

ORDINANCE NO. 2018-02

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE CHAPTER 15.34: SUPPLEMENTARY DEVELOPMENT STANDARDS, SECTION 15.34.190 DRIVE-THRU FACILITIES, PROVIDING REFERENCE TO FOUR NEW ZONING FIGURES, PROVIDING BUILDING DESIGN STANDARDS FOR MATERIALS, FENESTRATION AND BUILDINGS LOCATED ON A STREET CORNER, AMENDING RESIDENTIAL DISTANCE REQUIREMENTS SEPARATING DRIVE-THRU FACILITIES FROM RESIDENTIAL USES TO INCLUDE A MEASUREMENT FROM THE RESIDENTIAL BUILDING AS OPPOSED TO PROPERTY LINES, PROVIDING AN EXCEPTION FOR DRIVE AISLES TO BE LOCATED BETWEEN THE FRONT FAÇADE AND FRONT PROEPRTY LINE, LIMITING DRIVE AISLES TO A WIDTH OF 14 FEET, PROVIDING REQUIREMENTS FOR SCREENING AND LANDSCAPING, RESTRICTING PLACEMENT OF MENU BOARDS AND INFRASTRUCTURE, ADDING REQUIREMENTS FOR WALKWAY MATERIAL, ADDING A DRIVE-THRU FACILITY FIGURE, DRIVE-THRU FACILITY WITH FRONT DRIVE AISLE FIGURE, SCREEN WALL SECTION DETAIL AND LANDSCAPED BERM SECTION; AMENDING CHAPTER 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES, SECTION 15.12.050 DISTRICT USE TABLE, ADDING DRIVE-THRU FACILITIES AS A PERMITTED USE IN THE RMU, FMU, RC AND M DISTRICTS WITH REFERENCE TO TABLE NOTE SEVEN WHICH REFERENCE SECTION 15.34.190 DRIVE-THRU FACILITIES AND INCLUDING REQUIREMENTS TO OBTAIN A CONDITIONAL USE PERMIT FOR DRIVE-THRU FACILITIES LOCATED BETWEEN THE FRONT FAÇADE AND FRONT PROPERTY LINE. PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of the Utah Municipal Code, permits Vineyard to ensure the health, safety and welfare of the community through local land use planning and the adoption of land use ordinances;and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code § 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on March 7, 2018 and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on March 14, 2018; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF VINEYARD:

SECTION 1: AMENDMENTS TO ZONING ORDINANCE SECTION 15.34.190 are hereby adopted as follows:

See attached Exhibit A: Section 15.34.190 Drive-Thru Facilities.

SECTION 2: AMENDMENTS TO ZONING ORDINANCE SECTION 606 are hereby adopted as follows:

See attached Exhibit B: Section 15.12.050 District Use Table

SECTION 3: That the Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose of this Ordinance.

SECTION 4: REPEALER CLAUSE. All Vineyard Ordinances, or parts thereof, which are in conflict herewith are hereby repealed.

SECTION 5: SAVINGS AND SEVERABILITY CLAUSE. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate,

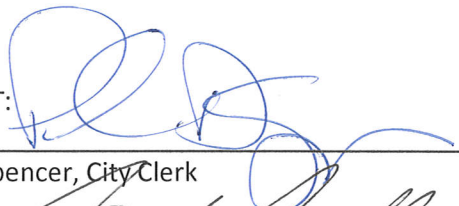
distinct, and independent of all other provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6: PUBLICATION. This Ordinance, or summary thereof, shall be published in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

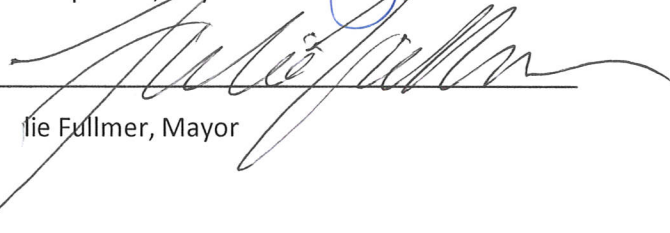
SECTION 7: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication according to law.

PASSED AND ADOPTED by the Vineyard City Council, March 14, 2018.

ATTEST:



Pam Spencer, City Clerk



Julie Fullmer, Mayor



Exhibit A: Section 15.34.190 Drive-Thru Facilities

15.34.190 Drive-Thru Facilities

1. **Purpose.** The purpose of this section is to regulate drive-thru facilities with development standards to ensure that the design and operation of such uses effectively mitigate associated problems with traffic, pedestrian safety, congestion, excessive pavement, litter, and noise.
2. **Permit requirements.** Drive-thru facilities are allowed in districts as listed in VZC 15.12.050 District Use Table of this ordinance.
3. **Development Standards.** The development standards in this section are intended to supplement the standards in the underlying zoning district for drive-thru facilities. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply. ([See Figures 15.34.190\(1-4\)](#))
4. **Drive-thru Aisles.** The minimum standards for drive-thru aisles are as follows:
 - a. Drive-thru aisles shall have a minimum twelve-foot (12') width.
 - b. Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or non-beverage businesses may reduce the stacking space to a minimum of sixty feet (60').
 - c. Each drive-thru entrance shall be at least fifty feet (50') from any street access point.
 - d. Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.
 - e. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
 - f. Each drive-thru aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
 - g. Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings, [except as provided for in Part 11 of this section.](#)
 - h. Buildings with a drive-thru facility shall not contain parking ~~or drive aisle~~ between the front building ~~façade~~[façade](#) and street right-of-way.
 - i. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
 - j. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street facing ~~façade~~[façade](#) and the sidewalk.
 - k. Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.

5. Building Design.

- a. Buildings shall be placed at or near the street frontage of the site.
- b. Corner buildings shall be designed to address both streets directly.
- c. Equivalent fenestration shall be utilized for all street facing sides.
- k.d. A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.

5.6. Landscaping of the Drive-Thru Aisle. Landscaping shall be provided as described below:

- a. A five foot (5') wide planter between the drive-thru aisle and the parking area that includes shade trees consistent with those used in the parking area are required.
- b. A planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screens the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.
- c. Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.

6.7. Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous four (4' 0") foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.

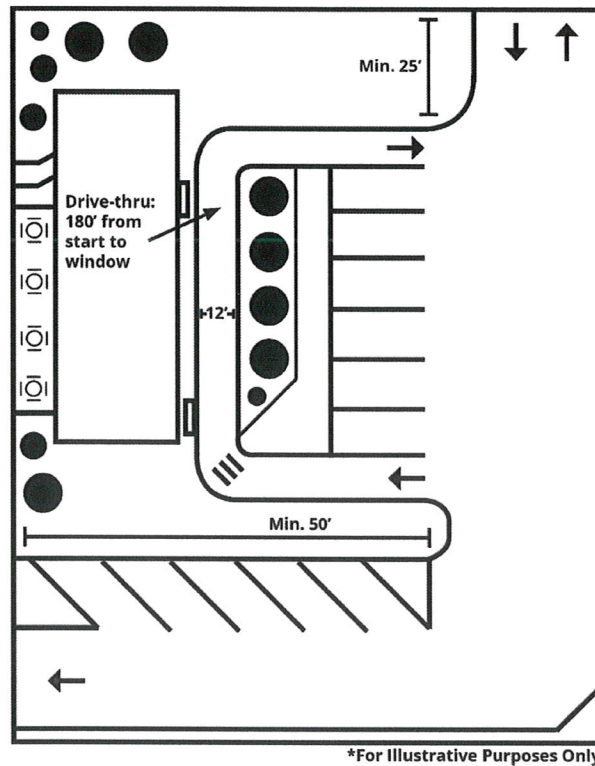
7.8. Hours of Operation. When located on a site within one hundred (100') feet of any residential ~~property-building~~, measured from the proposed drive-thru facility to the nearest ~~portion of a residential building property lines of the residential property~~, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.

8.9. Signage. Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.

9.10. Parking and Loading. All parking areas shall comply with the standards of the parking and loading requirements of this ordinance.

11. Noise. Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

Figure 15.34.190(1) Drive-thru Facility



12. Drive Aisles in Front of Buildings. Through the provision of a conditional use permit, a drive aisle may be located between the building's front façade and front property line in compliance with the following standards:
- The drive aisle shall not contain parking.
 - The drive aisle shall not exceed a width of more than fourteen feet (14').
 - The drive aisle shall be screened from view of the street by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3') feet high, as measured the top of back of curb adjacent to the drive aisle to be screened. All walls or berms shall be installed a minimum of two feet and six inches (2'-6") back from the edge of the drive aisle.
 - No menu boards or related drive-thru infrastructure, except the drive aisle, are permitted within the area located between the front façade of the building and front property line. This area is defined by connecting a line from the building corners at the intersection of the front and side building lines, extended to meet the front property line perpendicularly. (See Figure 15.34.190(2))
 - Any walkways crossing the drive aisle shall be clearly marked and constructed with brick, stamped concrete or other appropriate decorative material.

Figure 15.34.190(2) Drive-thru Facility with Front Drive Aisle

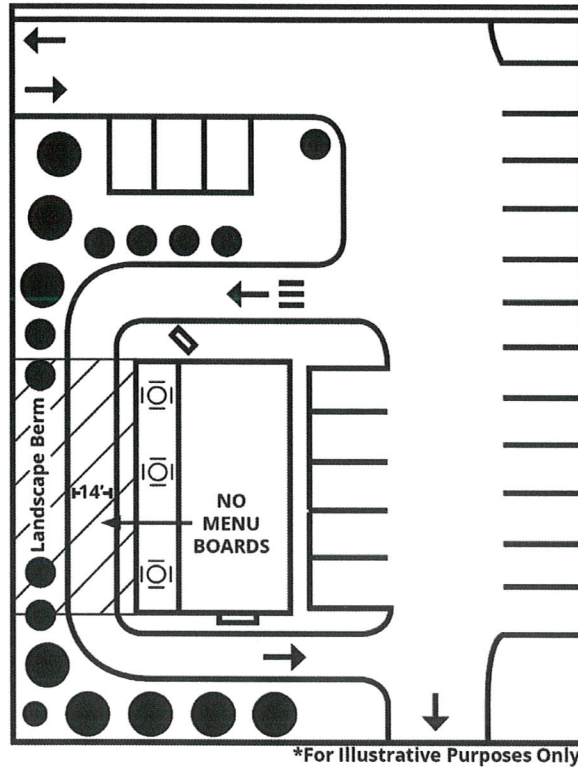


Figure 15.34.190(3) Section At Typical Screen Wall

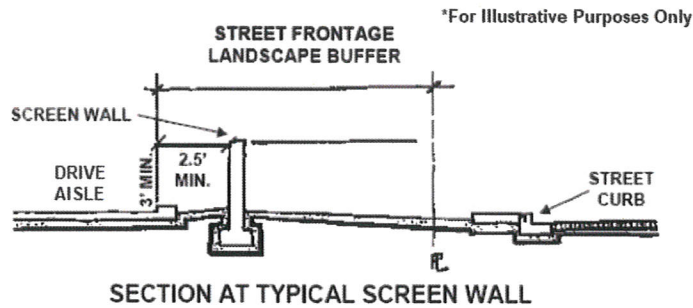


Figure 15.34.190(4) Section At Typical Landscaped Berm

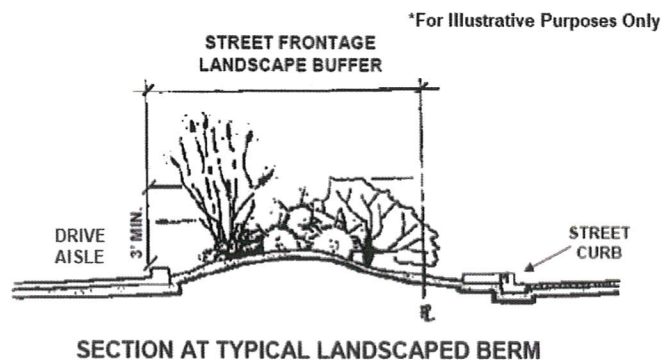


Exhibit B: Section 15.12.050 District Use Table

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
COMMERCIAL	Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	N
	Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N
	Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N
	Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
	Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	N	N
	Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
	Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
	Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N
	Office	N	N	N	N	N	N	N	N	N	N	P	P	P	p ⁴	p ⁴	N	N
	Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
	Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
	Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	C	N	N
	Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N
	Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N
	Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	p ³	P	p ³	N	N
	Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
	Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N
	Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	C ²	C ²	C ²	N	N
	Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N
Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N
Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
Vehicle and Equipment Sale or Rental or Sale - New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	N
Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P	N
Warehouse Club	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N	
Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	P	N	
INSTITUTIONAL	Assembly, Place of	N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	N	N	N	N
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF	
PUBLIC AND I	Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	C	N	N	N	
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	P	P	C	N	N	N	N	
	Environmental Remediation	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C	
	Farmers' Market	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C	
	Heliport	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N	
	Hospital	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N	
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	C	C	N	N	C	C	C	
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	P	C	C	P	C	P	P	P	
	Museum	N	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N	
PUBLIC AND INSTITUTIONAL	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	N	P	N	C	N	P	P	N	
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	N	C	C	C	C	
	Wireless Telecommunications Site/Facility	N	C ²	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	N	C ²	C ²	C ²	
	ACCESSORY USES	Accessory Building	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
Accessory Dwelling Unit		N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N	
Accessory Dwelling Unit for Owner or Employee		N	P	P	N	N	N	N	N	N	N	N	N	N	N	C	C	N	
Accessory Use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Billboard		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Domestic Livestock and Fowl		N	p ²	p ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Home Day Care		N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	
Home Occupation		N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N	
Home Preschool		N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	
Household Pets, Noncommercial		N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N	
Open/Outdoor Display of Products or Merchandise		N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	P	N	
Seasonal Use		T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N	
Sign - Temporary		T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	
Swimming Pool		P	C ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	
Temporary Use		T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	
Tennis Court/Sports Court		C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	C

- 1 Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in chapter 30 of this ordinance are permitted.
- 2 See Chapter 17 for additional use development standards.
- 3 Use is allowed as an accessory use to a principle use.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
4	Use shall not exceed 25% of the net square footage of a single building or development.																	
5	See Chapter 13 for additional use standards.																	
6	See Chapter 24 for signage requirements.																	
7	In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.																	

15.34.190 Drive-Thru Facilities

1. **Purpose.** The purpose of this section is to regulate drive-thru facilities with development standards to ensure that the design and operation of such uses effectively mitigate associated problems with traffic, pedestrian safety, congestion, excessive pavement, litter, and noise.
2. **Permit requirements.** Drive-thru facilities are allowed in districts as listed in VZC 15.12.050 District Use Table of this ordinance.
3. **Development Standards.** The development standards in this section are intended to supplement the standards in the underlying zoning district for drive-thru facilities. In the event of conflict between these standards and the underlying zoning district standards, the provisions of this section shall apply. [\(See Figures 15.34.190\(1-4\)\)](#)
4. **Drive-thru Aisles.** The minimum standards for drive-thru aisles are as follows:
 - a. Drive-thru aisles shall have a minimum twelve-foot (12') width.
 - b. Drive-up windows and remote tellers shall provide at least one hundred eighty (180') feet of stacking space for each facility, as measured from the service window or unit to the entry point into the drive-up lane. Nonfood and/or non-beverage businesses may reduce the stacking space to a minimum of sixty feet (60').
 - c. Each drive-thru entrance shall be at least fifty feet (50') from any street access point.
 - d. Each drive-thru exit shall be at least twenty-five feet (25') from any street access point.
 - e. Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
 - f. Each drive-thru aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
 - g. Drive-thru aisles and exit lanes are only permitted on the side and rear of buildings, [except as provided for in Part 12 of this section.](#)
 - h. Buildings with a drive-thru facility shall not contain parking ~~or drive aisle~~ between the front building ~~façade~~ and street right-of-way.
 - i. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
 - j. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street facing ~~façade~~ and the sidewalk.
 - k. Drive-thru facilities, including signage support pedestals, screening walls, canopies and other architectural features, shall be designed with similar and compatible materials used throughout the exterior of the building.

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- ~~k.~~d. A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.

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- b. A planter with a minimum height of three feet (3'), not exceeding a height of four feet (4'), with low shrubs that screens the drive-thru aisles from the abutting street right-of-way shall be used to minimize the visual impact of menu board signs and directional signs.
- c. Drive-thru facilities shall provide sufficient landscape screen to ensure vehicle headlights are not visible from the abutting street rights-of-way and surrounding residential properties.

6.7. **Pedestrian Access and Crossings.** Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous ~~five~~ four (5' 0") foot-wide sidewalk or delineated walkway. At least one pedestrian walkway shall be provided to the main entrance of the building which does not intersect drive-thru aisles.

7.8. **Hours of Operation.** When located on a site within one hundred (100') feet of any residential ~~property-building~~, measured from the proposed drive-thru facility to the nearest ~~portion of a residential building property lines of the residential property~~, hours of operation for the drive-thru service shall be limited from 7:00 a.m. to 10:00 p.m. daily. This regulation does not apply to mixed-use buildings containing both residential and non-residential uses.

8.9. **Signage.** Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.

9.10. **Parking and Loading.** All parking areas shall comply with the standards of the parking and loading requirements of this ordinance.

11. **Noise.** Any drive-thru speaker system shall emit no more than fifty (50) decibels and at no time shall any speaker system be audible above daytime ambient noise levels beyond the property lines of the site. The system shall be designed to compensate for ambient noise levels in the immediate area.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^X = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF	
COMMERCIAL	Manufacturing, Light	N	N	N	N	N	N	N	N	N	N	N	N	P	N	P	P	N	
	Medical and Dental Clinic	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N	N	N	
	Medical or Dental Laboratory	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	P	N	
	Motel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	
	Motor Vehicle Fueling Station	N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	N	N	
	Nightclub	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N	
	Nursing Care Facility	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N	
	Nursing Home, Convalescent Care	N	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N	N	
	Office	N	N	N	N	N	N	N	N	N	N	P	P	P	P ⁴	P ⁴	N	N	
	Pawnshop	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	
	Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N	
	Personal Instruction Service	N	N	N	N	N	N	N	N	N	N	P	P	C	P	C	N	N	
	Private Club	N	N	N	N	N	N	N	N	N	N	C	C	C	C	N	N	N	
	Restaurant	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	N	N	
	Retail Sales and Services	N	N	N	N	N	N	N	N	N	N	P	P	P ³	P	P ³	N	N	
	Retail Sales and Services (Community Commercial)	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N	
	Retail Sales and Services (Regional)	N	N	N	N	N	N	N	N	N	N	P	P	N	P	N	N	N	
	Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Sexually Oriented Business	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Storage - Self Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C ²	N	C ²	C ²	C ²	N	N	
	Storage - Self Service	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Storage of Recreational Vehicles	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N
	Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
	Vehicle and Equipment Rental	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N
Vehicle and Equipment Repair (Major)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N	
Vehicle and Equipment Repair (Minor)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	P	N	
Vehicle and Equipment Sale and Rental New or Used (Heavy)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	
Vehicle and Equipment Sale or Rental or Sale - New or Used (Light)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N	N	
Warehouse	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	P	N		
Warehouse Club	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	N		
Wholesale Distribution	N	N	N	N	N	N	N	N	N	N	C	N	C	N	P	P	N		
INSTITUTIONAL	Assembly, Place of	N	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C ¹	C	C	C	N	N	N	N	
	Commuter and Light Rail Facilities and Station	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C	
	Earth Station (Satellite Dish Farm)	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	N	

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ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
PUBLIC AND I	Educational Facility	N	C	C	C	C	C	C	C	C	C	P	P	P	C	N	N	N
	Emergency Care Facility	N	N	N	N	N	N	N	N	N	N	P	P	C	N	N	N	N
	Environmental Remediation	N	N	N	N	N	N	N	N	N	N	P	P	C	C	C	C	C
	Farmers' Market	N	N	N	N	N	N	N	N	N	N	C	C	C	N	N	N	C
	Heliport	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	C	N
	Hospital	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N
	Liquor Store (State Owned)	N	N	N	N	N	N	N	N	N	N	C	C	N	C	N	N	N
	Major Facility of a Public Utility	C	C	C	C	C	C	C	C	C	C	C	N	N	C	C	C	C
	Minor Facility of a Public Utility	P	P	P	P	P	P	P	P	P	P	C	C	P	C	P	P	P
	Museum	N	N	N	N	N	N	N	N	N	N	P	P	C	C	N	N	N
PUBLIC AND INSTITUTIONAL	Open Space and Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Parks and Associated Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Park and Ride Facility	N	N	N	N	N	N	N	N	N	N	P	N	C	N	P	P	N
	Power Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Public Use	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
	Recycling Collection Center	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	P	N
	Recycling Processing Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N
	Transit Passenger Hub (Intermodal)	N	N	N	N	N	N	N	N	N	N	P	P	N	C	C	C	C
	Wireless Telecommunications Site/Facility	N	C ²	C ²	N	N	N	N	N	N	N	C ²	C ²	C ²	N	C ²	C ²	C ²
	ACCESSORY USES	Accessory Building	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N
Accessory Dwelling Unit		N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
Accessory Dwelling Unit for Owner or Employee		N	P	P	N	N	N	N	N	N	N	N	N	N	N	C	C	N
Accessory Use		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Billboard		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Domestic Livestock and Fowl		N	p ²	p ²	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Home Day Care		N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
Home Occupation		N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
Home Preschool		N	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N
Household Pets, Noncommercial		N	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N	N	N
Open/Outdoor Display of Products or Merchandise		N	N	N	N	N	N	N	N	N	N	C	N	N	C	C	P	N
Seasonal Use		T ⁵	N	N	N	N	N	N	N	N	N	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	N	N
Sign - Temporary		T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶	T ⁶
Swimming Pool		P	C ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	p ²	N	N	N	N	N
Temporary Use		T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵	T ⁵
Tennis Court/Sports Court		C	C	C	C	C	C	C	C	C	C	C	N	N	N	N	N	N

- Religious institutions are allowed through the provision of a conditional use permit. No other assembly uses as defined in chapter 30 of this ordinance are permitted.
- See Chapter 17 for additional use development standards.
- Use is allowed as an accessory use to a principle use.

P = Permitted Use; C = Conditional Use; T = Temporary Use; N = Non-Permitted Use; X^x = Indicates Additional Standards Below

ZONING DISTRICT USES		OS	A-1	R&A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HDR-2	RMU	FMU	BP	RC	FOI	M	PF
4	Use shall not exceed 25% of the net square footage of a single building or development.																	
5	See Chapter 13 for additional use standards.																	
6	See Chapter 24 for signage requirements.																	
7	In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in Section 15.34.190 Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require approval of a conditional use permit. See Part 12 of Section 15.34.190 of the VZC.																	

PASSAGE BY MUNICIPAL COUNCIL
ROLL CALL VOTE

ORDINANCE NO 2018-02

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE CHAPTER 15.34: SUPPLEMENTARY DEVELOPMENT STANDARDS, SECTION 15.34.190 DRIVE-THRU FACILITIES, PROVIDING REFERENCE TO FOUR NEW ZONING FIGURES, PROVIDING BUILDING DESIGN STANDARDS FOR MATERIALS, FENESTRATION AND BUILDINGS LOCATED ON A STREET CORNER, AMENDING RESIDENTIAL DISTANCE REQUIREMENTS SEPARATING DRIVE-THRU FACILITIES FROM RESIDENTIAL USES TO INCLUDE A MEASUREMENT FROM THE RESIDENTIAL BUILDING AS OPPOSED TO PROPERTY LINES, PROVIDING AN EXCEPTION FOR DRIVE AISLES TO BE LOCATED BETWEEN THE FRONT FAÇADE AND FRONT PROEPRTY LINE, LIMITING DRIVE AISLES TO A WIDTH OF 14 FEET, PROVIDING REQUIREMENTS FOR SCREENING AND LANDSCAPING, RESTRICTING PLACEMENT OF MENU BOARDS AND INFRASTRUCTURE, ADDING REQUIREMENTS FOR WALKWAY MATERIAL, ADDING A DRIVE-THRU FACILITY FIGURE, DRIVE-THRU FACILITY WITH FRONT DRIVE AISLE FIGURE, SCREEN WALL SECTION DETAIL AND LANDSCAPED BERM SECTION; AMENDING CHAPTER 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES, SECTION 15.12.050 DISTRICT USE TABLE, ADDING DRIVE-THRU FACILITIES AS A PERMITTED USE IN THE RMU, FMU, RC AND M DISTRICTS WITH REFERENCE TO TABLE NOTE SEVEN WHICH REFERENCE SECTION 15.34.190 DRIVE-THRU FACILITIES AND INCLUDING REQUIREMENTS TO OBTAIN A CONDITIONAL USE PERMIT FOR DRIVE-THRU FACILITIES LOCATED BETWEEN THE FRONT FAÇADE AND FRONT PROPERTY LINE. PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

ROLL CALL VOTE:

MAYOR JULIE FULLMER
COUNCILMEMBER JOHN EARNEST
COUNCILMEMBER TYCE FLAKE
COUNCILMEMBER CHRIS JUDD
COUNCILMEMBER NATHAN RILEY

TOTALS

MOTION	SECOND	AYES	NAYS	ABSENT
		X		
	X	X		
X		X		
		X		
				X
		4		1

This Ordinance was passed by the City Council of Vineyard Utah on the 14th day of March 2018, on a roll call vote as described above.

II

MAYOR'S ACTION

Mayor's Action: X Approved Disapproved

III

CITY RECORDER'S CERTIFICATE AND ATTEST

This Ordinance was recorded in the office of the Vineyard City Recorder on the 15th day of March, 2018

I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance No. 2018-02

ATTEST:

Vineyard City Recorder

