. Telecommunication Towers taller than 60 feet.

D. Accessory Buildings and Uses (see §15.3.24.090).

E. Development Standards (see Table 2).

F. Site Plan/Design Review (see §15.4.08.010 et seq.).

- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §5.36.010 et seq.).
- I. Parking (see §15.4.16.120).

**15.4.16.120 Off Street Parking**

1. Parking Requirements by Use:

USE	MINIMUM # OF SPACES
Arcades	1:100 square feet
Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats, whichever is greater
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Batting Cages	1:cage
Bowling Alley	4:lane
Churches	1:5 seats or 90 linear inches per pew
Child Care Center	1:employee, plus 1:10 children
General/Professional Office	1:300 square feet
Golf Course	6:hole
Golf Course (Miniature)	2:hole

Home Furnishings, Major Appliances	1:5000 square feet
Hospitals	1:bed
Indoor Pickleball Facility	4:per court, no less than 12
Indoor Playground	1:250 square feet
Indoor Playground in I-1 zone	1:300 square feet
Instructional Studio	1:400 square feet
Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by the Community Development Director
Motels/Hotels	1:room
Motels/Hotels - Restaurants/Banquet/Meeting Room Space	1:200 square feet
Medical/Dental Office	1:200 square feet
Residential single-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per home are provided.
Residential multi-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per homes are provided. In addition, one (1) guest parking space is required for every three (3) homes.
Restaurant - freestanding	1:100 square feet

Restaurant - associated with another use (Motel/Hotel, School, Recreation Facility or similar)	1:200 square feet
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops, additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
School, Elementary	2:classroom
School, Middle or Junior High	3:classroom
School, High School	7:classroom
School, College	10:classroom
School, Vocational/Technical	1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space
Trampoline Park	1:300 square feet
Water Park, Theme Parks	To be determined by the Community Development Director