

VINEYARD  
ORDINANCE 2025-03

ORDINANCE 2025-3 ZONING CODE REVIEW TEXT AMENDMENTS

AN ORDINANCE OF THE CITY COUNCIL OF VINEYARD, UTAH, AMENDING THE ZONING ORDINANCE SECTIONS 15.02 -TITLE, AUTHORITY, PURPOSE, DECLARATION OF INTENT, AND EFFECTIVE DATE, 15.04- INTERPRETATION OF REQUIREMENTS, 15.06 LAND USE AUTHORITIES AND OTHER OFFICERS, 15.12 ESTABLISHMENT OF DISTRICTS AND ZONING TABLES, 15.16 DEVELOPMENT AGREEMENTS, 15.18 NOTICING REQUIREMENTS, 15.26 TEMPORARY USES, 15.28 PERMITTED USES, 15.30 CONDITIONAL USES, 15.32 GENERAL PROPERTY DEVELOPMENT STANDARDS, 15.34 SUPPLEMENTARY DEVELOPMENT STANDARDS, 15.36 SITE PLANNING AND BUILDING DESIGN REQUIREMENTS, 15.38 PARKING AND LOADING REQUIREMENTS, 15.40 LANDSCAPING, 15.48 SIGNS, 15.60 DEFINITIONS

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);

WHEREAS, The Planning Commission held a public hearing on May 7, 2025 and after fully considering public comment and staff recommendations, recommended approval with a condition that Vineyard City Council adopt the Zoning Code Review Text Amendments;

WHEREAS, The Vineyard City Council having review the proposed text amendments, held a public hearing on May 14, 2025; 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 the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW THEREFORE, be it ordained by the Council of the Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** "15.02.040 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.040 Purpose

This Ordinance is provided to implement the goals and policies of the Vineyard General Plan and the other purposes as provided for by LUDMA. This Ordinance contains standards, provisions and requirements intended to protect the health, safety, and welfare of the citizens and businesses of Vineyard, to guide and manage future growth and development, and to promote the orderly use of lands within ~~the~~ Vineyard. It is the intent of this Ordinance to provide a means of ensuring predictability and consistency in the use and development of lands located within Vineyard.

SECTION 2: **AMENDMENT** "15.02.050 Applicability" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.050 Applicability

1. Applications: Applications ~~accepted by the city as deemed~~ complete by the city for any Approval, Permit or License required by the provisions of this Ordinance shall be processed, reviewed and approved or denied, subject to the provisions of this Ordinance, and other applicable Ordinances of the city, in effect at the time the Application is determined to be complete by the City Planner (herein after as may be referred to as "Planner"), as required by VZC 15.24.060.

2. Buildings and Structures: No building or structure shall be erected, and no existing building or structure shall be moved, altered or enlarged nor shall any land, building or premises be used, designed or intended to be used for any purpose or in any manner other than as allowed by this Ordinance.

3. Applicability: The provisions of this Ordinance shall apply to all lands located within the municipal boundaries of Vineyard, unless specifically exempted by the provisions of this Ordinance or other lawful exemption.

4. Minimum Requirements: The provisions of this Ordinance shall be held to be the minimum requirements necessary to protect the public health, safety, and welfare of the citizens of Vineyard, and achieve the purposes of this Ordinance.

**SECTION 3: AMENDMENT** “15.02.060 Conflict” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.02.060 Conflict

This Ordinance shall not nullify any laws, Ordinances, or requirements that are more restrictive, **but However, it shall take precedence over any prevail notwithstanding such** laws, Ordinances, or requirements that are less restrictive.

**SECTION 4: AMENDMENT** “15.04.010 Interpretation” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.04.010 Interpretation

In interpreting and applying this Ordinance, the requirements contained herein are declared to be the minimum requirements for the purposes set forth in this Ordinance and LUDMA. The provisions of this Ordinance shall be:

1. Liberally construed in favor of the eCity of Vineyard.
2. Deemed neither to limit nor repeal any other powers granted by LUDMA, or any other State or Federal statutes.

The following rules shall be observed in the application and interpretation this Ordinance, except where the context clearly requires otherwise:

1. The word “shall” or “must” are mandatory. The words “should” and “may” are permissive.
2. Words used or defined in one tense or form shall include other tenses or derivative forms.
3. Words used in the singular shall include the plural; words used in the plural shall include the singular.
4. Words referencing a gender shall extend and be applied to the other gender and shall be considered gender neutral.
5. In the event of a conflict between the text of this Ordinance and any maps, illustrations, captions, figures, or other material, the text of this Ordinance shall apply and control.
6. The word “includes” shall not limit a term to the specified examples, but is intended to provide guidance and to be illustrative only.
7. The word “and” indicates that all connected items, conditions, provisions, or events shall apply.
8. The word “or” indicates that one (1) or more of the connected items, conditions, provisions, or events shall apply.
9. The words “either or” indicates that the connected terms, conditions, provisions, or events shall apply singly but not in combination.

**SECTION 5: AMENDMENT** “15.06.030 Vineyard Planning Commission” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.06.030 Vineyard Planning Commission

The Vineyard Planning Commission (hereinafter “Commission”) was heretofore created and established pursuant to LUDMA, or prior enactments of LUDMA.

1. **Powers and Duties.** The Commission shall be an advisory body to the Council on legislative matters pertaining to the City’s General Plan and Land Use Ordinances. The Commission shall:
  - a. Prepare, or cause to be prepared, the General Plan, any proposed plan element, any amendments thereto, and to submit the proposed plan, element, or amendments to the Council.
  - b. Prepare or cause to be prepared all Land Use Ordinances, including this Ordinance, Zoning Districts Maps, Official Maps, and any amendments thereto, and to submit such Land Use Ordinances, or amendments thereto to the Council.
  - c. Review and recommend approval or denial of all Applications for a General Plan Amendment and Land Use Ordinance Amendment to the Council.
  - d. Review and render a decision of approval, approval with conditions or denial regarding conditional use applications.
  - e. Review and recommend approval, approval with conditions, or denial of all Subdivision Applications to the Council, as authorized by the [Vineyard Subdivision Ordinance](#).
  - f. Determine and render a written interpretation of the boundary of a Zoning District, as provided by VZC 15.04.030.
  - g. Adopt bylaws, policies, and procedures for the conduct of the duties and meetings of the Commission, for the consideration of Applications and for any other purposes deemed necessary by the Commission, provided that such bylaws, policies, and procedures are approved by the Council before taking

effect.

h. Advise the Council on other matters, as the Council may direct.

**2. Commission Membership, Appointment, Terms, Removal, and Vacancies.**

a. The Commission shall consist of five (5) REGULAR members AND UP TO THREE (3) ALTERNATE MEMBERS.

b. Commission members shall be appointed by the Mayor, with the advice and consent of the Council.

c. Members of the Commission shall be residents of Vineyard. No member of the Commission shall be an elected official.

d. All members of the Commission shall serve at the discretion of the Mayor and Council for a term of four (4) years. No member shall serve more than two (2) consecutive terms. Terms shall begin on January 1 of each calendar year. Members' terms are to be staggered so that no more than ~~one~~<sup>three (3)</sup> ~~appointments term~~ shall expire each year on January 1. A Commission member shall not be automatically reappointed to a second term.

e. Commission members may be removed by the Mayor, with the advice and consent of the Council.

f. A Commission member may be removed by the Mayor, with the advice and consent of the Council, if three (3) consecutive or twenty-five (25) percent of the Commission meetings in a calendar year are missed. If the absence of a Commission member is due to an extended illness or vacation, the Commission member is responsible to provide written notice to the Mayor prior to the time the absence will occur. If such notice is given, these removal requirements do not apply.

g. Commission vacancies occurring for any reason shall be filled by the Mayor, with the advice and consent of the Council. Vacancies on the Commission occurring in ways other than through the expiration of terms shall be filled for the remainder of the unexpired term.

**3. Quorum and Necessary Vote.** No meeting of the Commission shall be called to order, nor may any business be transacted without a quorum consisting of at least three (3) members of the Commission being present. The chair shall be included for the purposes of establishing a quorum and shall act as a voting member of the Commission. All actions of the Commission shall require a minimum participation of three members of the Commission~~the vote of a majority of the total members of the Commission~~. The Commission shall transmit reports of its decisions and recommendations to the Council. Any member of the Commission may also make a concurring or dissenting report or recommendation to the Council.

**4. Effective Date of Decisions.**

a. All decisions of the Commission shall become effective on the date of the meeting when the decision is made unless a different date is designated in the rules of the Commission, or the Commission designates a different date when the decision is made.

**5. Meetings, Hearings, and Procedure.**

a. The Commission shall establish a regular meeting schedule.

b. Special meetings may be requested by a majority vote of the Commission, or by the chair of the Commission.

c. When a matter is postponed due to lack of a quorum, the chair shall reschedule the matter to the next available Commission meeting. The Recording Secretary shall notify all interested parties and all members of the Commission of the date when the Commission will hear the rescheduled matter.

**6. Commission Organization.**

a. At an annual organizational meeting to be held as listed in the Commission's by-laws, and at other times as required, the members of the Commission shall elect one (1) of their members as chair and one (1) of their members as vice-chair. In the absence of the chair, the vice-chair shall act as chair and shall have all powers of the chair. The chair and vice-chair shall serve a term of one (1) year. No member shall serve as chair for more than two (2) consecutive terms.

b. The chair, or in the chair's absence the vice-chair, shall be in charge of all proceedings before the Commission, and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission.

c. In case of the absence of the chair and the vice-chair, the sitting members of the Commission shall appoint a chair pro tempore that shall be in charge of all proceedings before the Commission, and shall take such actions as necessary to preserve order and the integrity of all proceedings before the Commission.

**7. Commission Compensation.**

a. The Council may fix per diem compensation for members of the Commission, based on necessary and reasonable expenses and on meetings actually attended. The Council shall provide for reimbursement to Commission members for actual expenses incurred, upon presentation of proper receipts and vouchers.

**8. Commission Members Volunteers.**

a. Members of the Commission shall be deemed "volunteers" for the purposes of City Ordinances, rules, regulations, and policies concerning personnel, provided however, Commission members shall be included in the definition of "employee" for the purposes of the Utah Governmental Immunity Act.

**9. Commission Recording Secretary.**

a. The Mayor shall assign the City Recorder, or designee, to act as the Recording Secretary to serve the Commission. The Recording Secretary shall keep the minutes of all proceedings of the Commission, which minutes shall be the official record of all proceedings before the Commission, attested to by a majority vote of the members of the Commission. The minutes of all meetings of the Commission shall be filed in the office of the City Recorder. All such records shall be available for public review and access in accordance with the Government Records and Access Management Act.

b. The Recording Secretary shall be compensated as approved by the Council.

**SECTION 6: AMENDMENT** “15.06.060 Vineyard Development Review Committee” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.06.060 Vineyard Development Review Committee

1. **Establishment.** A Development Review Committee (hereinafter identified as the “DRC”) may be established and created by the Mayor, with the advice and consent of the Council.
2. **Purpose.** The purpose of the DRC is to assure that any proposed use, activity, building or structure is consistent with the General Plan and complies with all requirements of the City’s Land Use Ordinances, including this Ordinance, and all other applicable Ordinances and requirements.
3. **Membership.** The DRC shall consist of seven (7) members, the Chair of the Planning Commission, the City Manager, the Fire Marshall ~~or designee~~, and the heads of the Departments of Building, Community Development, Engineering, and Parks and Recreation ~~or their designee~~. ~~Each member of the DRC may choose a qualified designee with knowledge in their respective field to serve in their place. The Fire Marshall and Vineyard Public Safety department shall advise the DRC on all Land Use decisions.~~ *Each member of the DRC may choose a qualified designee with knowledge in their respective field to serve in their place. The Fire Marshall and Vineyard Public Safety department shall advise the DRC on all Land Use decisions.*
4. **Chairperson.** The committee shall designate one member as the Chairperson of the DRC annually.
5. **Powers and Duties.** The DRC shall act under the direction of the Mayor and shall have the following duties and responsibilities:
  - a. Before a Land Use Authority considers any Permitted Use (P-2) or Conditional Use (C) Applications, the DRC shall review the Application to determine compliance of the Application with the General Plan and all applicable Ordinances.
  - b. The DRC shall provide a report to the Land Use Authority identifying compliance of any Permitted Use (P-2) or Conditional Use (C) Application with the General Plan and all applicable Ordinances prior to review and decision by a Land Use Authority.
  - c. The DRC may provide a report to the Planner for any Temporary Use (T) or Permitted Use (P-1) Application identifying compliance with the General Plan and all applicable Ordinances prior to review and decision by the Planner.
  - d. The DRC may present findings for consideration by the Land Use Authority in the review and decision of any Application for any Approval, Permit, or License.
  - e. The DRC may act as a Land Use Authority to approve, approve with requirements, or deny Final Subdivision Applications.
6. **Conduct of Meetings.** The DRC shall establish procedures for the conduct of DRC meetings, the scheduling of meetings, field trips, and any other DRC matters, such procedures being reviewed and approved by the Mayor before taking effect.

**SECTION 7: AMENDMENT** “15.12.020 Establishment Of Districts” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.12.020 Establishment Of Districts

In order to carry out the provisions of this ordinance the Table of Zoning Districts divides the city of Vineyard into the following zoning districts:

Table of Zoning Districts

Standard Districts	OS	Open Space
	A-1	Agriculture - 1 District
	RA-5	Residential Agriculture District
	RE-20	Residential Estates - 20 District
	R-1-15	Single-Family - 15 District
	R-2-15	Residential R-2-15 District
	R-1-10	Single-Family - 10 District
	R-1-8	Single-Family - 8 District
	HDR-1	High Density Residential - HDR-1 District
	HDR-2	High Density Residential - HDR-2 District
	BP	Business Park District
	FOI	Flex Office Industry District
	M	Manufacturing District
	NC	Neighborhood Commercial
	I-1	Industrial Zone - 1 District
	PF	Public Facility
	RC	Regional Commercial District

Special Purpose Districts	RMU	Regional Mixed-Use
	GRMU	Geneva Road Mixed-Use
	DV	Downtown Vineyard
	FMU	Forge Mixed-Use
	WE	Water's Edge
	PD	Planned Development Overlay District

**SECTION 8: AMENDMENT** “15.12.030 Zoning Districts Purpose” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.12.030 Zoning Districts Purpose

The zoning districts of the city are provided to achieve the purposes of the general plan, all adopted land use ordinances and the purposes of LUDMA.

1. Agricultural District (A-1). The A-1 District is provided to allow locations within the city devoted primarily to the raising of livestock, growing crops, and to preserve and protect the continued use of the property for agricultural purposes by excluding incompatible development. Additionally, this district is provided to allow very low-density residential uses compatible with the environmental values and qualities of the property. The A-1 District recognizes and allows existing agricultural and farming activities to continue, consistent with the provisions and requirements of the A-1 District.
2. Residential Agriculture District (RA-5). The R&A-5 District is provided to allow low-density residential uses with the opportunity for keeping of domestic livestock and the operation and maintenance of small farms and hobby farms. The primary land uses allowed are small farms, single-family dwellings, and associated and compatible accessory uses.
3. Residential Estates District (RE-20). The RE-20 District is provided for low-density residential estates neighborhoods with a quality of openness. This district is intended to promote, preserve, and protect single-family residential development. The principal land use allowed is single-family dwellings and accessory uses in recognition and sensitivity to the physical environment of the district.
4. Single-Family Residential (R-1-15, R-1-10 and R-1-8). The R-1-15, R-1-10 and R-1-8 Districts are provided to maintain and allow opportunities for average sized lot single-family residential areas for single-family residential dwellings.
5. Multiple Residential (R-2-15, HDR-1 and HDR-2). The R-2-15, HDR-1 and HDR-2 Districts are provided to allow medium and high-density multiple family residential areas. These districts allow the development of single-family, duplex units, townhouses, condominiums and apartments to provide a full range of housing choices for city residents and amenities and conveniences in a pleasing and attractive residential environment with adequate light, air, open space, and landscaped areas.
6. Business Park (BP). The purpose of the BP District is to provide an attractive and nuisance free environment for the establishment of professional offices, light assembly and warehouse development in a campus-like and convenient setting.
7. Neighborhood Commercial (NC). The purpose of the NC District is to provide mixed-use transition areas between major roadways and high impact uses between residential neighborhoods.
8. Regional Commercial (RC). The purpose of the RC District is to provide areas for the location of various types of commercial uses and activities needed to serve the residents of the city, and surrounding areas.
9. Flex Office & Industry (FOI). The purpose of the FOI District is to provide an area in the city to foster economic development, establish employment centers and provide flexible development standards to accommodate business expansion. Land uses in the FOI District will be concentrated in information technology, pharmaceuticals, light manufacturing, biotechnology, light industrial and business development and will primarily be contained within quality structures and limit external impacts to surrounding properties.
10. Manufacturing and Industrial (M and I-1): The purpose of the M and I-1 Districts is to recognize and provide for established manufacturing and industrial uses existing in the city and also provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate, for a nuisance free environment.
11. Open Space (OS): The purpose of the OS District is to establish areas for enhanced natural environments and outdoor recreation. This district is intended to preserve, maintain and protect open space resources; protect access to Utah Lake and to encourage development of a comprehensive network of permanent, multifunctional publicly and privately owned open spaces in the city.
12. Public Facilities (PF): The purpose of the PF District is to provide areas for public facilities and to recognize the public and institutional nature of particular parcels of land within the city. This district is intended to ensure that the public, quasi-public, and institutional uses of property is related to the policies of the general plan.
13. Special Purpose Zoning Districts. Special Purpose Zoning Districts are provided to meet specific needs and goals of the city as follows:
  - a. Planned Development Overlay (PD). The PD District is provided as an overlay zoning district to allow residential development opportunities with a greater degree of flexibility than may be allowed by the underlying zoning districts. The PD District requires creativity and uniqueness in the proposed development with recognition of the environmental and community values existing on the development site. The PD District promotes the efficient use of all land resources and requires the provision of development and community

- amenities, with the preservation of the natural and scenic qualities of the development site.
- b. Regional Mixed Use (RMU). The purpose of the RMU District is to promote the goals of the general plan in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern either horizontal or vertical design. This zoning designation recognizes that adherence to a traditional pattern of development standards would preclude the application of a more flexible approach. Commercial, employment, and residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with surrounding existing and planned land uses.
  - c. Downtown Vineyard (DV). The purpose of the DV District is to facilitate the creation of an urban-style community center with places to visit, live, work, recreate, and shop. It promotes a mix of uses, including: residential, professional office, retail commercial, and community amenities. It also anticipates a future multi-modal transit hub with commuter rail, light rail, and bus service.
  - d. Water's Edge (WE). The WE District is a master planned community that includes a range of residential homes, from large homes on large lots to multi-family/condominium housing and is located within a network of open spaces including parks, trails, and native open areas. The WE District has been designed to promote an active family lifestyle where residents are encouraged to walk between neighborhoods and several community gathering places including the Utah Lake shoreline.
  - e. The Forge Mixed Use (FMU). The FMU District is intended to encourage a mixture of commercial, office and residential uses within an urban neighborhood atmosphere. Development in the FMU District is intended to provide a pedestrian oriented, safe, and attractive streetscape, and a controlled and compatible setting for residential and commercial development. The standards are intended to achieve established objectives for urban and traditional design, pedestrian amenities, and land use regulation.
  - f. The Geneva Road Mixed-Use (GRMU). This district is intended to encourage a mixture of commercial, office and residential uses along the Geneva Road corridor. Development in the District is intended to provide more intense commercial uses, safe and attractive streetscape, and a compatible setting for residential and commercial development. The cross access between the lots in the GRMU is vital to the design and function of the District. The standards are intended to establish objectives for the design of a mix of uses.

**SECTION 9: AMENDMENT** "15.12.040 Vineyard Zoning Map" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.12.040 Vineyard Zoning Map

1. The boundaries of these zoning districts are established as shown in the official Vineyard Zoning Map adopted by the Vineyard City Council, as amended, which map is made a part of this ordinance.
2. Where uncertainty exists regarding the boundaries of the various zones, the Planning Commission shall interpret the following guidelines in its decision-making process:
  - a. Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map.
  - b. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.
3. Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.

~~Unless otherwise designated on the zoning map, district boundary lines are lot lines; the centerlines of streets, alleys, railroad rights of way, municipal corporate lines; or other lines drawn to scale on the zoning map. Where a lot is divided at the effective date hereof, or by subsequent amendments, by a zoning district boundary line, the less restrictive zoning requirements may be extended not more than twenty-five feet (25') into the more restrictive zoning district adjacent to the zoning district boundary line.~~

~~Interpretation of the exact location of a zone district boundary shall be resolved by the commission, by reference to the zoning map of the city.~~

Zoning Map













NG DI ST RI CT US ES	O S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F O I	M	PF
Ma nu fact uri ng, Lig ht	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	N
Me dic al and De ntal Cli nic	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	N	N	N
Me dic al or De ntal La bor ato ry	N	N	N	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	N
Me dic al Spa	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N
Mo bile Foo d Co urt	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N	N	N
Mo tel	N	N	N	N	N	N	N	N	N	N	C	C	C	C	C	C	C	N	N
Mo tor Yeh icle Fue ling Sta tion	N	N	N	N	N	N	N	N	N	N	C	P	N	N	C	N	C	N	N
Nig htcl ub	N	N	N	N	N	N	N	N	N	N	C	C	C	N	C	C	N	N	N
Nu rsin g Ca re Fac ility	N	N	N	N	N	N	N	N	N	N	C	C	C	C	P	N	P	N	N
Nu rsin g Ho me, Co nva lesc ent Ca re	N	C	C	C	C	C	C	C	C	C	N	N	N	N	P	N	P	N	N
ZO NI NG DI ST RI CT US ES	O S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F O I	M	PF



and Services (Regional)	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N
Retail Tobacco Specialty Businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C <sup>2</sup>	N	N	N	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sexually Oriented Businesses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C
Storage-Self-Service Mixed-Use Facility	N	N	N	N	N	N	N	N	N	N	C <sup>2</sup>	N	N	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	N	N	
Storage-Self-Service	N	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	N	C	N	
Tattoo Establishment	N	N	N	N	N	N	N	N	N	N	P	P	P	N	P	N	N	N	N	
Trailer/RV Camping Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	
Vehicle and Equipment	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	

Re ntal																				
ZO NI NG DI ST RI CT US ES	O S	A- 1	R & A- 5	R E- 20	R- 1- 15	R- 1- 10	R- 1- 8	R- 2- 15	H D R- 1	H D R- 2	R M U	G R M U	F M U	B P	R C	N C	F O	M	PF	
Yeh icle and Eq uip me nt Re pai r (M ajo r)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	P	C	C	
Yeh icle and Eq uip me nt Re pai r (M ino r)	N	N	N	N	N	N	N	N	N	N	N	P	N	N	C	N	C	C	C	
Yeh icle and Eq uip me nt Sal e and Re ntal Ne w or Use d (He avy)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	N	C	C	N
Yeh icle and Eq uip me nt Sal e or Re ntal Ne w or Use d (Li ght)	N	N	N	N	N	N	N	N	N	N	N	C	N	N	C	N	P	N	N	
Wa reh ous e	N	N	N	N	N	N	N	N	N	N	N	N	N	C	N	N	P	P	P	N
Wa reh ous e	N	N	N	N	N	N	N	N	N	N	C	N	N	N	P	N	N	N	N	



























4. Use shall not exceed 25% of the net square footage of a single building or development.
5. See VZC 15.26 for additional use standards.
6. See VZC 15.48 for signage requirements.
7. In accordance with the District Use Table above, drive-thru facilities complying with all standards listed in [Section 15.34.190](#) Part 1 through 11 of the VZC are considered a permitted use. Drive-thru facilities containing a drive aisle between the building's front façade and the front property line shall require the approval of a conditional use permit. See [Part 12 of Section 15.34.190](#) of the VZC.
8. Clinic Support Housing use shall not exceed 80% of the net square footage of a single building or development.
9. Use shall meet all licensing requirements as required by Utah State Code and conform to [Section 15.34.210](#) Cannabis Production Establishments and Medical Cannabis Pharmacies development standards of this title.
10. A conditional use is required for Heliports and Vertiports except for medical uses which are a permitted use.
11. Mixed-Use Residential may only be permitted by the City Council through approval of a development agreement. The City Council may only approve Mixed-Use Residential that is incorporated into a mixed-use building containing commercial uses located on the ground floor facing the street in which it fronts. Mixed-Use residential will be limited to lot 8 of the Geneva Retail Frontage Subdivision Plat and lots 12, 14, and 15 of the Geneva Retail Frontage Subdivision Plat B.

[12. See VZC 15.32.230 Requirements for Fences and Walls regarding sports court fencing standards.](#)

**SECTION II: AMENDMENT** "15.12.060 Dimensional Standards Table" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.12.060 Dimensional Standards Table

1. Unless otherwise specified, development in the city shall comply with the standards set forth in the Dimensional Standards Table. Special purpose districts standards are located in [VZC 15.14 Special Purpose Districts](#).

Dimensional standards regulating accessory buildings of VZC 15.34.030 shall apply. All other applicable development standards are located within various chapters of the zoning ordinance.

Dimensional Standards Table

STANDARDS	O S	A-1	R & A-5	RE-20	R-1-15	R-1-10	R-1-8	R-2-15	HDR-1	HD R-2	RM U	B P	R C	N C	F O I	M	P F
Minimum Lot Size	NA	40 Acres	5 Acres	40,000 sf	15,000 sf	10,000 sf	8,000 sf	15,000 sf per SFD or 25,000 sf per Two-Family Dwelling unit.	10,000 sf plus 5,000 sf per multi-family unit.	8,000 sf plus 4,500 sf per multi-family unit.	10 acres <sup>1</sup>	40,000 sf	NA	NA	20,000 sf	20,000 sf	NA
Maximum Base Density allowed by a PD Overlay District in Units Per Acre	NA	1 unit per 20 acres	1 unit per 5 acres	1.75 units per acre	2.32 units per acre	3.5 units per acre	4.35 units per acre	2.33 SFD units per acre. 2.8 Two-family dwelling units per acre.	2-12 units per acre with an average of 8 units per acre.	9.7 units per acre.	NA	NA	NA	NA	NA	NA	NA
Minimum Lot Width	NA	Lot width to lot length ratio not less than 1:3		100'	90'	80'	80'	100' for SFD and 120' for Two-Family Dwellings	60' unless otherwise approved by the City Council.	120'		140'	NA	NA	100'	100'	NA
Minimum											See stan						

Distance Between Condominium & Multi-Family Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	NA	30'	30'	Standard #1 below.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Primary Buildings located on the same Lot or Parcel																			
Minimum Building Height	No primary building within any district shall be erected to a height less than one (1) story entirely above grade. See definition of story.																		
Maximum Building Height	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	35' 2	60' 2	9' 0' 2	6' 0' 6	60' 6	6' 0' 2	60' 2	N/A	N/A
Minimum Front Yard	N/A	30'	30'	30'	30'	30'	20'	20'	20'	20'	20'		3' 0'	2' 0'	N/A	2' 5'	25'	N/A	N/A
Minimum Side Yard - Interior Lots	N/A	30'	30'	30'	30'	30'	20'	20'	20'	20'	20'	See standard #1 below.	2' 5'	2' 0'	20' 7	2' 0'	20'	N/A	N/A
Minimum Side Yard for Corner Lots	N/A	30'	30'	30'	30'	30'	20'	20'	20'	20'	20'		2' 5'	2' 5'	N/A	2' 5'	25'	N/A	N/A
Minimum Rear Yard	N/A	30'	30'	30'	30'	30'	20'	20'	20'	20'	20'		2' 5'	2' 0' 7	2' 5'	25'	N/A	N/A	N/A
Maximum Building Lot Coverage (Principal and Accessory Buildings)	N/A	N/A	15%	50%	50%	50%	50%	50%	50%	50%	50%	NA	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum encroachment of Architectural Features Encroaching into required setback	N/A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N/A
Accessory Buildings and Residential Swimming Pools - In addition to the requirements of Section 15.34.030, the following dimensional standards apply:																			
Minimum Internal Side Setbacks	N/A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N/A	N/A	3' 3'	N/A	N/A	N/A	N/A
See Section 15.34.030																			

Street Side Corner Lot Standards																				
Minimum Rear Setbacks	NA	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	NA	NA	6'	NA	NA	NA	NA	NA	NA
Minimum Distance from Principle Building	NA	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	NA	NA	NA	NA	NA	NA	NA	NA	NA
Maximum Building Height	NA	NA	25' <sub>4</sub>	25' <sub>4</sub>	25' <sub>4</sub>	25' <sub>4</sub>	25' <sub>4</sub>	25' <sub>4</sub>	25' <sub>4</sub>	25' <sub>4</sub>	25' <sub>4</sub>	NA	NA	NA	NA	NA	NA	NA	NA	NA
Roof Overhang Setback	NA	NA	1' <sup>5</sup>	1' <sup>5</sup>	1' <sup>5</sup>	1' <sup>5</sup>	1' <sup>5</sup>	1' <sup>5</sup>	1' <sup>5</sup>	1' <sup>5</sup>	1' <sup>5</sup>	NA	NA	NA	NA	NA	NA	NA	NA	NA
Maximum allowed rear yard building coverage	NA	NA	50%	50%	50%	50%	50%	50%	50%	50%	50%	NA	NA	NA	NA	NA	NA	NA	NA	NA
Residential-Detached Garages in Side Yards	NA	<p style="color: red;">Residential-detached garages are allowed in established side yards of lots containing a single-family residence. Residential-detached garages shall maintain a minimum distance of 6' from the single-family residence and meet all fire and building codes. Front yard setbacks for single-family residences apply to residential-detached garages located in a side yard. Setbacks and building heights applicable to side and rear yards of accessory buildings shall apply to residential-detached garages. Driveways and parking surfaces shall not exceed sixty-five percent (65%) of the front yard area.</p>								NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	

Additional Standards:

- See [VZC 15.14 Special Purpose Districts](#) for additional RMU Districts standards.
- Building height is measured from the top of the back of curb to the highest point of the building or structure. See also the definition of "Building Height."
- Reserved
- For every one foot (1') in height above fifteen feet (15') the roof overhang setback shall be increased an additional one foot (1') from the internal side and rear property lines.
- For every one foot (1') in height above fifteen feet (15') the building setback shall be increased an additional one foot (1') from the internal side and rear property lines.
- Buildings located in the NC District shall not exceed 35 feet in height when located within 50 feet of a property line of a parcel containing a detached single-family home.
- No building setbacks are required for buildings located adjacent to parcels that do not contain stand-alone residential uses and are zoned for commercial uses.

8. Residential-detached garages are allowed in established side yards of lots containing a single-family residence. Residential-detached garages shall maintain a minimum distance of 6' from the single-family residence and meet all fire and building codes. Front yard setbacks for single-family residences apply to residential-detached garages located in a side yard. Setbacks and building heights applicable to side and rear yards of accessory buildings shall apply to residential-detached garages. Driveways and parking surfaces shall not exceed sixty-five percent (65%) of the front yard area.

**SECTION 12: AMENDMENT** "15.16.040 Public Hearing Required And Required Notice" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.040 Public Hearing Required And Required Notice

A public hearing to consider a Development Agreement Application shall be held by the Commission prior to making the recommendation to the Council. ~~The~~ minimum requirements and other items to be included in a Development Agreement ~~The procedures for the consideration of an Application for a Development Agreement shall be those follow the~~ procedures for the consideration of a General Plan Amendment Application, as provided by VZC 15.10.

The required notice for a Development Agreement Application shall be the follow the notice requirements ~~for the consideration of~~ a General Plan Amendment Application, as provided by VZC 15.18. At the discretion of the Commission, and the Council, the required public hearings for the consideration a Development Agreement Application may be held concurrently with any other required public hearing.

**SECTION 13:** AMENDMENT "15.16.070 Periodic Review And Modification Or Termination" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.16.070 Periodic Review And Modification Or Termination

The Council or staff shall review a Development Agreement every twelve (12) months, at which time the Applicant, or the Applicant's successor, shall be required to demonstrate good faith compliance with the terms of the Development Agreement. If the Council finds, through a review or report from staff, based on the evidence, that the Applicant has not complied in good faith with all terms or conditions of the Agreement, the Council may modify or terminated the Agreement. All proceedings before the Council to consider modification or termination of an Agreement shall include a noticed public hearing complying with the notice requirements for a General Plan Amendment Application, as provided by VZC 15.18.

**SECTION 14:** AMENDMENT "15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.18.020 Required Notice Of Public Hearings And Public Meetings To Consider General Plan Or General Plan Amendment Applications

1. **Public Hearings.** The Planner for public hearings before the Commission, and the City Recorder, or designee for public hearings before the Council, shall provide notice of the public hearing to consider the General Plan or General Plan Amendment Application, as follows:
  - a. Notice of the date, time, and place of each public hearing, at least ten (10) calendar days before the public hearing, which notice shall be:
    - i. Mailed to each "affected entity" identified as defined by LUDMA;
    - ii. Posted in at least three (3) public locations within the city; or on the city's official website; and
    - iii. Posted in other locations as required by Utah State Code.
  - b. Notice of the date, time, and place of each public hearing shall be mailed at least ten (10) days before the public hearing to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.
2. **Public Meetings.** The Planner for public meetings by the Commission, and the City Recorder, or designee for public meetings by the Council, shall provide notice of the public meeting to consider the General Plan or General Plan Amendment Application, as follows:
  - a. Notice of the date, time, and place of the public meeting, at least 24 hours before the meeting, which notice shall be:
    - i. Posted in at least three (3) public locations within the city; or on the city's official website; and
    - ii. Posted in other locations as required by Utah State Code.
  - b. Notice of the date, time, and place of each public meeting shall be provided at least 24 hours before the meeting to each Applicant for a General Plan Amendment Application, as required by VZC 15.10.030, and LUDMA.

**SECTION 15:** AMENDMENT "15.26 Temporary Uses" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26 Temporary Uses

**SECTION 16:** AMENDMENT "15.26.010 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.010 Purpose

The following regulations are provided to accommodate those uses that are identified as a Temporary Use (identified as "T") in the [District Use Table \(15.12.050\) Table of Uses](#). The character and nature of a Temporary (T) Use may be such that use requirements may be necessary to protect adjacent properties and the general health, safety, and welfare of citizens of the city. Any building or structure which does not meet the requirements of this Chapter shall be treated as a permanent land use and shall conform to all required standards of the building, health, fire, zoning, and other similar codes.

A temporary use business license is subject to the standards within this chapter. Once compliant with the standards, a temporary use business license may be issued in place of a temporary use permit

**SECTION 17:** **AMENDMENT** "15.26.020 Authority" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.020 Authority

The Planner is hereby authorized to review and render a final decision approving, approving with conditions, or denying all Temporary Use Applications. Temporary Use Business Licenses are subject to the review and approval of the Business License Administrator.

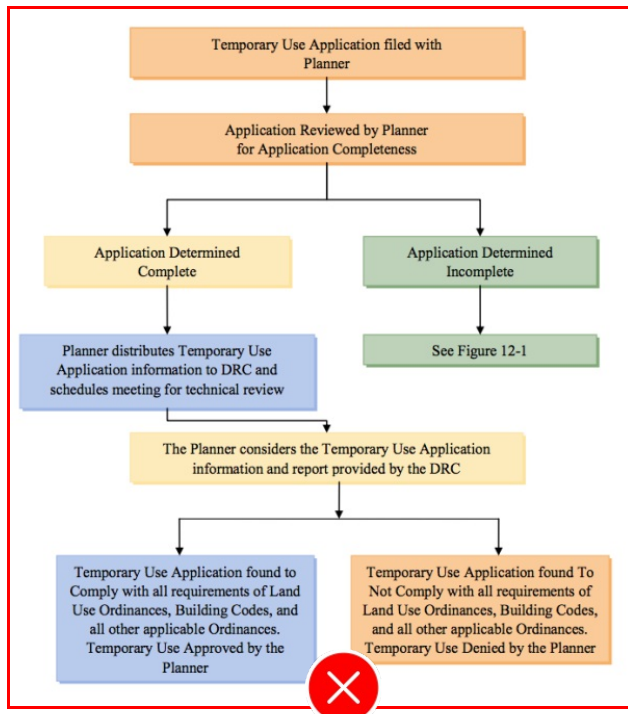
**SECTION 18:** **AMENDMENT** "15.26.040 Review And Approval Procedures" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.26.040 Review And Approval Procedures

- ~~1. The procedures for the review and consideration of a Temporary Use Application are identified by Figure 15.26.1, herein.~~
2. An Application to establish a Temporary Use shall be determined complete by the Planner, as provided by VZC 15.24.060. For Temporary Use Applications determined to be incomplete, the Planner shall comply with the requirements of VZC 15.24.070.
3. As provided by VZC 15.26.020, the Planner is authorized to render a final decision on the issuance of a Temporary Use Application upon a finding that the use is identified as a Temporary Use in the Table of Uses, and will be conducted in compliance with all requirements of this Ordinance, Building Codes, as adopted, and all Health Codes, as applicable.

~~FIGURE 15.26.1 Temporary (T) Use Application Procedures~~



**SECTION 19:** **AMENDMENT** "15.26.050 Allowed Temporary Uses" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.26.050 Allowed Temporary Uses and Development Standards

The following uses and activities may be authorized by the Planner with a finding that the Use will be conducted in compliance with all the requirements of this Ordinance:

1. All Uses proposed to be established for a maximum period of sixty (60) consecutive days, such uses being discontinued after the expiration of sixty (60) days except for the following:
  - a. Seasonal Use(s) operating as a Temporary Use are permitted from April 1 to October 31 for a maximum of 180 consecutive days.

Development Standards: All temporary uses are subject to the following development standards and may also have additional supplementary development standards found in VZC 15.26.055

1. All temporary use business license applications are subject to the standards found in VMC 5.14 Temporary Uses
2. Parking: all temporary uses shall have an improved parking surface, such as gravel or asphalt. The number of parking stalls will be determined by the use found in VZC 15.38 Parking and Loading Requirements. If the temporary use is located on the property with another use, temporary or permanent, the total number of parking stalls for the property must meet the standards set forth in VZC 15.38.
3. No temporary or seasonal use shall have the practical effect of utilizing space or interfering with the access routes or parking areas which are necessary for the proper operation of the primary use or adjacent properties.
4. Adequate solid waste disposal facilities shall be provided
5. Adequate restroom facilities for the specific use are provided.
6. The Vineyard Community Development Department may attach additional conditions deemed appropriate to ensure that the use will not pose any detriment to persons or property.

**SECTION 20:** **AMENDMENT** "15.34.070 Supplementary Requirements For Residences For Persons With A Disability" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.070 ~~Supplementary Requirements For~~ Residences For Persons With A Disability

**SECTION 21:** **ADOPTION** "15.26.055 Temporary Use Supplementary Standards" of the Vineyard Zoning Code is hereby *added* as follows:

A D O P T I O N

15.26.055 Temporary Use Supplementary Standards(*Added*)

Unless otherwise stated, the following Temporary Uses shall be subject to the following standards and requirements:

1. Seasonal Use: a temporary use permit is required which must include a site plan with the following materials:
  - a. The location and type of vendors.
  - b. Any temporary signage which must comply with the standards in VZC 15.28.
  - c. The parking location and vehicular access.
  - d. Any other materials that the Planner deems necessary to ensure adequate access and safety.
2. Firework Stands: a temporary use permit is required that shall include a site plan with the following materials:
  - a. The location of any structure.
  - b. Any temporary signage which must comply with the standards in VZC 15.28.
  - c. The parking location and vehicular access.
  - d. The proposed dates in which fireworks will be available for sale.
  - e. Any other materials that the Planner deems necessary to ensure adequate access and safety.
3. Carnivals/Festivals
  - a. A special event permit is required in lieu of a temporary use permit.

**SECTION 22:** **AMENDMENT** "15.26.060 Exemptions" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.26.060 Exemptions

The following uses or events shall be exempt from the requirements of a Temporary Use

Application and approval shall not be required to present a Temporary Use Permit

1. All family reunions and gatherings
2. Garage or yard sales, provided that they shall not operate for longer than five (5) days in a calendar year and that there be no obstructions on the sidewalk or the public right of way.

**SECTION 23:** **ADOPTION** “15.27.010 Purpose” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.27.010 Purpose(*Added*)

**SECTION 24:** **ADOPTION** “15.27.020 Authority” of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.27.020 Authority(*Added*)

**SECTION 25:** **AMENDMENT** “15.28.020 Authority” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.020 Authority

1. ~~The planner is hereby authorized to review and render a final decision for all permitted use applications, in accordance with the requirements of this chapter.~~
2. The Planning Commission is hereby authorized to review and render a decision of the following permitted use site plan and subdivision applications:
  - a. Nonresidential site plan applications
  - b. Detached single-family residential developments with ten (10) or more units.
  - c. Attached residential and multifamily residential developments.
3. The Planner is hereby authorized to review and render a final decision for all other permitted use applications, in accordance with the requirements of this chapter.

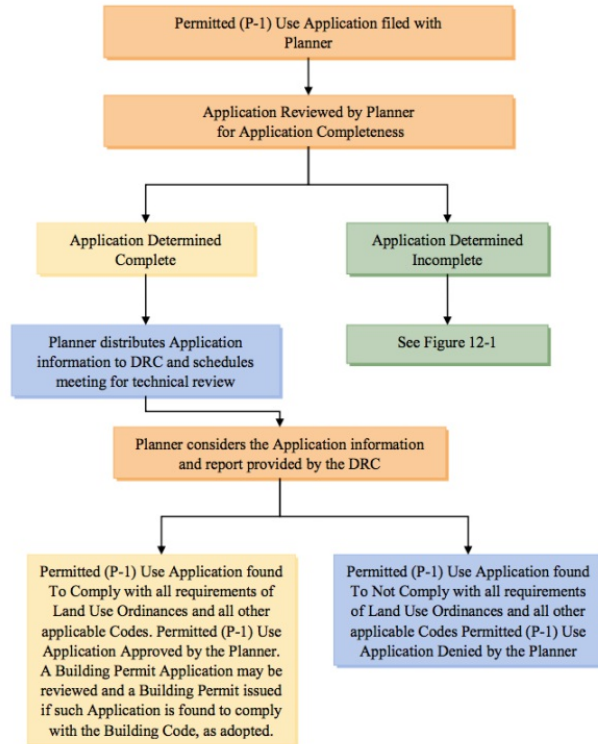
**SECTION 26:** **AMENDMENT** “15.28.050 Review And Approval Procedures” of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.28.050 Review And Approval Procedures

The procedures for the review of a permitted use application are identified by Figure 15.28.1.

FIGURE 15.28.1 Permitted (P-1) Use Application Procedures



**SECTION 27: AMENDMENT** “15.28.070 Approval Standards” of the Vineyard Zoning Code is hereby *amended* as follows:

**AMENDMENT**

15.28.070 Approval Standards

The planner shall review the permitted use application and determine if the application and associated materials comply with the following:

1. The proposed use is an allowed permitted use within the zoning district.
2. The proposed permitted use and the accompanying site plan complies with all requirements of the Zoning District, ~~as applicable, including minimum area, front, rear and side yard setbacks, building and structure height, and all other requirements applicable in the zoning District.~~
3. Complies with all site plan requirements as may be applicable, as provided herein.
4. Complies with all applicable dedication requirements of the city and provides the necessary infrastructure, as required.

**SECTION 28: AMENDMENT** “15.30.020 Authority” of the Vineyard Zoning Code is hereby *amended* as follows:

**AMENDMENT**

15.30.020 Authority

The ~~p~~lanning ~~e~~Commission is hereby authorized to review and render a decision for all conditional use applications, in accordance with the requirements of this chapter.

**SECTION 29: AMENDMENT** “15.30.060 Conditional Use Application Requirements” of the Vineyard Zoning Code is hereby *amended* as follows:

**AMENDMENT**

15.30.060 Conditional Use Application Requirements

All conditional use applications shall be provided to the city in an electronic PDF format and include the following information:

1. A completed application form, as provided by the city.
2. Title report ~~and survey of the subject property.~~
3. Proposed plans, including a site plan, elevation drawings and building renderings

which display the following information:

- a. Property boundaries and the location of all existing and proposed buildings on the subject property and buildings located within three-hundred (300) feet of the subject property.
  - b. Building setbacks, heights and lot coverage dimensions to demonstrate compliance with dimensional standards of the site's zoning district.
  - c. The location of all fences and walls, identifying proposed height, materials, and colors shall be shown.
  - d. Landscape plan(s) shall be provided, prepared by a registered landscape architect, identifying all proposed landscape, screening and buffering features, plant materials and sizes. The applicant shall demonstrate compliance with VZC 15.40.
  - e. Proposed vehicular and bicycle parking, loading and traffic circulation plan.
  - f. The location of all existing and proposed roads and streets serving the property, and including any permits as required by Utah County or the Utah Department of Transportation.
  - g. All public and private rights-of-way and easements located on, or adjacent to the property, proposed to be continued, created, relocated, or abandoned shall be shown.
  - h. The location and dimension of all existing natural property features including existing vegetation, wetlands, streams, drainage ways, flood plains, water bodies, and wildlife habitat areas.
  - i. Existing topography of the property, including the existing grade, and identifying the proposed finished grade of the site shown.
  - j. The location and dimension of all trails, sidewalks and biking facilities.
  - k. All existing and proposed utilities, including culinary water, secondary water, sanitary sewer, storm drainage, power, gas, and telephone lines and facilities, streets and roads with design plans for any new water, sewer and storm drainage lines and facilities, as applicable, streets and roads, meeting the design and construction requirements of the city
  - l. , or other agencies, as applicable, and prepared by a licensed engineer, at a scale acceptable to the planner. Access to all utilities and points of utilities connections shall be shown.
  - m. Building plans and drawings shall be provided, as required, to meet the adopted building code. The exterior elevations of every side of all proposed buildings and structures shall be provided, clearly showing proposed building materials and colors proposed for all exterior building facades.
  - n. Lighting plan showing identifying proposed site and building lighting, type, design, location, intensity, height, and direction of all site and building lighting. All lighting shall utilize a full cut-off design and be directed downward and away from any adjacent residential uses.
  - o. The location of all associated mechanical and ancillary equipment shall be provided, including any screening treatments proposed. The location and dimensions of all proposed solid waste collection areas and storage areas, including the proposed method of screening shall be identified.
  - p. An erosion control plan with Information identifying proposed temporary and permanent erosion control measures.
  - q. Information shall be provided identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use(s).
4. A narrative, accompanied by necessary tables and other information, describing the proposed conditional use application, to assist the planner, DRC, and commission in reviewing the conditional use application identifying the following:
- a. A calculation, identifying all pervious and impervious areas.
  - b. A description of all proposed uses and buildings, including the total site area and building square footage, by building.
  - c. Projected increase in traffic trips.
  - d. Projected water and sewer demand.
  - e. How the proposed use, and accompanying site and building plans comply with the general plan.
5. Proposed materials board displaying all building, sign and fencing materials and colors.
6. ~~If required by the commission, DRC or City Engineer, a traffic impact analysis will be required.~~ A traffic impact analysis will be required if requested by the Planning Commission, planner, DRC, or City Engineer. At a minimum, unless additional information is required, a traffic impact analysis shall be prepared by a licensed engineer and include the following information:
- a. Projected traffic from the proposed development project,
  - b. The area within the general vicinity of the proposed project as outlined by the City Engineer,
  - c. Potential traffic to be generated by other undeveloped sites within the established study boundaries, and
  - d. Recommendations of land use and/or appropriated traffic engineering modifications to mitigate traffic impacts and maintain an acceptable level of service.

**SECTION 30:**AMENDMENT "15.32.130 City Policy On Basements" of the Vineyard Zoning Code is hereby *amended* as follows:

#### A M E N D M E N T

##### 15.32.130 City Policy On Basements

Because of random subsurface water flows associated with soil and weather conditions, the construction of basements is discouraged within the city. All property owners proposing to

include a basement in any building construction are advised to investigate the level of ground water to determine the advisability of a basement. The city accepts no responsibility for any property damage caused by the flooding of any basement.

**SECTION 31:** **AMENDMENT** "15.32.180 Lot Frontage Required" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.180 Lot Frontage Required

Every lot shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than the minimum lot width requirement as measured at the minimum front, as required by the Zoning District in which the lot is located, except as follows:

1. For lots which front upon a curve or cul-de-sac, the distance may be reduced to not less than fifty (50) feet provided that the side lot lines radiate in such a manner that the width of the lot at the minimum setback line is not less than the minimum requirement of the Zoning District, or

~~2. The lot has been approved as a flag lot.~~

**SECTION 32:** **AMENDMENT** "15.32.210 Front Yard Parking Prohibited" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.210 Front Yard Parking Prohibited

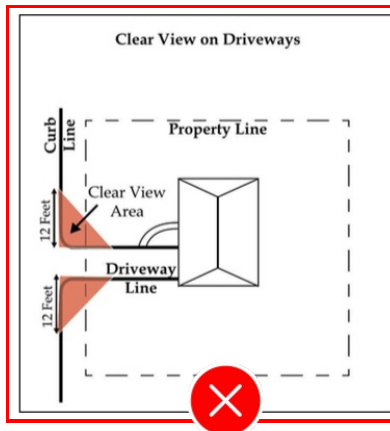
In all Zoning Districts, no vehicle parking shall be permitted in any required front yard setback areas, except on driveways located in residential zones ~~that directly access a garage or carport.~~

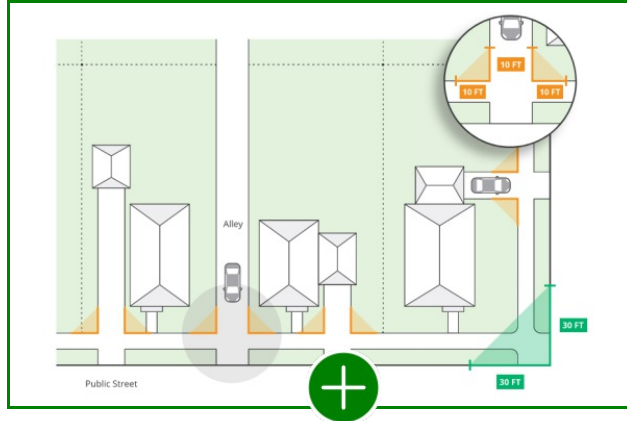
**SECTION 33:** **AMENDMENT** "15.32.290 Clear View Triangle On Driveways" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.32.290 Clear View Triangle On Driveways

In all Zoning Districts, no view obstruction including a sight-obscuring fence, wall, sign, ~~other similar structures~~, and landscaping which exceeds two (2) feet in height shall be placed within a triangular area formed by a diagonal line connecting lines located at the ~~sidewalk line closest to the primary structure, curb line~~ and driveway line ~~ten (10) twelve (12)~~ feet from the projected intersection of such lines.





**SECTION 34: AMENDMENT** "15.34 Supplementary Development Standards" of the Vineyard Zoning Code is hereby *amended* as follows:

**AMENDMENT**

15.34 Supplementary Development Standards

**SECTION 35: AMENDMENT** "15.34.030 Accessory Buildings" of the Vineyard Zoning Code is hereby *amended* as follows:

**AMENDMENT**

15.34.030 Accessory Buildings

1. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
2. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
3. Accessory buildings, ~~excluding residential-detached garages,~~ excluding residential-detached garages, are only permitted within the rear yard and street side yards of corner lots.
4. Accessory buildings located within the street side yard of a corner lot shall maintain a minimum setback distance of three (3') feet from the street side property line. Accessory buildings located within street-side yards of a corner lot shall be screened with a fence with a minimum height of 5' 6", from the street right-of-way on the front and sides and from neighboring properties adjoining the subject parcel on the rear property line.
5. Accessory buildings, excluding residential-detached garages, located within the street side yard of a corner lot shall not exceed a height of ten (10') feet.
6. Setbacks and building height standards for residential-detached garages located in side yards are found in Section 15.12.060 Dimensional Standards Table.
7. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
8. Accessory buildings shall meet all of the required dimensional standards of VZC 15.12.060.
9. Accessory buildings shall comply with the requirements of the adopted Building Code, as applicable.
10. No mobile home, travel trailer, boat, or similar recreational vehicle shall be used as an accessory building.
11. No shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object shall be used as an accessory building.
12. No accessory buildings shall be rented, leased, or sold separately from the rental, lease, or sale of the primary building, except as allowed in VZC 15.34.060.
13. No accessory building shall be used as a permanent dwelling unit, except as allowed in VZC 15.34.060.
14. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of VZC 15.34.120.
15. Swimming pools and spas are considered part of the primary building if they are within six (6') feet of the primary building; as such, they must adhere to the building setbacks of the primary building.

**SECTION 36: AMENDMENT** "15.34.060 Accessory Dwelling Units" of the Vineyard Zoning Code is hereby *amended* as follows:

**AMENDMENT**

#### 15.34.060 Accessory Dwelling Units

**Purpose:** The purpose of the accessory dwelling unit ordinance is to promote areas in the city to accommodate an expanding population, establish regulations to address the health, safety and welfare of the community, to provide flexibility for changes in household size associated with life cycle and to enable a level of financial security for home owners.

1. **Location:** Accessory dwelling units are allowed as an accessory use to a single-family detached residence and are limited to the following development configurations:
  - a. Detached accessory structures in accordance with section 15.12.060 Dimensional Standards Table and Section 15.34.030 Accessory Buildings.
  - b. Within a home provided access to the accessory dwelling unit shall meet all applicable fire and building codes. Mobile homes, travel trailers, boats, or similar recreational vehicles shall not be used as an accessory dwelling unit.
  - c. Prefabricated housing types intended for long-term placement that adhere to a permanent foundation and the design is consistent with the primary structure on the property.
2. **Minimum lot size:** A minimum lot size of five thousand two hundred (5,200) square feet is required for homes containing an internal accessory dwelling unit. A minimum lot size of twelve thousand (12,000) square feet is required for lots containing a detached accessory dwelling unit.
3. ~~**Detached accessory dwelling unit size: Detached accessory dwelling units shall not exceed a square footage of one thousand two hundred (1,200) square feet.**~~ Detached accessory dwelling units shall not exceed a square footage of one thousand two hundred square feet
4. **External appearance:** The accessory dwelling unit shall not alter the appearance of the structure as a single-family residence. There shall be no external evidence of occupancy by more than one (1) family, such as two (2) front doors. The architectural style, building materials and building colors of an accessory dwelling unit shall be compatible and consistent with the architectural style, materials, and color of the primary building.
5. **Sale of principle dwelling:** An accessory dwelling unit shall not be sold separately from the sale of the principle dwelling located on the same lot.
6. **Owner occupied:** The property owner shall live within the home or detached structure located on the property containing the accessory dwelling unit.
7. **Number of units:** A maximum of one (1) accessory dwelling unit may be established as a secondary use to a detached single-family dwelling.
8. **Dimensional standards:** Accessory dwelling units shall comply with required building height, setbacks and all applicable dimensional standards listed in VZC 15.64 Table of Uses and Development Standards for attached or detached accessory buildings.
9. **Utilities:** An accessory dwelling unit shall be served by, the same water, sewer, electrical, and gas meters that serve the primary building. No separate utility lines, connections, or meters shall be allowed for an accessory dwelling unit.
10. **Parking:** A single-family dwelling with an accessory dwelling unit shall provide a minimum of four (4) onsite parking spaces located on a paved surface or approved driveway. Only driveways or parking pads containing a minimum length of eighteen feet (18') may be counted toward required onsite parking. The minimum length of a driveway counting toward onsite parking shall not include any land associated with street rights-of-way, sidewalks or public property/access. All onsite parking spaces shall contain a minimum width of eight feet (8'). Property owner parking shall not be parked tandem with tenant parking and tenant parking shall not be parked tandem with owner parking. The area dedicated to onsite parking and driveway surfaces shall be limited in compliance with VZC Section 15.38.030(2)(b).
11. **Addresses:** The single-family dwelling and accessory dwelling unit shall have unique addresses.
12. **Entrance:** Entrances and access to the accessory dwelling unit shall meet applicable building and fire codes.. Only one (1) front entrance of the primary home shall be visible from the front yard.
13. **Application:** An accessory dwelling unit application may only be approved if the property meets the standards listed in this section. An accessory dwelling unit shall not be authorized on a property that has outstanding ordinance violations or unpaid taxes.
14. **Business License:** All Accessory Dwelling Units shall maintain a Vineyard City Business License to be renewed biennially, subject to property inspection for code compliance by a Vineyard City staff member.
15. **Home Occupation:** Only one dwelling on the property may obtain a "with impact" business license. For the purposes of this section, an accessory dwelling unit business license is not considered a "with impact" business.
16. **License Denial or Revocation:** If an Applicant is found to have active code violations, their application will be denied or deferred until the violation is abated or resolved. Approved licenses will be revoked as a consequence of an occupancy related zoning violation.
17. **Compliance with adopted codes:** Accessory dwelling units shall meet all requirements of the adopted Building Code and other applicable city ordinances and regulations.

**SECTION 37: AMENDMENT** "15.34.080 Supplementary Requirements For Residences For Persons With A Disability That Are Substance Abuse Facilities And Are Located Within Five Hundred (500) Feet Of A School" of the Vineyard Zoning Code is hereby amended as follows:

#### AMENDMENT

15.34.080 ~~Supplementary Requirements For~~ Residences For Persons With A Disability That Are Substance Abuse Facilities And Are Located Within Five Hundred (500) Feet Of A

School

**SECTION 38:** **AMENDMENT** "15.34.090 Supplementary Requirements For Residential Facilities For Elderly Persons" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.090 ~~Supplementary Requirements For~~ Residential Facilities For Elderly Persons

**SECTION 39:** **AMENDMENT** "15.34.110 Household Pets" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.110 Household Pets

The keeping of household pets for noncommercial purposes shall comply with the following requirements:

1. All household pets shall be kept in such a manner that they do not disturb the peace, comfort, or health of any person or animal.
2. Yards, shelters, cages, areas, places, and premises where they are kept shall be maintained so that flies or odors do not disturb the peace, comfort, or health of any person or animal.

**SECTION 40:** **AMENDMENT** "15.34.120 Domestic Livestock And Fowl" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.120 Domestic Livestock And Fowl

The keeping of domestic livestock, limited to the domesticated horse (*Equus caballus*), domesticated cattle (*Bos taurus* and *Bos indica*), domesticated sheep (*Ovis aries*), domesticated goat (*Capra hircus*) and domestic fowl, but excluding the keeping of pigs (*Suidae*), shall be allowed subject to the following:

1. The keeping of domestic livestock and fowl may be allowed as a Permitted Use in the A-1, R&A-5 and single-family residential Zoning Districts, subject to the provisions of this Section.
2. No domestic livestock shall be kept on any lot located in an A-1, R&A-5 and single-family residential Zoning Districts where the lot or parcel size is less than one acre (43,560 square feet).
3. The number of domestic livestock that may be kept where the lot or parcel size is not less than one acre shall comply with the following::
  - a. Limited to a maximum of two (2) domestic animals for every 43,560 square feet of lot or parcel size.
4. The number of domestic fowl for the purpose of laying eggs that may be kept shall be limited on the size of the lot or parcel as follows:
  - a. Greater than one acre (43,560) square feet, up to twenty-five (25) chickens
  - b. Between ten thousand five hundred (10,500) square feet and one acre (43,560) square feet, up to eight (8) chickens
  - c. Between five thousand five hundred (5,500) square feet and ten thousand five hundred (10,500) square feet, up to six (6) chickens.
 A minimum of three (3) chickens is encouraged

Lot Size	Number of Domestic Fowl
5,500-10,500 sf	3-6
10,500-43,560 sf	8
43,560 sf	25

~~Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions:  
 The enclosed area shall include a covered, ventilated, and predator-resistant coop. The coop shall be located in a rear yard at least twenty (20) feet from any property line, and further than thirty (30) feet to any residential structure located on adjacent lots. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and predator-proof containers. Slaughtering of domestic fowl is prohibited. Roosters are~~

~~prohibited. The sale of baby domestic fowl and poultry is prohibited. The coop shall have a minimum floor area of at least three (3) square feet per domestic fowl. The chicken run shall have a minimum floor area of at least eight (8) square feet per domestic fowl. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line. No domestic fowl shall be permitted to roam outside the coop or enclosed area. The sale of eggs is only permitted in accordance to the Utah Department of Agriculture requirements.~~

5. Domestic fowl shall be confined within a secure outdoor enclosed area and are subject to the following conditions.
  - a. The enclosed area shall include a covered, ventilated, and predator-resistant coop.
    - i. The coop shall have a minimum floor area of at least three (3) square feet per domestic fowl.
    - ii. The chicken run shall have a minimum floor area of at least eight (8) square feet per domestic fowl.
  - b. The coop shall be located in a rear yard at least twenty (20) feet from any property line, and further than thirty (30) feet to any residential structure located on adjacent lots.
    - i. The coop and enclosed area shall be maintained in a neat and sanitary condition and shall be cleaned as necessary to prevent any odor detectable at a property line.
    - ii. No domestic fowl shall be permitted to roam outside the coop or enclosed area.
  - c. Any feed used for the domestic fowl must be stored and dispensed in a rodent- and predator- proof containers.
  - d. Slaughtering of domestic fowl is prohibited.
  - e. Roosters are prohibited.
  - f. The sale of baby domestic fowl and poultry is prohibited.
  - g. The sale of eggs is only permitted in accordance to the Utah Department of Agriculture requirements.
6. Care of Domestic Fowl. The City shall provide residents with resources regarding: the care of domestic fowl, code enforcement and compliance, and how to remove unwanted domestic fowl.
7. Domestic livestock, fowl, and other animals, but excluding all Prohibited Animals, may be kept on lots of five (5) acres or larger, and located in the A-1 and R&A-5 Zoning Districts, without restriction on the type or number of domestic livestock or animals kept.
8. Residents who have kept domestic livestock on legal lots smaller than one (1) acre (43,560 square feet) and who have those animals legally on the effective date of this Ordinance shall not be in violation of this Ordinance. However, the number of animals being kept shall not be increased, and the nonconforming use shall be deemed to have ceased when the keeping of domestic animals has been discontinued for a minimum period of one (1) year.
9. No barn, stable, shelter, corral, pen, or run in which domestic livestock are maintained shall be closer than one hundred (100) feet to any residential structure located on adjacent lots.
10. The required minimum side yard and rear yard setbacks for the zone in which a barn, stable, shelter, corral, pen, or run is located shall be met, or twenty (20) foot side and rear yard setbacks shall be provided, whichever is greater.
11. All yards, barns, shelters, cages, coops, areas, places, and premises where domestic livestock, animals, or fowl are kept shall be maintained in a clean and sanitary condition so that flies, dust, or odors do not disturb the health of any person or animal or create a nuisance to any adjoining property.
12. All pens, yards, shelters, cages, coops, areas, and premises where animals are held or kept shall be maintained so that no flies, insects, or vermin, rodent harborage, odors, ponded water, the accumulation of manure, garbage or other noxious materials do not disturb health and safety of any person or animal.

**SECTION 41: AMENDMENT** "15.34.125 Beekeeping" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.125 Beekeeping

Purpose: The purpose of this section is to authorize beekeeping subject to certain requirements intended to avoid problems that may otherwise be associated with beekeeping in populated areas.

1. Certain Conduct Unlawful. Notwithstanding compliance with the various requirements of this section, it shall be unlawful for any person to maintain an apiary or keep any colony on the property in a manner that threatens public health and safety, or creates a nuisance. For the purposes of this section, a colony or apiary constitutes a nuisance when:
  - a. The honeybees travel to any neighboring property to such an extent that the residents of the property are unable to fully enjoy the use of their property without coming into conflict with the honeybees.
2. Hives on Residential Lots. Beehives shall not be permitted in multifamily districts or projects. The number of hives permitted on a lot shall be determined by lot size as determined below:

Lot Size	Nu mbe r of Hiv
-------------	--------------------------

	es
Less than 5,000 square feet	Two (2)
Between 5,000 and 10,000 square feet	Three (3)
10,000 plus square feet	Five (5)
Agricultural Zones	Unlimited

3. A person shall not locate or allow a hive on property owned or occupied by another person without first obtaining written permission from the owner or occupant.
4. Beekeeper Registration. Vineyard residents may keep honeybees on their property in accordance with this section. Beekeepers shall submit an application to the city. Beekeepers shall also register with and obtain any necessary licenses from the Utah Department of Agriculture and Food for beekeeping and shall follow all City ordinances and State and Federal laws and regulations that govern and regulate beekeeping, such as those found in Title 4, Chapter 11 of the USC.
5. Species Allowed. Beekeepers are allowed to keep honeybees as defined within this Title.
6. Hives.
  - a. May only be located in the rear yard of any single-family residential lot.
  - b. Honeybee colonies shall be kept in hives with removable frames which shall be kept in sound and usable condition.
  - c. Hives shall be placed at least three (3) feet from any property line and twenty (20) feet from any dwelling unit, and six (6) inches above the ground, as measured from the ground to the lowest portion of the hive.
  - d. Each hive shall be conspicuously marked with the owner's name, address, telephone, number, and state registration number.
7. Flyways. A flyway barrier is required to be established and maintained around the hive except as needed to allow access. A flyway may consist of the following:
  - a. A six (6) foot high solid fence that encloses the entire rear and side yards of the property, or;
  - b. A solid wall, a fence, dense vegetation, or a combination thereof, and must extend at least three (3) feet beyond the hive in each direction and contain a height of six (6) feet. Such flyway may not violate any other provision within the VZO.
8. Water. Each beekeeper shall ensure that a convenient source of water is available to the colony continuously between March 1 and October 31 of each year. The water shall be in a location that minimizes any nuisance created by honeybees seeking water on neighboring property.
9. Beekeeping Equipment. Each beekeeper shall ensure that no bee comb or other beekeeping equipment is left upon the grounds of an apiary site. Upon removal of a hive, all such equipment shall be promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.

**SECTION 42: AMENDMENT** "15.34.150 Home Occupations" of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.150 Home Occupations

The following regulations are established to provide minimum standards for the establishment and operation of home occupations.

1. Purpose and Intent

- a. To encourage the majority of business activities to be conducted in appropriate commercial zones. Business activities may be conducted within a residence on a limited basis if such activities comply with the standards of this ordinance. The use should be conducted so that neighbors, under normal conditions, would not be aware of its existence. Home occupations are a temporary

privilege which can be revoked if disruption of the residential neighborhood occurs.

## 2. Definitions

- a. Home Occupation: The use of a residential dwelling for commercial activities; these activities must be clearly secondary to the primary residential use.
- b. Customer: Any person visiting the home occupation for a business related activity or purpose, including, but not limited to, clients, students, delivery personnel, and spectators. Each individual represents a separate customer regardless of any relationship or corporate affiliation that may exist between them.
- c. Employee: Any individual who works for the home occupation business, regardless of whether they are paid or not.

## 3. Home Occupation - without Impact

- a. A home occupation that only involves persons and related persons working on the premises or routinely operating from the premises who are permanent residents of the dwelling and where no customers are permitted.
- b. Business include non-impacting uses such as home-based office, clerical work, sales and crafting.
- c. Home Occupations without impact are exempt from the minimum parking requirements.

## 4. Home Occupation - with Impact

- a. A home occupation that involves the permanent resident(s) of the dwelling with a maximum of one (1) non-resident working on the premises at any point in time, and where customers are received.
- b. Is limited to only one (1) customer at a time and by appointment only.
- c. Visitors in conjunction with the home occupation shall be permitted only between the hours of 8.00 a.m. and 8.00 p.m.
- d. Permitted activities include but are not necessarily limited to the following:
  - i. Personal care services, crafting, home cooking and sales.
  - ii. Music lessons, tutoring and general education instruction.
  - iii. Animal hobby breeders and pet grooming.
- e. The following professions and uses are not permitted: (See Definitions VZC 15.60.020)
  - i. Medical Practitioner
  - ii. Medical Spa
  - iii. Veterinarian Services, Animal boarding, Pet Day Care
- f. If there are more than one (1) home occupation business licenses with impact in the same home, the aggregate impact shall not exceed the impact and regulations of one (1) home occupation.
- g. Non-profit organizations with impact that are located within a home must follow the standards in this section.

## 5. Home Occupation - Day Care

- a. As defined in the Vineyard Zoning Code Section 15.60.020 Definitions "Home Day Care" and must meet the following requirements:
  - i. The day care service provider may have only one (1) non-resident employee.
  - ii. Day care program shall be permitted only between the hours of 7:00 a.m. and 8:00 p.m.
  - iii. Home day-care shall be in compliance with the District Use Table (VZC 15.12.050) regarding number of children permitted.

## 6. Home Occupation - Preschool

- a. As defined in the Vineyard Zoning Code 15.60.020 Definitions "Home Preschool" and must meet the following requirements:
  - i. Only a maximum of two (2) sessions is permitted per day
  - ii. Preschool program shall be permitted only between the hours of 8:00 a.m. and 8:00 p.m.-
  - iii. Home preschools shall be in compliance with the District Use Table (VZC 15.12.050) regarding number of children permitted.

## 7. Home Occupation - Group Instruction

- a. Group Instruction requires a conditional use permit
- b. Group instruction shall be limited to six (6) customers.
- c. Five (5) off-street parking spaces shall be required

## 8. Noncompliance

- a. ~~Veterinarian office, kennel or any similar animal services and m.~~
- b. Vineyard may require inspections of the home occupation to determine compliance with conditions at any point with prior notification to the occupants.
- c. See VMC 5.02.100 regarding the revocation or denial process of a business license due to noncompliance.

## 9. The following e Conditions that apply to all Home Occupation types:

- a. Incidental/Secondary – The home occupation must be clearly incidental and secondary to the principal use as a residence by the person conducting the occupation.
- b. Exterior – No home occupation shall alter the exterior of the home to differ from the residential use of colors, materials, construction, character, or lighting. A salesroom or display window is prohibited.
- c. Storage – All equipment, supplies and materials used in business must be stored inside the home or legal accessory structure. External storage of materials or products is prohibited outside of the dwelling unit.
- d. Outdoor Activity – All home occupation activity shall be carried out within the home or legal accessory structure and shall not be observable by the general public from the street in front of the residence. Garage doors shall remain closed while business activity is conducted therein.
- e. Parking – Clearly marked driveway and/or garage dimensions (or a scaled site plan) showing a total of four (4) parking spaces onsite, with a dimension of 8' wide by 18' deep each. Home Occupations with Impact, Preschools and Daycare must meet the minimum four (4) onsite parking spaces. If the home

occupation is located within a multi-family dwelling, the requirement is two (2) parking spaces. Vehicles used by the business (other than passenger cars without signage) shall not be parked on the site, unless enclosed parking is utilized to shield the vehicles from view. Home occupations without impact do not need to meet these parking requirements.

- f. Nuisances – No machinery, ~~or~~ equipment, or practice shall be permitted that produces noise, noxious odor, vibration, fumes, smoke, glare, electrical interference or radio or electromagnetic interference beyond the boundary of the property. Only general types and sizes of machinery that are typically found in dwellings for hobby or domestic purposes shall be permitted. Storing or usage of flammable, explosive, or other dangerous materials in connection with a home occupation is prohibited.
- g. Signs – There shall be no use of show windows, business display or advertising visible from outside the premises except a name plate attached to an exterior door that does not exceed one (1) square foot.
- h. Off-Site Employees – Any home occupation may utilize employees to work off-site. The off-site employee, volunteer, ~~hiree,~~ or any other person engaged with the home occupation shall not come to the home for purposes related to the Home Occupation Business License.
- i. Multiple Home Business Licenses – More than one home business license may be issued for a residence, provided that the home businesses or the accumulative effects of the home businesses do not violate the Zoning Ordinance for Home Occupation.
- j. Floor Area – With the exception of Home Day Cares and Preschools, ~~the~~ home occupation shall be conducted completely indoors. The total amount of floor area used for a home occupation shall not be greater than 25% of the total floor area of the principal dwelling unit including attached garages and accessory structures. Home Day Cares and Preschools may occupy up to 35% of the total floor area.
- k. Utilities - The home occupation shall not have demand of municipal or utility services or community facilities in excess of those usually and customarily provided for residential uses, including the use of the public right of way.

10. License Requirements: The following items shall be submitted to the city business licensing office in applying for a home occupation business license with acknowledgement of the following conditions: ~~under:~~

- a. Application forms as provided by the city and the associated fee as listed in the fee schedule.
- b. Description of the nature of the home occupation and information as requested in the application.
- c. Must meet the building code and its accessibility requirements.
- d. Sketch of the site plan of the property and the floor plan of the dwelling and the area to be devoted to the home occupation (with impact, day care, preschool) with dimensions and area calculations.
- e. List of materials and equipment to be used.
- f. Hours of operation and the number of customers, vehicle trips and deliveries to be made each day.
- g. Other government approvals required for conducting the home occupation.
- h. Proposed remodeling needed to conduct the home occupation and whether a city building permit will be required.
- i. Signed affidavit by the applicant that all requirements and conditions of the city will be followed.

The license shall not be issued unless the city is satisfied that the applicant will meet all of the conditions and that the applicant has agreed in writing to comply with all said conditions.

★

**SECTION 43:**AMENDMENT “15.34.160 Swimming Pool Enclosures” of the Vineyard Zoning Code is hereby *amended* as follows:

#### A M E N D M E N T

#### 15.34.160 Swimming ~~Pool Enclosures~~ Pools

1. All swimming pools, or other artificially created pools more than eighteen (18) inches deep, shall be surrounded by a protective fence or a safety cover.
  - a. If a safety cover is provided instead of a fence, it must comply with the following:
    - i. A power safety cover must comply with International Swimming Pool and Spa Code
    - ii. The cover shall be capable of being securely fastened and shall support a minimum of 485 pounds to prevent accidental access.
2. The fence shall be no less than four feet six inches (4'6") high for pools situated on property used for a dwelling.
3. The fence must be constructed of approved materials. The fence exterior shall be smooth (free of projections which would aid climbing) and shall have no opening which exceeds four (4) inches in horizontal dimension.
4. Gates shall be constructed of approved materials, shall be self-closing, self-latching, and not over four (4) feet wide. Latching hardware shall be installed at a height of not less than fifty-two (52) inches.
5. Space adjacent to the exterior of the fence, which falls within the area described by a radius equal in length to the height of the enclosure, and centered at the top of the enclosure fence, must be kept clear of all natural or man-made objects which could be

- used to gain access into the enclosure.
6. Outdoor Jacuzzi tubs, or other similar small pools, may be protected by a solid locking cover in lieu of a fence. In the absence of a solid locking cover, the requirements for a fence provided by this Section shall be observed.
  7. Access to indoor pools shall be restricted by the surrounding structure in a manner that is at least as secure as provided for outdoor pools, as provided by this Section.

**SECTION 44: AMENDMENT** “15.34.180 Mixed-Use Self-Storage” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.34.180 Mixed-Use Self-Storage

This Section is provided to insure self-storage facilities are incorporated into traditional retail environments and within close proximity to residential land uses while mitigating adverse impacts often associated with self-storage through the establishment of development standards.

1. **Location:** Mixed-use self-storage facilities are allowed in zoning districts as specified in Table 32-1 Table of Uses.
2. **Process:** Mixed-use self-storage facilities shall follow the required process outlined in Table 32-1 Table of Uses. If a conditional use permit is required, the process outlined in VZC 15.30 Conditional Uses shall apply.
3. **Design:**
  - a. Mixed-use self-storage facilities shall contain a minimum of 1,500 square feet or 10%, whichever is greater, of the ground floor area dedicated to principle use which is unrelated to and not an accessory use of the self-storage use of the facility.
  - b. At a minimum, 50% of the street facing ground floor frontage of the building shall be dedicated to a principle use which is unrelated to and not an accessory use of the self-storage use of the facility.
  - c. All buildings shall have a minimum of 15% transparency on all floors, which shall consist of functioning windows that provide visibility into the building from the public right-of-way or adjacent properties.
  - d. All mixed-use self-storage facilities shall contain a minimum of two stories.
  - e. All building facades shall have the appearance of an office, residential and/or retail building through the use of doors, windows, awnings, canopies and other appropriate building elements.
  - f. The front facade of the building shall front on the street providing access to the site and be designed to have ample bulk and massing to screen the self-storage use.
  - g. All onsite parking shall be located to the side or rear of the mixed-use self-storage building.
  - h. External unit doors shall not be permitted on the front facade of the building and shall be screened from neighboring land uses and the public right-of-way, to an extent determined by the Planning Commission.
  - i. No outside storage of vehicles, boats, motor homes, RVs or any other materials or equipment shall be allowed at or around any mixed-use self-storage facility.
  - j. Commercial moving truck rentals shall be prohibited at mixed-use self-storage facilities. A mixed-use self-storage facility shall be allowed to have no more than two private trucks owned by the facility and available to the renters of units within the facility only. Moving trucks meeting the above regulation shall be stored out of sight from the public right-of-way.

**SECTION 45: AMENDMENT** “15.34.190 Drive-Thru Facilities” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

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'). The stacking length may be required to be increased based on the results of a traffic and queuing study.
  - 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. Queuing lanes shall not be located adjacent to the primary pedestrian entrance nor block required back out areas for adjacent parking spaces.
  - h. 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.
  - i. Buildings with a drive-thru facility shall not contain parking or drive aisle between the front building facade and street right-of-way.
  - j. Buildings with a drive-thru shall contain a building entrance on the building side facing the front yard.
  - k. Buildings may contain exterior dining areas, gathering spaces and landscaping between the building's street-facing facade and the sidewalk.
  - l. 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.
  - d. A variety of appropriate building materials shall be utilized within an overall design concept for all building sides and components.
- 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 screen 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.
- 7. Pedestrian Access and Crossings.** Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous five (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.
- 8. Hours of Operation.** When located on a site within one hundred (100') feet of any residential building, measured from the proposed drive-thru facility to the nearest portion of a residential building, 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.
- 9. Signage.** Menu boards and other signage shall be permitted in accordance with the provisions of VZC 15.48.
- 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.
- 12. Traffic and Queuing Impact Study.** All development proposing a drive-thru shall require a traffic and queuing impact study or an updated traffic and Queuing impact study. The study shall be based on similar type uses in similar communities. The City Engineer may waive the requirement for a traffic impact study.
- 13. Mobile Food Trucks.** Any mobile food truck with a drive-thru shall meet the requirements of this ordinance.
- 14. 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(1) Drive-thru Facility

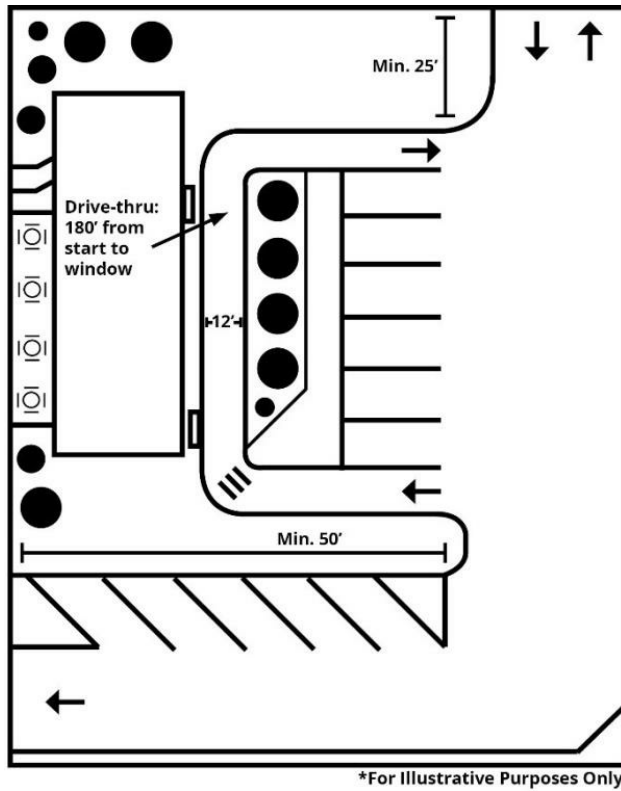


Figure 15.34.190(2) Drive-thru Facility with Front Drive Aisle

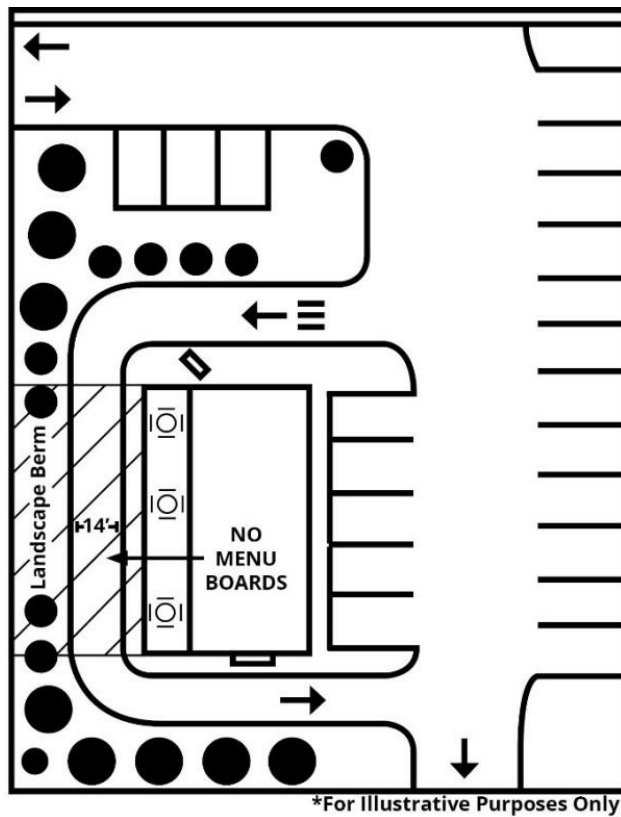


Figure 15.34.190(3) Section at Typical Screen Wall

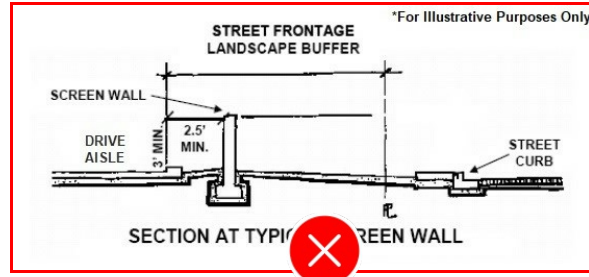
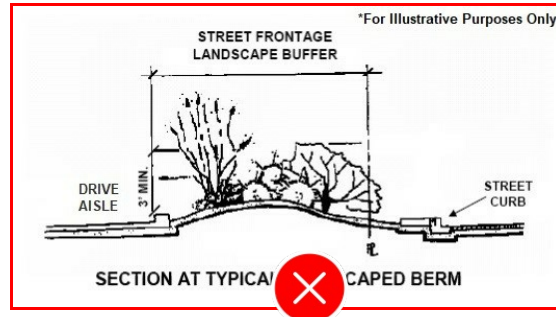


Figure 15.34.190(4) Section at Typical Landscaped Berm



**SECTION 46: AMENDMENT** "15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies" of the Vineyard Zoning Code is hereby amended as follows:

AMENDMENT

15.34.210 Cannabis Production Establishments And Medical Cannabis Pharmacies

1. Purpose: The purpose of this section is to permit the establishment of cannabis production establishments and medical cannabis pharmacies as defined in section 15.60.020 definitions of this title, subject to licensing procedures required by the State of Utah.
2. Standards.
  - a. Health and Safety:
    - i. There shall be no emission of dust, fumes, vapors, odors, or waste into the environment from any facility where growing, processing, or testing of cannabis occurs, and
    - ii. Cannabis production establishments shall meet the land use requirements for the zone in which it is located.
  - b. The following standards apply to all medical cannabis pharmacies:
    - i. No cannabis products shall be visible from outside a medical cannabis pharmacy,
    - ii. The building square footage dedicated to the retail use of the medical cannabis pharmacy shall not exceed 25% of the building or development in which it is located, and
    - iii. Medical cannabis pharmacies shall meet the land use requirements for the zone in which it is located.
3. License Requirement: No cannabis production establishment or medical cannabis pharmacy shall be established, operated, or maintained within the City without a valid business license issued the City.
4. Location: Cannabis production establishments and medical cannabis pharmacies shall be located as required by Section 15.12.050 District Use Table.
5. Regulation Precedence: If any City regulation regarding cannabis production establishments or medical cannabis pharmacies is in conflict with the Utah Code, State code takes precedence.

**SECTION 47: ADOPTION** "15.34.220 Check Cashing And Other Credit Services" of the Vineyard Zoning Code is hereby added as follows:

ADOPTION

15.34.220 Check Cashing And Other Credit Services(Added)

1. Purpose: The purpose of this section is to permit the establishment of check cashing and other credit services.
2. Standards:
  - a. Separation Requirement: No check cashing business shall be located within one-half (1/2) mile of any other check cashing business as measured in a straight line between the closest property lines of the lots on which they are

- located.
- b. No more than one check cashing business shall be allowed for every 10,000 citizens (as determined by the most recent US Census) living in Vineyard City.
- c. For the purpose of this subsection 15.34.220, each separate physical location shall count as a check cashing business.

**SECTION 48: ADOPTION** "15.34.240 Mobile Food Courts" of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.240 Mobile Food Courts(*Added*)

1. Purpose: This section is established to provide design requirements and standards for mobile food courts.
2. Standards:
  - a. A lot or area is considered to be a mobile food court if there are no less than two (2) and no more than ten (10) individual food businesses or other authorized vendors.
  - b. All mobile food courts shall require a conditional use permit and site plan application
  - c. Drive-Thru: Must following drive-thru standards
  - d. Site Plan Requirements
    - i. The location and orientation of each vendor pad.
    - ii. The location of any paving, trash enclosures, landscaping, planters, fencing, canopies, umbrellas or other table covers, barriers or any other site requirement by the International Building Code, or Health Department.
    - iii. The location of all existing and proposed activities on site.
    - iv. The circulation of all pedestrian and vehicle traffic on the site.
    - v. The mobile food court shall not occupy required parking stalls of any primary use of the sit
    - vi. The location of restroom facilities
  - e. Signage: All promotional materials or signs must be located on the property of the mobile food court. All signs are subject to the sign standards found in VZC 15.48.
  - f. Location: If the proposed mobile food court is located on an existing parking lot, the number of parking stalls for the site's primary use must not be decreased below the parking minimum in VZC 15.38

**SECTION 49: ADOPTION** "15.34.250 Retail Tobacco Specialty Businesses" of the Vineyard Zoning Code is hereby *added* as follows:

ADOPTION

15.34.250 Retail Tobacco Specialty Businesses(*Added*)

1. Purpose: The purpose of this section is to permit the establishment of retail tobacco specialty businesses
2. Definitions: Retail Tobacco Specialty Business means a commercial establishment in which,
3. Standards:
  - a. Separation Requirement: No retail tobacco specialty business shall be located within 1,000 feet of the following uses:
    - i. Any other retail tobacco specialty business as measured in a straight line between the closest property lines of the lots on which they are located.
    - ii. Community Location
      - (1) a public or private kindergarten, elementary, middle, junior high, or high school;
      - (2) a licensed child-care facility or preschool;
      - (3) a trade or technical school;
      - (4) a church;
      - (5) a public library;
      - (6) a public playground;
      - (7) a public park;
      - (8) a youth center or other space used primarily for youth oriented activities;
      - (9) a public recreational facility;
      - (10) a public arcade; or
      - (11) for a new license issued on or after July 1, 2018, a homeless shelter.
    - iii. Any property zoned for residential or agriculture
  - b. No more than one retail tobacco specialty business shall be allowed for every 25,000 citizens (as determined by the most recent US Census) living in Vineyard City.
  - c. For the purpose of this subsection 15.34.250, each separate physical location shall count as a retail tobacco specialty business.

**SECTION 50: AMENDMENT** "15.36.010 Purpose" of the Vineyard Zoning Code is hereby *amended* as follows:

AMENDMENT

15.36.010 Purpose

The purpose of this Chapter is to promote a high-level of project site planning and building design and quality consistency, sensitivity to the natural environment of the city, and to create and protect the desired community character and identity of the city. This Chapter is intended to:

1. Assist all Land Use Authorities in land use and development decision-making.
2. Provide information and direction to all property owners intending to develop land or build within the city.
3. Promote compatibility between the natural and man-made environments and minimize obstruction of significant views.
4. Promote the desired high quality site planning, building, lighting, signage, and streetscape design.
5. Promote projects that create and protect the desired community character and identity, and preserve and enhance property values.
6. Promote projects that add visual interest and attractiveness to the city through architecture, art, streetscape designs, multi-use trails, consistency in design features, and useable open space.
7. Promote projects which balance the scale of all proposed uses, buildings and structures to the project site, adjacent properties, and streets from which the project will be accessed or viewed.
8. Promote projects that reflect the historic and rural character of the city.

Design Criteria: This chapter establishes design standards intended to improve the quality and compatibility of development, particularly with regard to building design, and site design. These criteria apply to commercial, public facilities, industrial or mixed-use projects and are the minimum that will be accepted except where a different standard is imposed by the requirements of an applicable zoning classification or overlay zone.

1. Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall".

**SECTION 51: AMENDMENT** "15.36.030 Project Site Planning And Building Design Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

#### AMENDMENT

##### 15.36.030 Project Site Planning And Building Design Requirements

To meet the purposes of this Chapter, this Ordinance, and all other Land Use Ordinances, the following Design Standards ~~and Design Guidelines~~ are provided as follows:

1. ~~**Design Standards.** Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall."~~ ~~**Design Guidelines.** Design Guidelines indicate additional actions that may be taken to enhance site design and achieve greater compatibility with adjacent land uses. Guidelines use the verb "should" to signify that the guidelines are desirable objectives. Application of the guidelines will depend on the nature and location of the proposed uses or buildings, as may be determined necessary by the Land Use Authority. All Subdivision Application approvals and all Use Application approvals shall balance the scale of all proposed uses, buildings and structures to the project site, adjacent properties, and streets from which the project will be accessed or viewed. Elevation and Cross-Section drawings, photographs, or other studies or models may be required by a Land Use Authority to illustrate or fully explain how a proposed development will address these issues. All projects shall identify an overall and consistent design theme that compliments and adds to the image and identity of the city. To create and protect the desired community character and identity and preserve and enhance property values, all proposed uses shall incorporate design elements as follows:~~
1. Design Standards. Design Standards are required in addition to other standards set forth in this Ordinance and all other Land Use Ordinances and are indicated by the verb "shall."
2. **Subdivision and Project Features.** All subdivisions, multi-family developments, and other commercial projects shall include at least two subdivision and project features that add visual interest and attractiveness to the subdivision or project area and the city. Such features may include subdivisions and project entry features, public art pieces, streetscape designs, pedestrian and biking facilities and trails, consistency in design features, protection of sensitive lands features including drainage ways and wetlands areas, and useable parks and open spaces. Developers are encouraged to work with the Planning Commission and city staff in determining appropriate project features.
  - a. **Building Design.** Vineyard city encourages creative and varied architectural forms reflecting its historic rural character. The goal is that all man-made structures blend harmoniously with the natural environment. The following building design requirements shall apply:
    - View protection.** Care shall be taken to control the proportion and massing of buildings to minimize the obstruction of all views. Vertical design elements exaggerating building height and dominant rooflines shall be avoided.
    - Building massing.** In order to maximize the integration of all man-made structures and features with the natural environment and to minimize undesirable distractions, all Land Use Applications shall incorporate techniques for reducing the apparent size and bulk of proposed buildings and structures. The following methods shall be required:
3. **Coherent building design.** All sides of a building may have a visual or other impact, and shall be coherently designed and treated. A facade not related to the rest of the building shall be avoided. A consistent level of detail and finish on all sides of a

building shall be provided.

i. Continuous building wall surfaces shall be relieved with variations of wall planes or overhangs that create shadow areas and add visual interest.

All buildings shall demonstrate articulation on all facades. Horizontal facade variations shall occur at least every thirty feet (30') or along a minimum of sixty percent (60%) of the horizontal length of buildings with facades one hundred feet (100') or greater. This shall be accomplished by using methods such as:

- (1) Variation in the use of plane and elevation at minimum using enclosed

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- b. **Reduced roof mass.** The roof of a building is often the single greatest contributor to its mass and most obvious obstacle to the views from adjacent properties. Visual impact is minimized when the roof is a very shallow pitch, or a hip roof formation (sloping from the sides as well as the front and back) rather than a gabled formation (sloping from the front and back only).
- i. **Varying roofline.** Variation in the roofline is an effective means of harmonizing buildings with their surroundings by blending its line and form. All buildings shall include varied rooflines in order to reduce roof mass, add architectural interest and avoid the appearance or sense of monotonous roofline expanses by:
- (1) Providing roofline and parapet variations where there are long, continuous, and undisturbed rooflines fifty feet (50') or longer; and
  - (2) Using materials and colors on the back of false fronts, parapets, cornices, or other parts of the building which extend beyond the roofline that are similar to the rest of the building so that the building appears cohesive from all views.
- ii. **Visual patterns.** All buildings shall have shadow-relief created by recesses and projections. All buildings shall have a minimum of one recess or projection to provide shadow relief. Building facades greater than one hundred feet (100') in length shall have a recess or projection occur at least every one hundred feet (100'). Recesses may include courtyards, entryways, or boxed window openings, along the exterior of the building. Projections may include stairs, balconies, entrances, or bays. Covered walkways, porches, breezeways, patios, trellises, landscape areas, and wide roof overhangs may count as a recess or projection if approved by the City Planner are encouraged to produce shadow effects. Large, unbroken expanses of exterior walls shall be avoided.
- iii. **Architectural details.** Surface details, ornaments, and other building elements that enrich the character of a building are required, encouraged. Attention to detail, including all building and architectural design elements shall be required. All buildings shall utilize two (2) or more of the following architectural details; are desirable and encouraged:
- (1) Stonework.
  - (2) Exposed beams and columns.
  - (3) Cornices, moldings, bands, pop-outs, decorative vents, cast or sculpted features.
  - (4) Covered entries, patios, walkways, breezeways, bays, and balconies.
  - (5) Enclosed courtyards and patios, trellises, landscape areas and wide roof overhangs.
  - (6) Accessories such as art features, benches, pots, lamps, artwork, and sculptures.

4. **Building Additions.** Additions less than fifteen percent (15%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment. Proposed additions to existing buildings shall incorporate the predominant architectural features, materials, and colors of the existing buildings. If the proposed addition(s) exceed fifteen percent (15%) of the existing on-site building(s) or exceed seven thousand five hundred (7,500) square feet, whichever is less, the entire site must comply with current building design requirements.
5. **Accessory Buildings and Structures.** Accessory buildings and structures may be approved as a minor site plan amendment. Materials used for all accessory buildings, structures and fences shall be compatible with the building materials and colors of the primary structure. If the proposed accessory building(s) and structure(s) is greater than amounts stated below, the entire site must comply with current building design requirements. An increase in square footage must meet the required Parking Requirements.
- Multi-family Residential Accessory Buildings and Structures.** Accessory buildings and structures less than ten percent (10%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment. No accessory structure may contain additional dwelling units.
  - Commercial Accessory Buildings and Structures.** Accessory buildings and structures less than fifteen percent (15%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.
  - Mixed-Use Accessory Building and Structures.** Accessory buildings and structures less than ten percent (10%) of the existing on-site building(s) or less than seven thousand five hundred (7,500) square feet, whichever is less, shall be approved as a minor site plan amendment.
6. **Mechanical Equipment.** Air conditioning units, generators and other auxiliary mechanical and building equipment shall be placed at locations where they will be least intrusive in terms of noise, appearance, and odors, particularly for adjacent properties and public rights-of-way. Screening walls, landscaping, and other screening treatments shall be used so all required mechanical equipment is screened from public streets and adjoining properties. All building-mounted or roof mounted mechanical or communications equipment shall be the same color as the roofing or parapet materials, to make it as unobtrusive as possible. If located on or adjacent to a building wall, the color of all mechanical and communications equipment shall have blend with the same color and design details of the building.
7. **Building Location.** The location of all new buildings and structures shall incorporate the following building design principles:
- Sensitivity to Adjacent Buildings.** All site plans shall demonstrate design sensitivity to adjoining structures. New buildings shall not overpower existing buildings. Attention to building height, rooflines, and grade changes will help provide continuity with adjacent and neighboring buildings.
  - All project and building plans shall provide for the integration of the existing, or planned, pedestrian and vehicular circulation patterns, protect views, and be harmonious with the adjacent building designs, styles, and size.
  - All project and building plans shall allow for, and provide interconnected streets, walkways, trails, and parking areas, as applicable.
  - All buildings shall have an orientation to the street(s) to which it has frontage to encourage a pedestrian relationship, by providing at least one main building entrance that faces a public street. This shall be accomplished through the use of at least three (3) of the following near entrances:
    - A prominent architectural feature that is unique to the overall building design;
    - Complementary yet differing building materials or colors;
    - Pedestrian amenities that may include patios, porches, special paving treatments, seating areas, or awnings; or
    - Increased landscaping near the entrance. ~~Building placement shall allow interconnected walkways and shared site accesses, as applicable, for increased convenience, accessibility, and enhanced safety for pedestrians.~~
8. **Pedestrian Scale.** ~~Regardless of overall building size, elements and facades at the pedestrian level shall achieve a sense of human scale and create visual interest at eye-level. Buildings that contain more than one story or that are above twenty feet (20') in height shall provide a clearly articulated and more detailed base that relates to pedestrians. The base must include one of the following design elements:~~
- Use of transparent material;
  - Use of brick or masonry;
  - Detailed architectural features; or
  - Another element approved by the City Planner.
9. **Building Materials and Textures.** ~~All building and structures shall incorporate the following building design principles. Exterior building materials shall be similar to and compatible with those found in a rural setting:~~
- Restraint should be used in the number of different exterior building materials selected. ~~At least sixty percent (60%) of each building's finished face shall be a primary material.~~
  - Each building shall be completed on all sides with acceptable finishing materials. Primary materials are: Masonry, wood siding, board and batten, lap siding, exposed wood structural members, brick, stone, colored textured block, glass, wood, and other materials of comparable quality as approved by the City Planner. Secondary materials may include: aluminum composite material panel systems, stucco, and other materials of comparable quality as approved by the City Planner.
  - Doors, glass, and roofing materials shall not be included in the calculations of primary materials.
  - All projects shall submit color elevations that call out the specific building

material type and color. The City Planner may require actual samples of exterior surface materials in order to verify quality of material and conformance with the standards found within this section.

10. **Building Material Color and Finishes.** ~~Color is an important and effective way to create harmony with the natural landscape and minimize the visual impact of structures. Color variation using compatible hues can reduce the apparent scale and building mass:~~
  - a. ~~All building materials and colors shall minimize the impact of buildings on the natural setting. All exterior building colors shall be subdued earth tones and muted colors that blend and do not contrast with naturally occurring colors.~~ Retaining walls, wall extensions from buildings, and all walls and fences shall be the same or compatible color and materials, as the main building.
  - b. **Building Finishes.** High gloss paints, factory finished metals or other materials which increase visual impacts, and aluminum, white or reflective roofs are prohibited. Matte finishes are recommended. Chimneys, flues, vents, gutters, down spout, mechanical and electrical equipment, railings, window shading devices and other exterior devices shall be similar in intensity of color to surrounding surfaces of the building, unless they are a special building design feature. In such cases, a subdued accent color may be acceptable. Accent colors shall cover less than 5% of any given facade. Bright, glossy, fluorescent color schemes and mirrored or other highly reflective glass is ~~prohibited, strongly discouraged.~~
11. **Subdivision and Site Design and Layout.** All subdivision and site plans shall recognize and preserve, as much as practicable, the natural features and sensitive areas occurring on the site. All subdivisions and other projects shall demonstrate efficiencies in the provision of infrastructure, including reductions in hard-surfaced areas, land disturbance, and the retention of existing vegetation, as practicable.
  - a. Subdivision and site design and planning shall include the following principles:
    - i. All buildings and structures shall be arranged to preserve and provide open space and to protect views. The locations of all buildings and structures shall recognize the existing topography and natural features of the site. All natural features shall be preserved, as practical, and integrated into the subdivision or site plan design.
    - ii. Provide an interconnected system of open space areas. The locations of all buildings and structures shall allow and provide areas of open space and landscaping to connect with similar open spaces and landscaping areas existing, or planned to be located, on adjacent properties.
    - iii. Pad buildings in commercial developments, including service stations, convenience stores, restaurants, auto maintenance facilities and similar uses shall be designed in a compatible architectural style and shall incorporate similar materials, colors and landscaping as the primary development.
12. **Site Access.** The location and number of access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles shall be designed to maximize safety and convenience, and should be harmonious with proposed and neighboring buildings.
  - a. Drive-thru aisles shall follow the provisions in Section 15.34.190.
13. **Noise Impact.** Subdivision and site design shall include provisions for limiting noise, particularly to adjacent property. The occupants of a development should be protected from noise from both outside and within the site through screening, setbacks, and building materials. Noise generating uses and equipment shall be located and buffered to minimize site and off-site impacts.
14. **Views.** Due to the community quality and character created by the surrounding scenic beauty, it is essential that the city and all subdivision and site plan designs preserve general access to significant views. These views include Mount Timpanogos, Provo Canyon, West Mountain, and Utah Lake. A view corridor analysis may be required by the City Planner.
15. **Landscape Design Standards.** Landscape improvements shall be an integral element of all subdivision and site plan designs. Landscaping shall complement the architecture of all proposed buildings and structures and provide visual interest and variety, provide screening elements, provide year round site beautification, blend with the natural landscape and highlight building design features. Landscape designers shall recognize the following landscape design principles with Landscape Plan(s):
  - a. ~~**Landscape Buffers.** Landscape buffers between dissimilar or conflicting land uses shall be provided. Landscape buffers shall be provided for off-street parking and service areas and these areas shall be screened from public streets.~~
  - b. **Transitional Landscaped Areas.** Where new development adjoins areas of natural open space, a soft transitional edge shall be provided to create a gradual transition between the natural open space area and the new development.
  - c. **Landscape Materials.** All proposed plantings and site materials should be consistent with (but not uniform) and of a similar scale with existing natural neighboring landscape, and adjacent streetscape areas where appropriate. Drought tolerant "xeriscape" landscaping is encouraged. Landscaping improvements may also include berming, contouring, rocks, and boulders.
  - d. **Plant Size, Spacing, and Scale.** The size and spacing of landscape elements shall be consistent and establish a coordinate relationship to any existing or proposed streetscape plantings. The size and spacing of landscape elements shall also be of appropriate scale and character to all proposed buildings, structures, and features.
  - e. **Streetscape Landscape Treatments.** All streetscapes shall create an attractive public space design and include street tree plantings, landscaping and other treatments and improvements, including consistency in street

lighting, pedestrian lighting, public art and pedestrian and biking facilities and street furniture.

f. Landscape Accessories: All developments shall include at least one of the following accessories: art features, benches, pots, lamps, artwork, and sculptures, or other accessory as approved by the Planning Commission.

g. All site plans shall follow the Landscaping Design Standards and Requirements in Section 15.40.080.

16. **Walls, Fences, and Other Visual Barriers.** Walls, fences, and barriers located adjacent to all public rights-of-way shall be constructed of long-lasting durable materials. Walls, fences, and barriers that create a continuous surface greater than thirty (30) feet in length shall be softened visually with acceptable landscaping or other treatments. Berms, boulders, and vegetation masking are effective substitutes for walls and fences. Walls, fences, and barriers located to separate individual lots should be constructed of materials that are compatible with the residence.
17. **Non-vegetative Ground Cover.** Non-vegetative ground cover treatments may include rocks and small stones, granite, and bark. Areas of non-vegetative ground cover materials shall be broken up and interspersed with plant materials.
18. **Landscape Maintenance.** All landscape plans shall demonstrate that long-term maintenance factors have been considered in the landscape design. For example, irrigation systems shall be designed to achieve low maintenance and efficient water consumption.
19. **Site Lighting Standards.** To protect views of the night sky, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting may provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded or hooded so that no light is allowed to spill or trespass onto adjacent properties.
  - a. Warm lighting colors are encouraged. Blue white colors of fluorescent and mercury vapor lamps are prohibited.
  - b. All exterior lighting should be reduced to the minimum levels necessary for safety and security purposes. The use of motion sensors and timers is encouraged.
  - c. **Parking Lot Lighting.** Minimum adequate lighting should be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking area lighting shall be integrated with landscape features. The height of pole-mounted fixtures shall be held to a minimum practical height, but not exceeding twenty (20) feet.
  - d. **Indoor Lighting.** Indoor lighting shall not be provided or constructed to provide lighting for any outdoor areas.
20. **Project, Site and Building Sign Standards.**
  - a. **General Considerations.** The placement and design of all allowed signs shall be found to be compatible with the development project and with the surrounding area. Signs shall be provided as an integral site and building design element and shall be compatible with the style of the buildings in terms of location, scale, color, and lettering style.
  - b. **Safety.** Signs should be located so they comply, at a minimum, with the clear view requirements, as provided herein.
  - c. **Sign Materials and Colors.** All sign materials shall be compatible with building materials and colors. The illumination of all signs shall be accomplished in a manner that focuses light on the sign and fully shields the light source.

**SECTION 52: AMENDMENT** "15.38.030 Parking Requirements" of the Vineyard Zoning Code is hereby *amended* as follows:

#### A M E N D M E N T

##### 15.38.030 Parking Requirements

1. Off-street parking spaces shall be provided according to the following provisions and standards.
  - a. **General Provisions**
    - i. **Floor Area.** The term "floor area" for the purpose of calculating the number of required parking spaces shall be the "Gross Floor Area" of the structures plus defined exterior use areas except as may be provided or modified herein.
  - b. **Change of Use or Occupancy of Buildings.** Off-street parking and loading spaces as required herein shall be provided at the time of any new uses of land or construction of a new building. Any change of use or occupancy of any building or buildings, including additions thereto, requiring more parking shall not be permitted until such additional parking spaces as required by this Section are provided.
  - c. **Parking for a Residential Use.** Off-street parking facilities for residential uses shall be utilized solely for the parking of licensed and operable passenger vehicles owned by the occupants of the residence or the parking of passenger automobiles by guests of said occupants.
  - d. **Accessible Parking**
    - i. Accessible parking for non-residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Utah Americans with Disabilities Act (Utah ADA) and International Building Code (IBC) as amended.
    - ii. Accessible parking for multiple-family residential developments shall be provided in conformance with the Americans with Disabilities Act (ADA), Federal Fair Housing Act (FFHA) and International Building Code (IBC) as amended.

e. **Parking Stall Dimensions.** The following shall be the minimum parking stall size:

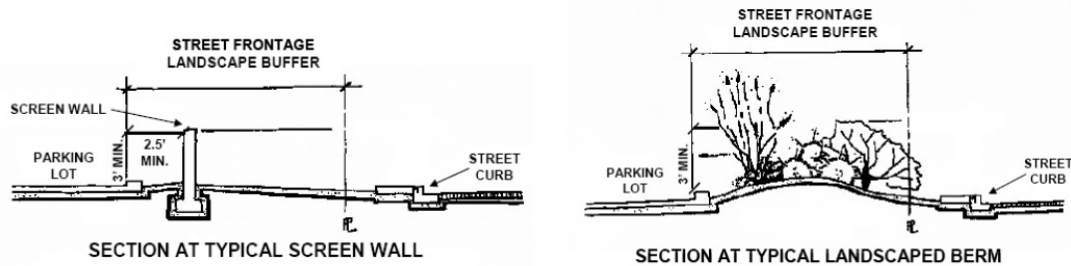
Type	Width	Length*
Standard	9 Feet	20 Feet
Parallel	8 Feet	24 Feet
45 degree	9 Feet	17 Feet

\* The front of the parking space may overhang two (2) feet into a landscape strip or pedestrian walkway, however, any parking spaces protruding over a pedestrian walkway shall maintain at least a four (4) foot wide clearance for pedestrian access (a total of six (6) feet from the curb face to the opposite edge of the walkway).

f. **Parking Aisle Dimensions.** The following shall be the minimum parking aisle width:

Parking Angle	One-Way Aisle	Two-Way Aisle
90 degree	24 Feet	24 Feet
60 degree	18 Feet	22 Feet
45 degree	18 Feet	20 Feet
30 degree	18 Feet	20 Feet

- g. **Parking Lots.** Parking lots shall be designed in groupings no larger than two hundred (200) spaces. Larger lots shall be divided by buildings, plazas, or significant landscaped areas oriented for pedestrian use.
- h. **Within Structures.** The off street parking requirements may be furnished by providing spaces designed within the principle building or a parking structure. However, no building permit shall be used to convert said parking structures into a dwelling unit, living area, or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Section.
- i. **Circulation Between Bays.** Parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Parking area designs which require backing into a public street are prohibited except one, two or three-family dwellings.
- j. **Surfacing.** All areas intended to be utilized for parking space, access aisles, and driveways shall be paved with concrete or asphalt to control dust and drainage. Areas for outdoor storage of material and equipment may be covered with decomposed granite to provide a dust-free surface. Such area shall not be considered as part of a required landscape area.
- k. **Striping.** Except for one, two and three-family dwellings, all parking stalls shall be marked with painted lines not less than four inches (4") wide.
- l. **Lighting.** Parking lots used during hours of darkness shall be illuminated. Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light down and/or away from adjoining property, abutting residential uses and public right-of-ways and shall be a maximum of twenty (20) feet in height above the surface of the parking lot for non-residential uses and sixteen (16) feet for residential uses.
- m. **Protruding Vehicles.** All on-site parking stalls shall be designed and constructed so that parked vehicles shall not protrude over a property line.
- n. **Screening.** All off-street parking lots of four (4) or more spaces shall be screened from the street view and adjacent residential districts by a landscaped berm, decorative wall, vertical landscaping, or combination thereof at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened. All walls or berms shall be installed a minimum of two and one-half (2.5) feet back from the edge of the parking stall.



o. **Parking Area Landscaping**

- i. Five percent (5%) of the gross parking surface area shall be of dispersed interior landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A development with single drive aisle between a building and property boundary may include the required landscaping on the perimeter of the drive aisle toward this requirement. The following are acceptable interior landscaping designs:
  - (1) Five (5) feet by five (5) feet tree diamonds placed not more than six (6) parking spaces apart and located at the intersection of parking stalls. Tree diamonds shall be used only with ninety (90) degree parking spaces.
  - (2) Minimum five (5) feet wide landscape medians with trees planted forty (40) feet apart;
  - (3) Minimum five (5) feet wide landscape islands and peninsulas with at least one (1) tree;
  - (4) Other similar designs that disperse landscaping throughout a parking area, to be determined by the Planning Commission.
- ii. Parking areas should be buffered from adjacent residential property and screened from streets, ~~so automobiles are not visible below the average headlight height.~~ Screening methods may include landscaped berms, low walls, and hedges. All screening methods shall be at least three (3) feet high, as measured at finished grade adjacent to the parking area to be screened.
- iii. Access drives, internal circulation drives, parking areas, and pedestrian walkways shall be designed to provide safety and convenience for both motorists and pedestrians and to ensure access for the physically disabled. Areas where pedestrian walkways cross driveways shall be constructed of stamped and/or raised concrete, or of other material and design so as to differentiate the area as a pedestrian/vehicle interface.
- iv. In projects greater than 1 acre, every parking space should be no greater than one hundred fifty (150) feet from a walkway leading to a building entrance.
- v. Joint use of parking is encouraged in order to reduce trips. Access to, and the location of, new parking areas should relate to adopted area plans, planned parking in the area, or to existing area parking schemes. The Planning Commission may increase or reduce

the minimum required number of parking spaces required based on city approved parking studies.

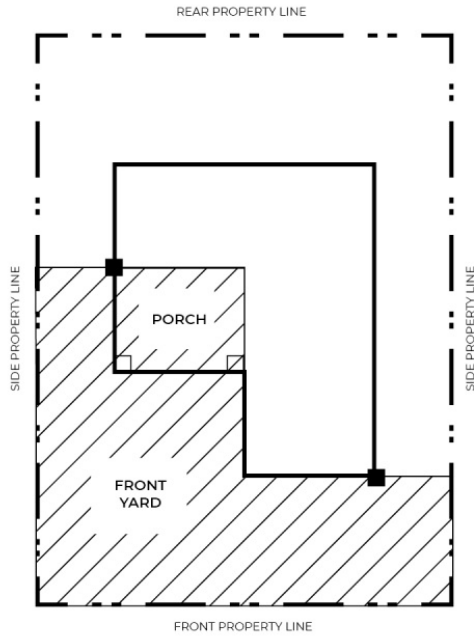
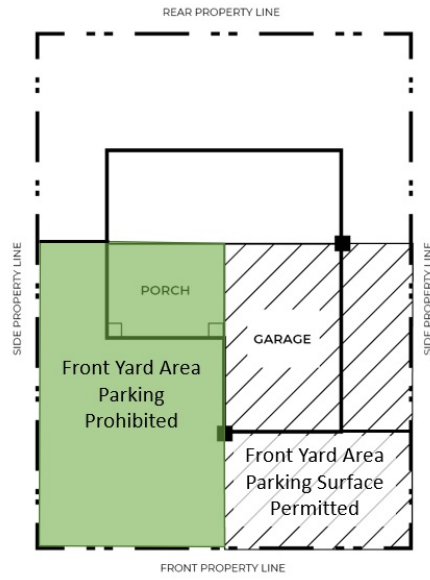
- vi. The number of curb cuts (street accesses) should be minimized and pedestrian access enhanced.
  - vii. Site lighting should be aesthetically attractive, of pedestrian scale, and provide pedestrians with a sense of security.
  - viii. All sites shall meet the requirements of the Americans with Disabilities Act ("ADA").
  - ix. Parking lot design shall consider development on adjacent sites. The City may require cross access connections/easements to improve traffic circulation and to enhance public safety.
  - x. Traffic circulation patterns should direct commercial traffic onto arterial streets and not local/neighborhood streets. Multiple-family residential traffic should be directed onto collector streets. The City may deny access onto a local/residential street if access to a collector or arterial street is available.
  - xi. A site plan shall be designed to separate pedestrian and vehicular traffic to the extent possible.
- p. **Maintenance**
- i. It shall be the joint and separate responsibility of the owner and/or lessee of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, access ways, striping, landscaping, and required fences or screening.
  - ii. Shrubs within a landscape island shall be maintained to a maximum height of three (3) feet, and all trees at maturity within such planters shall maintain a minimum clearance of six (6) feet from the lowest branch to the adjacent grade elevation.
- q. **Use of Required Parking Areas for Parking Only.** Required off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles, except when permitted as a Temporary Use.
- r. **Signs.** No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking area.
- s. **Parking Canopies, Non-Residential and Multi-Family Residential Land Uses**
- i. Covered parking canopies may be located within the required side and rear building setbacks provided the structure drains onto the property on which it is located.
  - ii. Covered parking canopies may encroach into required side and rear building setbacks, but may not encroach into required landscaped buffers.
  - iii. Height of such structures shall be limited to 10'.
  - iv. All canopies shall include a fascia.
  - v. Setbacks are measured from property line to nearest edge of canopy.
  - vi. All required landscaping, parking or otherwise, shall be provided.
2. **Off-street Parking Requirements.** The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth. Any proposed uses not listed herein will be determined by the Planner through the site plan approval process.

a. **Residential Uses.** Parking Spaces Required:

Dwelling Types	
Single-family	4.0 Spaces/Unit
Two-family	4.0 Spaces/Unit
Three-family	4.0 Spaces/Unit
Multi-family**	
Efficiency/Studio	1.0 Spaces/Unit
1 Bedroom	1.5 Spaces/Unit
2 Bedrooms	2.0 Spaces/Unit
3 Bedrooms	3.0 Spaces/Unit
**In addition to the required spaces, 0.5 guest stalls per unit shall be included.	

b. **Additional Residential Parking Requirements**

- i. All standard front-entry garage and carport entrances shall be setback a minimum of eighteen (18) feet from the street right-of-way line, access easement or private roadway tract.



- ii.
- iii. It shall be unlawful to park or store any vehicle within the front or side yard of a single-family residence use unless such parking or storage is on an improved, dustproof parking surface such as concrete or asphalt or crushed rock or aggregate that is a minimum of three inches thick. All crushed rock or aggregate shall be contained by a permanent border. Parking within the front yard of a single residence use shall be on or contiguous to a legal driveway.
- iv. Single-family residences may contain a parking surface in the front yard area, bounded by the

garage facade (internal square footage dedicated to the garage), the front property line, and the side property line adjacent to the garage area. The front yard area between the front entry into the home, front property line, and side property line opposite of the side property line adjacent to the garage area shall not contain parking or surface material dedicated toward parking, except to allow driveway access to a detached residential garage. In no case shall parking areas or driveways cover more than sixty-five percent (65%) of the front yard area.

- v. Prior to construction, property owners are responsible for meeting with the City Engineer, or her/his designee to ensure parking areas and driveways do not conflict with public utilities, easements, or meters.
- vi. Any work conducted within the public-right-of-way, including parking strips and driveway approaches, must be approved through a right-of-way permit prior to construction.
- vii. Grade/Slope for residential driveways shall not exceed 8%, anything higher shall receive approval from the City Engineer.

c. **Nonresidential Uses.** The number of parking spaces for non-residential uses shall be provided as follows:

NON-RESIDENTIAL SPACES		
USE	DESCRIPTIONS	PARKING RATIO
<b>ADMINISTRATIVE &amp; FINANCIAL</b>		
Professional Offices	Facilities for general office work providing professional, business administrative, informational services, or facilities that house governmental agencies and similar uses	One (1) space per two hundred fifty (250) sq. ft. of floor area.
Financial Services	Institutions providing financial advice and services in a bank, or similar financial institutions, to include accessory office building, automatic teller machine, and similar uses	One (1) space per one hundred fifty (150) sq. ft. of floor area
	Financial institutions with drive-through facilities	In addition to the above, a sixty (60) linear feet of stacking space per lane exclusive of drive aisles and parking spaces.
Unspecified Office Use		One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
<b>AUTOMOBILE RELATED</b>		
Auto Services	Facilities providing general vehicle service or repair, and similar services	Three (3) spaces per service bay, plus one (1) space per three hundred (300) sq. ft. of gross floor area excluding service bay(s).
	Facilities providing fast or express service bays or lanes	In addition to the above, a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
Automobile Rentals or Dealerships	Facilities for sale or rental of new or used auto, boat, RV, truck, trailer, camper, motor home or Motorcycle. (Outdoor vehicle display spaces are not required to meet dimensional requirements of this Article)	One (1) space per one thousand (1000) sq. ft. of gross floor area, plus one (1) space per six thousand (6000) sq. ft. outdoor vehicle display area.
Automobile Towing & Impound Facilities	Facilities for towing, dismantling, recycling, impound, and storage of junk vehicles, to include sanitary landfills and similar uses	Four (4) spaces or one (1) space per one thousand (1000) sq. ft. of floor area whichever is greater.
Car Washes	Facilities for the cleaning of vehicles,	One (1) space per three hundred (300) sq. ft. of office floor area, plus a queuing space of one hundred (100) linear feet exclusive of drive aisles and parking spaces.
	Self-service facilities for the cleaning of vehicles	A minimum of four (4) spaces and the requirements above.
<b>EATING &amp; DRINKING ESTABLISHMENTS</b>		
Restaurants	Eating establishments and similar services	One (1) space per one hundred (100) sq. ft. of floor area including outdoor seating
Taverns, Bars, Pubs & Lounges	Establishments licensed to sell alcoholic beverages to be consumed on the premises, often with limited food service	One (1) space per fifty (50) sq. ft. of serving area, plus one (1) space per two hundred (200) sq. ft. for preparation area.

ENTERTAINMENT & RECREATION		
	Establishments for adult <del>entertainment that</del>	
Adult Uses	emphasize adult-oriented uses and services in an adult motion picture theater, arcade, adult cabaret, adult motel, nude studio, and similar facilities	One (1) space per fifty (50) sq. ft. of floor area
	Adult specialty shops for purchase of adult books, video, and similar products	One (1) space per three hundred (300) sq. ft. of floor area
Indoor Public Assembly	Facilities providing a variety of indoor public assemblies in a convention or reception center, meeting hall, social or private club, music hall, theatre and similar places, excluding taverns, bars, pubs, lounges, and adult uses	One (1) space per two hundred (200) sq. ft. of floor area, or one (1) space per four (4) fixed seats of design capacity whichever is greater
Indoor Recreation	Facilities providing a variety of indoor health and sports activities in a sporting complex, stadium, skating rinks, pool hall, dance hall, tennis and racquet clubs, game room, video arcade, bingo hall, community center, fitness center, and similar indoor facilities	One (1) space per two hundred (200) sq. ft. of floor area
	Bowling Alleys	Two (2) spaces per lane, plus two (2) spaces per billiard table, plus one (1) space per each five visitor gallery seats
Outdoor Amusement & Recreations	Facilities providing a variety of outdoor amusement, entertainment, and similar activities in an amusement park, fairground, zoo, auditorium, and similar places, to include special outdoor events such as carnivals or outdoor concerts. Outdoor recreations include a variety of outdoor health and sports activities in a racetrack, stables, rodeo ground, outdoor shooting range, swimming and tennis clubs, miniature golf, and similar places	One (1) space per one thousand (1000) sq. ft. of activity area
	Golf course and driving range	One (1) space per two hundred (200) sq. ft. of main building floor area, plus one (1) space per every two (2) practice tees in driving range, plus four (4) spaces per each green in the playing area
GENERAL INDUSTRIAL & MANUFACTURING		
Light Industrial and Manufacturing	Facilities providing manufacturing and assembly services	One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Outdoor storage	Facilities providing exterior storage of construction equipment and materials, recyclable material, and similar uses	A minimum of four (4) spaces and one (1) space per five thousand (5000) sq. ft. of designated outdoor area or one (1) space per three hundred (300) sq. ft. office floor area whichever is greater.
Unspecified Industrial Use (Shell Building)		One (1) space per seven hundred and fifty (750) sq. ft. of warehouse area plus one (1) space per three hundred (300) sq. ft. office or retail floor area
Warehousing	Facilities providing warehousing of material and goods and similar uses	One (1) space per one thousand (1000) sq. ft. of warehouse area, plus one (1) space per three hundred (300) sq. ft. office floor area.

	Mini-storage facilities and similar uses	One (1) space per fifty (50) units
Wholesale, distribution	Facilities providing wholesale or distribution of trucks, trailers, boats, new and used cars, bulk fuel, machines, appliances, equipment, building material, lumber, plant nurseries, produce and similar merchandise in indoor or outdoor storage areas to include machine shops, lumberyards, import/export shops, moving, rental, or storage companies, market sales yards, and similar facilities	One (1) space per five hundred (500) sq. ft. of sales or display area, plus one (1) space per one thousand (1000) sq. ft. of indoor storage area, plus one (1) space per two hundred (200) sq. ft. of retail or office floor area.
GENERAL RETAIL		
Retail	Establishments providing general retail sales and services in a single store on a single lot, not part of a shopping center	One (1) space per three hundred (300) sq. ft. of floor area.
	Establishments providing general retail sales and services in a shopping centers (a commercial establishment planned, developed, owned, or managed as a unit)	One (1) space per two-hundred-fifty (250) sq. ft. of floor area.  Note: for any center with more than fifteen percent (15%) of floor area in public assembly uses, including theaters, restaurants, schools, health spas, bars or cocktail lounges, there shall be required, in addition to these standards, ten (10) spaces per one thousand (1000) sq. ft. of public area within these uses.
	Establishments providing drive- through services including liquor stores, laundries and dry cleaners, pharmacies and similar services	In addition to the above, one hundred (100) linear feet of stacking space exclusive of drive aisles and parking spaces.
Unspecified Retail Use (Shell Building)		One (1) space per two hundred fifty (250) sq. ft. of floor area.
INSTITUTIONAL		
Child care	Facilities providing daily care of children in a nursery, daycare or preschool center	One (1) space per four hundred (400) sq. ft. of floor area.
Public, social and cultural services	Facilities providing public, social, non-profit, or institutional services in a library, museum, art gallery, post office, treatment, detention, or release center, halfway house, employment agency, shelter, and similar civic/public, cultural, and social institution (excluding group home)	One (1) space per two hundred (200) sq. ft. of floor area.
Religious Assembly	Facilities providing religious worship or study in a church, temple, synagogues and similar places	One (1) space per four (4) seats in main assembly area based on design capacity.
School	Public, charter or private educational institutions for Elementary and Junior High	One (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
	Senior High	Two (2) spaces per classroom, plus one (1) space per employee, plus one (1) space per three (3) fixed seats of auditorium based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Secondary	Public or private facilities providing education in a	Five (5) spaces per classroom, plus one (1) space per three (3) fixed seats of auditorium

Education	college, university, trade or vocational school, and similar institutions	based on design capacity plus a minimum of ten (10) spaces for visitors parking.
Senior care	Facilities providing long-term care for seniors in a nursing or convalescent home, hospices or similar care facility (excluding group home)	One (1) space per three (3) beds.
Utility	Structures, equipment, or facilities providing for public/private utility & services, including radio, television, communication transmission, tower and similar structures	One (1) space per use.
<b>LODGING</b>		
Hotels or Motels	Places for lodging with ancillary facilities to include sleeping rooms, restaurants, lounges, resorts, meeting rooms and similar uses	One (1) space per room, plus one (1) space per one hundred (100) sq. ft. of restaurant and bar serving area, plus one (1) space per one hundred (100) sq. ft. of outdoor seating serving area, plus ten (10) minimum spaces for visitors parking, plus one (1) space per two hundred (200) sq. ft. of meeting room floor area.  A parking reduction of not greater than 10% may be approved by the Community Development Director upon receiving a parking study, completed by a qualified professional with demonstrated experience in conducting parking studies (a "parking expert") that, in the opinion of the Community Development Director, demonstrates a parking reduction is justified. A parking reduction of greater than 10% may be approved by the Planning Commission on the same basis.
Lodging Accommodations	Establishments providing accommodation in a bed and breakfast, lodge, to include fraternity, sorority, and similar facilities	One (1) space per room.
Recreational Resorts	Facilities providing overnight stops in Recreational Vehicle Park, travel trailer park, overnight camp ground and similar places	One (1) space per two hundred (200) sq. ft. of gross activity area, or one (1) space per RV or trailer whichever is greater.
<b>MEDICAL</b>		
Medical Offices and Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	One (1) space per two hundred fifty 250(200) sq. ft. of floor area.
Hospitals	Facilities providing medical or surgical care, emergency medical and similar services	A minimum thirty (30) spaces for emergency services or two (2) spaces per bed, plus one (1) space per employee whichever is greater.
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	One (1) space per one hundred fifty (150) sq. ft. of floor area.
<b>PERSONAL SERVICES</b>		
General Professional Services	Establishments providing general professional services such as cabinet and carpentry making, custom dressmaking and alteration, watch and clock repair, dry cleaning & laundry, pet care, messenger delivery,	One (1) space per two hundred (200) sq. ft. of floor area.

	photographic developing & printing, blueprint production, travel information & similar professional services	
Personal Improvement	Establishments providing personal services such as tanning, massage therapy, manicure, hair and beauty treatment, tattoo and body piercing, palm reading, fortune tellers, and similar services	One (1) space per one hundred fifty (150) sq. ft. of floor area.
OTHER		
Funeral Services	Facilities providing burial preparation and/or funeral services in a cemetery, crematorium, mausoleum, funeral home and chapel, mortuaries and similar facilities	One (1) space per every three (3) fixed seats in main viewing rooms based on design capacity plus one (1) space per funeral vehicle.

**d. Mixed Uses**

- i. In the case of horizontal mixed-use occupancies in a building or on a lot, the total requirement for off-street parking shall be the sum of the requirements for the various uses computed separately.
- ii. A horizontal mixed use development may reduce that amount of required parking by ten (10) percent if the project is a mixed use development that includes, as part of an integrated development plan, both residential and non-residential uses or by twenty-five (25) if the property is within a quarter of a mile walking distance to a transit or front runner station. This measurement shall be made along standard pedestrian routes from the property with a parking study submittal by a licensed engineer to be approved through the development or site plan approval process.

**e. Calculating Spaces.** In case of fractional results in calculating parking requirements, the required numbers of the sum for the various uses shall be rounded up to the nearest whole number if the fraction is .5 or greater.

**f. Joint Use Parking**

- i. Up to fifty percent (50%) of the parking facilities required by this Section for a religious institution, cultural center or an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing, wholesale and similar uses.
- ii. Other joint use of parking on adjacent commercial uses to reduce total parking spaces may be allowed with a parking study submittal by a licensed engineer with demonstrated experience conducting parking studies, to be reviewed by the Planning Commission. Following a recommendation by the Planning Commission, the City Council will make a decision to either deny the request, approve the request, or approve the request with conditions .as
- iii. The City Council or [Planning Commission](#) may use the parking study a basis for reducing the amount of onsite parking required for specific uses defined under the following nonresidential categories listed in table 15.38.030(2)(c): Eating & Drinking Establishments, Entertainment and Recreational Uses and Medical Uses.
- iv. Conditions Required for Joint Use
  - (1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred (300) feet of such parking facilities.
  - (2) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.
  - (3) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney shall be filed with the City Clerk and recorded with the County Recorder.

**g. Offsite Parking**

- i. Any off-site parking which is used to meet the requirements of this Section shall be regulated by this Ordinance and shall be subject to the conditions listed below:
  - (1) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Section.
  - (2) Reasonable access from off-site parking facilities to the use being served shall be provided.
  - (3) The site used for meeting the off-site parking requirements of this Section shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the City Clerk and County Recorder.
  - (4) Offsite parking for multiple-family dwellings shall not be located more than two hundred (200) feet from any commonly used entrance of the principal use served, unless approved through the site plan approval process.
  - (5) Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the primary entrance of the principal use being used, unless approved through the site plan approval process.

**h. Bicycle Parking.** Required bicycle parking shall be convenient, secure, and readily accessible to shoppers, customers, visitors, employees, students, residents, commuters and others on the site.

- i. Required Bicycle Parking Spaces: Bicycle parking spaces shall be required in all zones for each site to which this Title applies. The number of bicycle parking spaces to be provided shall be a minimum of three (3) or a number equal to ten percent (10%) of the required on-site automobile parking spaces, whichever is greater. The total number of bicycle parking spaces required by this Title shall not exceed thirty (30) spaces per building. Exception: The Community Development Director may reduce the bicycle parking requirements by fifty percent (50%) for developments that are not likely to attract bicycle traffic because of the nature, location, or other circumstances associated with the development. Developments which are not likely to attract bicycle traffic, but are not limited to, a car wash and personal storage units.
- ii. Bicycle Rack General Requirements.
  - (1) Racks shall be of an “inverted-U” design or as approved by the Community Development Director. Other types of bicycle rack facilities may be provided with approval from the Community Development Director, so long as they meet the requirements list below.
  - (2) Racks shall be securely anchored so that they cannot be easily removed and of solid construction, resistant to rust, corrosion, hammers, and saws.
  - (3) Racks shall be located in a convenient, highly visible, active, and well-lit area.
  - (4) Racks may be located no more than fifty (50) feet from the primary entrance of each principal building. If there is more than one primary entrance to a building, the bicycle parking must be along all facades with a main entrance.
  - (5) Racks must hold the bicycle securely by means of the frame. The bicycle frame must be able to be supported so that the bicycle cannot be pushed or fall to one side in a manner that will damage the wheels. The rack should provide two (2) points of contact with the frame, a minimum of six (6) inches apart horizontally. The rack’s high point should be at least thirty-two (32) inches.
  - (6) Racks should be arranged so that the parking area for each bicycle is a minimum of two (2) feet wide and six (6) feet long.
  - (7) Racks should have a minimum of three (3) feet between rack elements (side by side).
  - (8) A minimum of five (5) feet of aisle width shall be provided between rows of bikes.
  - (9) Where two bikes can be locked on both sides without conflict, each side can be counted as one (1) required space.

**SECTION 53:** AMENDMENT “15.40.030 Plans And Fee Required” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.40.030 Plans And Fee Required

- 1. For all development projects ~~included in Section 2002~~, preliminary and final landscape plans shall be prepared in accordance with the standards and requirements set forth in this chapter, and shall be submitted and approved in accordance with the procedures set forth in this chapter.
- 2. A review fee for a final landscape plan may be required as determined by the adopted fee schedule.

**SECTION 54:** AMENDMENT “15.40.050 Landscape Inspections” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.40.050 Landscape Inspections

All projects required by this chapter to be landscaped shall pass a landscape inspection ~~prior to a certificate of occupancy being issued by the city~~. Such inspections shall be requested by the applicant at least twenty-four (24) hours prior to being performed.

The city shall have the right to refuse to pass any project not meeting the provisions of this chapter. The city shall also have the right to reject landscape materials as being substandard as to size, condition or appearance including a pre-inspection of materials at the supplier if deemed necessary.

**SECTION 55:** AMENDMENT “15.40.080 Design Standards And Requirements” of the Vineyard Zoning Code is hereby *amended* as follows:

A M E N D M E N T

15.40.080 Design Standards And Requirements

- 1. Generally
  - a. Landscape Improvements: All landscape improvements (landscape materials, irrigation system, screening walls, etc.) shall be installed and paid for by the developer on the site in accordance with the approved final landscape plan.
  - b. Minimum Size of Plantings. Unless otherwise specified herein, all required deciduous trees shall be a minimum of two inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.
  - c. Plant Installation. Plants installed pursuant to this Chapter shall conform to

installation standards within the approved [Vineyard Tree and Landscape Manual](#).

- d. Plant Materials. Plant shall be drought tolerant and well-suited to the soil conditions at the project site. Plants with similar water needs shall be grouped together in landscape zones as much as possible. The applicant shall provide the water requirements for all plant material. Plant materials shall be chosen from the approved [Vineyard Tree and Landscape Manual](#).
  - e. Limitation on the Use of Turf [see also VZC 15.40.090(5) for additional requirements]. Turf shall be limited to 35% of the total landscaped area. All landscape areas, other than those designated for recreation purposes such as parks and playfields as determined by the City Planner are subject to this limitation.
  - f. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: turf, groundcover, planting, decorative rock (two (2) inches minimum depth and a minimum size of one-half inch), or wood mulch (four (4) inches minimum depth). A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials in any landscaped area to prevent weed growth.
  - g. Irrigation Standards
    - i. All landscaped areas shall be supported by an automatic irrigation system which may be a soaker, drip-type, or otherwise approved system. The irrigation system shall meet all State and City requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas.
    - ii. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
  - h. Separate Connection. Any landscaping that will be owned and maintained by the city shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the developer or property owner as required by the City Engineer.
  - i. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soils report.
  - j. Protection of Landscaped Areas. Permanent containment barriers (concrete curbs or bumper guards) shall be installed and properly secured within or adjacent to all proposed parking areas and along all driveways and vehicular access ways to prevent the destruction of landscape materials by vehicles.
  - k. Use of Landscaped Areas. No part of any landscape area shall be used for any other use such as parking, signs, or display; except for required on-site retention areas or when such use is shown on the approved final landscape plan.
  - l. Detention Basins
    - i. The detention areas shall not occupy more than fifty (50) percent of the on-site street frontage landscape area, unless approved by the City Planner where shallow depths for multi-use are proposed for the basin.
    - ii. All detention areas shall maintain slopes no steeper than a four to one (4:1) ratio when adjacent to public rights-of-way or where there is pedestrian access to that portion of the basin. Side slopes adjacent to walls, fences, hedges and other areas with limited pedestrian access may have side slopes up to a four to one (4:1) ratio.
    - iii. Provide a minimum five (5) foot wide level area at the top of the basin slope.
    - iv. No sidewalk or walkway shall be located closer than five (5) feet to the top of any adjacent basin slope.
    - v. All basins shall be at least five feet in width at the bottom of the basin.
    - vi. [Detention Basin open space credit shall be calculated with the Equivalent Acre Formula found in the Onsite Landscaped Areas section of this chapter.](#)
2. Onsite Landscaped Areas. All development projects covered by VZC 15.40.020 shall provide on-site landscaped areas located in accordance with the following standards and requirements:
- a. For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area, whichever is greater.
  - b. For all development within all other zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than twenty (20) percent of the net site area. For the purposes of this section, landscape areas shall also include plazas.
  - c. [Equivalent Acres: as used in this section, open space requirements shall be calculated based on equivalent acres, where different types of open space qualify as having more or fewer acres. For each acre of required open space, the requirement may be met through a variety of open space types, according to the table below and as defined in this section:](#)

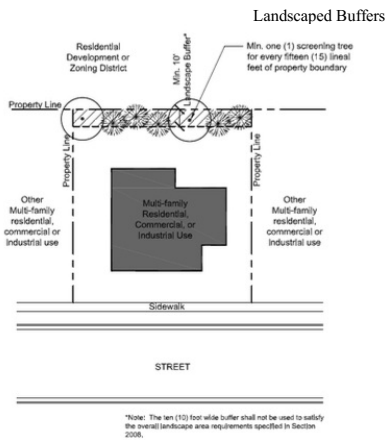
Equivalent Acre Formula	
Category of Open Space Provided	Multiplier
Open Space with No Access	0.15

Sensitive Lands - Limited Access	0.33
Improved Existing City-Owned Open Space	0.67
Detention Basin - Limited Access	0.67
Detention Basin - No Access	0 - No Credit
Fully Improved with Limited Access	0.75
Fully Improved with Full Access	1
Unimproved	0 - No Credit

- d. All portions of a development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with the provisions of this Chapter. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the City Planner.
- e. The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required herein.

3. Landscaped Buffers

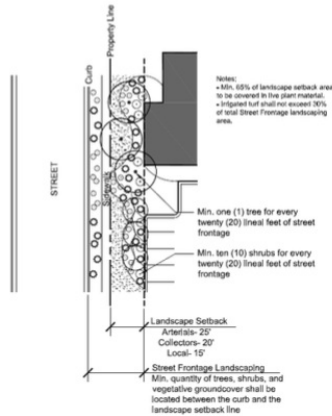
- a. A minimum ten-foot-wide landscape buffer shall be required along those property lines of a site developed for multiple-family residential, commercial, or industrial uses when such property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development or a multiple-family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.
- b. The landscape buffer areas shall be improved with a minimum of one (1) screening tree spaced at each fifteen-foot interval of the property boundary being screened.



- 4. **Parking Lot Landscaping.** Parking lot landscaping shall be as required in Title 15.38 Parking and Loading Requirements. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscaped area requirements set forth in this Section.
- 5. **Building Foundations.** For each elevation visible from a public or private street, a minimum five (5) foot foundation planting area shall be provided.
- 6. **Street Frontages**
  - a. The landscape setback, measured from the property line, for non-residential and multi-family uses shall be as follows:
    - Arterial Streets: 25 feet
    - Collector Streets: 20 feet
    - Local Streets: 15 feet
  - b. The landscape setback for all residential subdivisions, measured from the back of curb, shall be as follows:
    - Arterial Streets: 20 feet
    - Collector Streets: 15 feet
  - c. The landscape setback identified above shall be established and maintained along all street frontages between any perimeter wall, building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required). However, for reverse street frontage the landscape widths shall be in accordance with adopted street cross-section

- designs.
- d. Where parkstrips have a minimum width of eight (8') feet, turf shall be limited to 30% of the total landscape street frontage area [see also VZC 15.40.090(5) for additional requirements]. This minimum quantity of trees, shrubs and vegetative groundcover shall be located between the curb and the landscape setback. The street frontage landscaping shall be designed and located to enhance the proposed development project and the streetscape.
  - e. The installation of street trees, shrubs and vegetative groundcover shall be required for all applicable projects in an amount equal to or greater than one tree and ten (10) shrubs for every twenty (20) feet of street frontage or one (1) tree and ten (10) shrubs for every forty (40) feet of street frontage for residential subdivisions and vegetative groundcover as required to meet a minimum of sixty-five (65) percent of the total street frontage landscaped area.

Street Frontages



7. Cumulative Totals. Quantities of plants required by each of this Chapter which apply to that project submitted to the city for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.

**SECTION 56: AMENDMENT** "15.48.050 Regulations Based On Sign Type" of the Vineyard Zoning Code is hereby amended as follows:

#### AMENDMENT

##### 15.48.050 Regulations Based On Sign Type

The Sign Standard Table governs the maximum height, sign area, location, and quantity restrictions unless otherwise noted below.

1. Freestanding Signs
  - a. All permanent freestanding signs shall be located a minimum of 50 feet from any other permanent freestanding sign on the same parcel.
  - b. All permanent freestanding signs shall be situated perpendicular to the street.
  - c. All permanent freestanding signs shall be of monument style only and shall complement the site architecture.
  - d. Landscaping shall be provided at the base of all permanent freestanding signage.
2. Drive-Thru Lane Signs
  - a. Where drive-thru uses are allowed, drive-thru lane signs are permitted
  - b. No more than two (2) drive-thru lane signs are allowed for a drive-thru business establishment.
  - c. The total maximum sign area shall not exceed fifty (50) square feet and six (6) feet in height.
  - d. A drive-thru lane freestanding sign shall be constructed with a solid base.
  - e. A computer display may be used.
3. Changeable Copy Sign
  - a. Changeable Copy signs shall have static displays that shall not change more than once every eight (8) seconds. Video, animation or special effects such as traveling, scrolling, fading, dissolving, and bursting shall not be permitted, except through a Sign Standard Waiver
  - b. Shall not increase the brightness level by more than 0.3-foot candles over ambient brightness levels.
  - c. Changeable Copy signs which incorporate electronic message displays are required to have an automatic dimmer control to allow for automatic dimming of the intensity of the sign illumination and accommodate varying light conditions.
4. Flags
  - a. Flags or Flagpoles shall not be located within any public right-of-way.
  - b. Flagpoles shall have a maximum height of thirty-five (35) feet for residential and fifty (50) feet for commercial. Flagpoles over thirty (30) feet in height

- shall require a building permit.
- c. No more than two (2) flagpoles per lot in residential districts, no more than three (3) flagpoles per lot in all other districts.
  - d. For each principal structure on a parcel, up to two (2) flag brackets or stanchions may be attached or placed for the display of flags.
  - e. The maximum sign area of a flag displaying a commercial message shall not exceed twenty-four (24) square feet in residential districts, thirty-five (35) square feet in all other districts. For the purpose of determining the sign area of a flag, only one side of the flag shall be counted.
5. Wall Signs
- a. Signs may be either internally or externally illuminated
  - b. Excluding vertically integrated mixed-use buildings which contain retail uses on the ground floor, buildings excess of two stories shall be allowed only one (1) wall mounted sign per elevation, to be located in a sign band between the top of the upper story windows and the top of parapet. Said sign shall not be required to be located over the tenant's particular suite.
6. Awning Sign
- a. Logos, symbols and graphics that do not include text may be allowed on the shed (slope) portion of an awning and shall not exceed fifty percent (50%) of the shed.
  - b. Lettering shall be located within the middle seventy percent (70%) of the valance area
  - c. Awnings shall not be lit from under the awning (back-lit) so that the awning appears internally illuminated
  - d. Awnings shall be regularly cleaned and kept free of dust and visible defects
7. Projecting Sign
- a. Shall not be less than eight feet (8') above the surface over which they project in pedestrian areas
  - b. Shall not project into alley more than three feet (3') and shall not be less than fourteen feet (14') above the alley surface where vehicles are allowed
  - c. Internally illuminated projecting signs shall have opaque face panels so that only the letters, logos, numbers or symbols appear illuminated.
  - d. Shall not be closer than fifteen feet (15') to another projecting sign or a freestanding sign or five feet (5') from an interior property line or a line dividing Two (2) separate business frontages
  - e. May not project above the roof.
8. Development Promotional and Directional Sign
- a. One sign per frontage, not to exceed **ninety-six (96) square feet** in area within residential, commercial, and industrial zones is permitted.
  - b. Each sign must be approved by the Community Development Director or authorized agent with a one (1) year limitation per approval. Renewals may be granted on a yearly basis but not to exceed two (2) years.
  - c. It is the intent of the City the Development Promotional Sign be displayed only during construction of the project.
  - d. Must be located only on property in which the sign is advertising with a two foot setback from all properties. Each must comply with all clear view requirements (Refer to Section 15.48.04.09)
9. Development Fencing Signage
- a. Development fence signs are allowed during the duration of active construction and shall be removed upon issuance of a certificate of occupancy or final inspection of the project. Signage shall be printed on wrap material or designed within the fencing surface and shall not be attached to the wrap material or fence surface.
  - b. Development fence signs shall only contain information regarding the subject project, designers, contractors and site directional information.
  - c. Development fence signs shall not extend above the height or physical dimensions of the development fencing.
10. Wall Art and Building Murals
- a. Wall art, and murals shall not exceed thirty percent (30%) of a building or structure facade.
  - b. For development located on private property, the Planning Commission may approve a higher area dedicated towards wall art or murals if the allowable square footage is reallocated from other facades of the same building.
  - c. Wall art or murals located within the public right-of-way or on a public facility shall be reviewed by the Arts, Recreation & Parks, Cultural, and Heritage Advisory Commission (ARCH) for a recommendation to the City Council for approval. The City Council may approve wall art or murals for areas greater than 30% of facade.
  - d. All lettering, logos, or symbols for advertising purposes shall meet the Wall Sign standards.
  - e. Wall art and murals shall not be permitted on single-family residential structures

**SECTION 57:** AMENDMENT "15.60.020 Definitions" of the Vineyard Zoning Code is hereby *amended* as follows:

#### AMENDMENT

##### 15.60.020 Definitions

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

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

minimum period of one (1) year.

**Abandonment:** Any ~~act that results to abandon nonconforming use, structure, or other nonconformity which is not thus occupied or so used for a continuous period of one year.~~

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

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

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

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

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

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

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

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

**Agriculture:** An area which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in Utah County, or lands devoted to a soil conservation management program, but excluding the keeping of prohibited animals, Commercial Plant Nursery, as defined herein, Concentrated Animal Feeding Operation, as defined by the U.C.A., 1953, as amended, and subject to the Utah Pollutant Discharge Elimination System (UPDES), or similar activities.

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

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

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

**Animal Hobby Breeder:** An individual who breeds animals, typically domestic pets such as dogs, cats, or other small animals, on a limited scale.

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

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

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

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

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

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

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

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

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

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

**Base District:** A Zoning District that establishes regulations governing land use and site

development in a specific geographic area.

**Basement:** Any story partly underground and having at least one-half (1/2) its height below the average level of the adjoining ground area of the building having its floor below ground by at least one-half (1/2) of its height on all sides.

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

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

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

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

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

**Billboard:** A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.

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

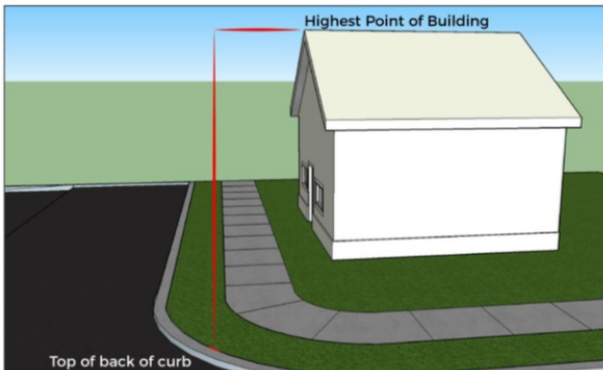
**Building:** Any structure, whether permanent or temporary, which is designed, intended, or used for occupancy by any person, business, animals, possessions, or for storage of property or materials of any kind.

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

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

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

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



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

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

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

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

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

**Building Permit:** A Permit authorizing a construction activity.

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

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

Cannabis Production Establishment: See USC Section 26-61a-102 Definitions.

**Car Wash:** A facility that offers the washing of motor vehicles and motorcycles by either machine or hand-operated mechanisms used principally for the cleaning, washing, polishing, or waxing of motor vehicles not exceeding 10,000 pounds Gross Vehicle Weight. A facility of this type may be able to accommodate more than one vehicle at the same time.

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

**Check Cashing and Other Credit Services:** Check cashing is defined as engaging in the business of a check casher as defined in the Utah Check Cashing Registration Act, Utah Code Section 7-23-101 et. seq. (as amended). Check cashing is also defined as providing loans, cash advances, or other forms of credit upon presentation of a personal check or title to a vehicles to be held by the person or entity making the loan, cash advance, or providing the credit. Check cashing includes uses commonly known as payday advances/loans, deferred deposit loans, title loans, and other businesses of similar nature. However, the definition of check cashing does not include the providing of credit to finance the initial purchase of personal property, or the sale of such debt obligations to factor or financial institution that purchases debt instruments connected with such transactions in the normal course of its business. Banks, credit unions, and pawnshops are not included in the definition of check cashing.

**Chemical Manufacturing, Storage, and Distribution (Existing):** A use, existing and established in the city on January 1, 2008 and engaged in making of chemical products from raw or partially finished materials and the storage and distribution of such chemical materials and that by reason of materials, processes, products or waste may be hazardous or that by the emission of odor, dust, smoke, gases, noise, vibration, glare, heat or other impacts may impact adjoining properties, and which may include the parking and storage of distribution vehicles, and accessory activities.

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

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

**Clinical Support Housing:** Residential housing whose occupancy is restricted to persons who are registered or employed as a patient, student, or staff member associated with the clinical or educational program of the facility or campus in which the housing unit or dormitory is located.

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

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

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

**Commercial Kennel:** An establishment where four (4) or more dogs, older than four (4) months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis.

**Commercial Plant Nursery:** A use wholly, or partially, contained within one or more greenhouses where trees, shrubs, flowers, or vegetable plants are grown and sold to retail or wholesale customers.

**Commercial Recreation, Indoor:** A use, either public or private, providing amusement, pleasure, or sport, which is operated entirely within an enclosed building, including but not limited to live theater, and movie houses, indoor tennis or pickleball, bowling, and skating, baseball batting cages, paintball, horse riding or similar activities. This use may include associated eating and drinking areas, retail sales areas and staff offices.

**Commercial Recreation, Outdoor:** An area or facility that offers entertainment or recreation outside. This use is limited to a golf driving range, baseball batting cages, riding arena, tennis or pickleball facility, miniature golf, and swimming pool, and may include, as accessory uses, associated eating and drinking areas, retail sales areas and staff offices. This use specifically excludes shooting range, go-cart, motor vehicle and/or motorbike tracks, or similar activities that may create noise, dust, or other nuisances to adjoining and surrounding uses.

**Commission:** The Planning Commission of the City of Vineyard.

**Common Area:** Facilities and yards under common ownership.

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

**Community Location:** As defined by UCS 10-8-41.6 which include the following uses: public or private kindergarten, elementary, middle, junior high, or high school; a licensed child-care facility or preschool; a trade or technical school; a church; a public library; a public playground; a public park; a youth center or other space used primarily for youth oriented activities; a public recreational facility; a public arcade; or a homeless shelter.

**Commuter and Light Rail Facilities and Station:** A rail transit system that covers long distances, usually with less frequent station spacing and train times than light rail that runs on a separate right-of-way from cars, and often sharing an existing freight corridor. Light rail transit systems can run along city streets or in a separate right-of-way. Station areas are located along the transit lines to link park-and-ride lots with the transit system.

**Composting Facility:** A facility where organic materials are converted into a humus-like

material under a process of managed biological decomposition or mechanical processes. Normal backyard composting and composting incidental to agricultural operations are exempted from this use classification.

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

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

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

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

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

**Construction Sales and Service:** An establishment engaged in the retail or wholesale sale of materials and services used in the construction of buildings or other structures. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores.

**Contractor's Office/Storage Yard:** A facility providing building construction and maintenance services including carpentry, plumbing, roofing, electrical, air conditioning and heating, with a base of operations and which may include the indoor and outdoor storage of building materials, equipment, or vehicles used by the construction business.

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

**Council:** The City Council of the City of Vineyard.

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

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

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

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

**Daycare Facility, Commercial:** A facility, operated by a person qualified and licensed by the State of Utah, which provides children with day care and/or preschool instruction as a commercial business and complying with all applicable State standards and licensing and having regularly scheduled, ongoing enrollment for direct or indirect compensation that provides child care for less than twenty-four (24) hours per day. Commercial Daycare Facilities excludes the following:

1. Kindergartens or nursery schools or other daytime programs operated by public or private elementary or secondary schools or institutions of higher learning;
2. Facilities operated in connection with a fitness center, shopping center or other activity where children are cared for temporarily while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and readily available;
3. Special activities or programs, including athletics, crafts instruction and similar activities, conducted on a periodic basis by civic, charitable, private, or governmental organizations; or
4. Clearly identified as an Accessory Use.

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

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

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

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

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

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

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

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

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

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

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

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

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

**Distribution Center:** A facility where the storage and distribution of goods and materials occurs inside a fully enclosed building and which may include the parking and storage of distribution vehicles, and accessory activities.

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

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

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

**Dwelling, Accessory Unit:** An attached dwelling unit to a single-family home, or located above a detached garage serving a single-family home which is located on the same lot as the single-family home designed to be clearly subordinate to the principle dwelling. An accessory dwelling unit provides complete, independent living facilities with a separate dwelling entrance than the principle dwelling.

**Dwelling, Accessory Unit for Owner or Employee:** An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use.

**Dwelling, Condominium:** An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which is typically maintained by an association of the owners. Must meet allowed density requirements.

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

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

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

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

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

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

**Earth Station:** A communication facility which transmits and/or receives signals to and from

an orbiting satellite using satellite dish antennas.

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

**Educational Facility:** Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction. Privately owned buildings and uses for educational activities that has a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.

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

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

**Environmental Remediation:** Removal and processing of on-site waste and/or contaminated materials for the purposes of remediation of the site for future use. All uses in this category are considered temporary for the duration of the remediation process and do not include importation of waste for processing. Such uses shall comply with the provisions for separation of uses and performance standards contained herein.

**EPA:** The United States Environmental Protection Agency.

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

**Event Center:** A facility that primarily functions for any type of social gathering and consisting of multipurpose meeting and/or recreational facilities, typically consisting of one or more meeting or multipurpose room and a kitchen and/or outdoor cooking facilities, that are available for use by various groups for such activities as meetings, parties, weddings, receptions, and dances.

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

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

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

**Farmer's Market:** An area used for the sale of fresh produce and related food items, which may have outdoor storage and sales. A farmers' market may provide space for one or more vendors.

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

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

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

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

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

**Firework Stand:** [A temporary structure or facility where fireworks are sold to the public.](#)

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

**Flammable Liquids or Gases Manufacture, Storage and Distribution:** A facility which may produce, store and/or distribute flammable liquids and gases and which may include the parking and storage of distribution vehicles, and accessory activities.

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

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

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

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

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

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

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

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

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

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

**Frontage:** All the property fronting on one (1) side of the street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of dead-end street, or political subdivision boundary, measured along the street line.

**Funeral Home:** An establishment where the dead are prepared for burial or cremation and which may include areas for embalming, performing of autopsies and the storage of funeral supplies and vehicles and where funerals may be held.

**Garage:** An accessory building or an accessory portion of the main building used for the storage of motor vehicles, and in which no occupation or business is conducted.

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

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

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

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

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

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

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

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

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

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

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

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

**Health and Fitness Facility:** A business or membership organization providing exercise facilities and/or nonmedical personal services to patrons, including, but not limited to, gymnasiums, private clubs (athletic, health, or recreational), tanning salons, and weight control establishments.

**Health Department:** The Utah County Health Department.

**Heliport:** An area used for the landing and taking off of rotary wing aircraft but not including the regular repair or maintenance of such aircraft or the sale of goods or materials to users of such aircraft.

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

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

**Home Day Care:** The care of children who are family and non-family members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than three (3) children, but fewer than ten (10) children. The total number of children being cared for shall include children under the age of four (4) years residing in the dwelling unit, who are under the supervision of the provider

during the period of time the childcare is provided. When a caregiver cares for only three (3) children under age two (2), the group size, at any given time shall not exceed six (6). If there are eight or more children, there must be two or more providers present.

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

**Home Preschool:** A preschool program complying with all State standards and licensing for non-family members in an occupied dwelling unit, by residents of that dwelling unit, in which lessons are provided for not more than ten (10) children for each session of instruction. If there are eight or more children, there must be two or more providers present. Sessions shall last for not more than four (4) hours and shall not overlap. Individual children may attend only one (1) preschool session in any 24-hour period.

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

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

**Hotel:** A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms, and which may include additional services, such as restaurants, conference and meeting rooms, entertainment, and recreational facilities.

**Extended Stay Hotel:** A building and associated facilities offering overnight accommodations for guests, with access provided through a common entrance, lobby or hallway to individual guestrooms which have provisions for cooking.

**Household Pets, Noncommercial:** Domesticated animals and birds ordinarily allowed in a dwelling unit and kept for company or pleasure of the owner, including, but not limited to dogs, cats, and caged birds. Household Pets do not include domestic livestock or fowl, as defined herein or inherently or potentially dangerous animals, fowl, reptiles, or exotic animals.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Laundry, Commercial:** An establishment primarily engaged in the provision of laundering, dry cleaning, or dyeing services other than retail services establishments. Typical uses include bulk laundry and cleaning plants, diaper services, and linen supply services.

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

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

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

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

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

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

**Legislative Body:** The City Council of Vineyard, Utah.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

District in which the lot, parcel or tract is located.

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

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

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

**Lumen:** A measurement of light output or the amount of light emitting from a luminaire.  
**Luminaire:** A lighting unit consisting of a light source and all necessary mechanical, electrical, decorative, light shielding and hooded parts.

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

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

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

**Manufacturing, Heavy:** The assembly, fabrication or processing of large or bulky goods and materials which typically require extensive building areas or land areas using raw materials or previously prepared materials, using processes and that may have impacts on the use and enjoyment of adjacent property in terms of noise, smoke, fumes, odors, glare, or health and safety hazards.

**Manufacturing, Light:** The assembly, fabrication or processing of goods and materials using processes that are not offensive or create any odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts to adjacent property, nor create any health and safety hazards by way of materials, process, product or waste, and where all assembly, storage, fabrication or processing is conducted within a building or structure and where all, equipment, compressors, generators and other ancillary equipment is located within a building or structure.

**Medical Clinic:** An organization of doctors, dentists, or other health care professional providing physical or mental health service and medical or surgical care of the sick or injured but which does not include in-patient or overnight accommodations.

**Medical Laboratory:** An establishment that conducts basic medical or dental research and analysis. This term does not include a facility providing any type of in-house patient services typically provided by hospitals and clinics.

**Medical Practitioners:** [A licensed professional who provides healthcare services to individuals. This includes physicians, surgeons, dentists, chiropractors, optometrists, psychiatrists, or other medical professionals who diagnose, treat, or prevent illness or injury.](#)

**Medical Spa:** [A facility that provides aesthetic, wellness, and medically supervised cosmetic treatments. Such services may include skin rejuvenation, laser treatments, injectable therapies \(e.g., Botox and dermal fillers\), IV therapy, body contouring, and other non-surgical medical procedures.](#)

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

**Mobile Food Court:** [A designated area or lot where multiple food vendors, such as food trucks, operate.](#)

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

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

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

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

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

**Motel:** A building or group of buildings containing guest rooms, some or all of which have a separate entrance leading directly from the outside of the building with a garage or parking space located on the same lot and designed, used or intended wholly or in part for the overnight accommodations of guests and their vehicles.

**Motor Home:** A unit primarily designed as a temporary dwelling for recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including, but

not limited to, a travel trailer, a camping trailer, a truck camper, a motor home, a fifth wheel trailer, and a caravan.

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

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

**Museum:** An institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.

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

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

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

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

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

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

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

**Noncomplying Structure:** A structure that:

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

**Nonconforming Use:** A use of land that:

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

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

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

**Nursing Care Facility:** A healthcare facility, other than a hospital, constructed, licensed and operated to provide patient living accommodations, twenty-four (24) hour staff availability, and at least two (2) of the following patient services:

1. a selection of patient care services, under the direction and supervision of a registered nurse, ranging from continuous medical, skilled nursing, psychological or other professional therapies to intermittent health related or paraprofessional personal care services;
2. a structured, supportive social living environment based on a professionally designed and supervised treatment plan, oriented to the individual's habilitation or rehabilitation needs; or
3. a supervised living environment that provides support, training or assistance with individual activities of daily living.

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

**Office:** A type of business use where a building, room, or other space and where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.

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

1. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for

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

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

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

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

**Outdoor Display of Products or Merchandise:** The storage of goods or product in an open, unenclosed area, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

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

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

**Parcel of Land:** ~~An area of land, with a separate property identification number, as provided by the Office of the Utah County Recorder~~ Means the smallest separately segregated unit of plot of land, with person(s) identified as owner(s); having boundaries and surface area, which is documented and given a property number by Utah County.

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

**Park and Ride Facility:** A parking area and transit facility, the purpose of which is to allow the parking of motor vehicles with a connection to mass transit service.

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

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

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

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

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

**Permanent Cosmetics:** the practice of applying pigment to the skin in a way that mimics the appearance of makeup, but with long lasting or permanent results.

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

**Personal Care Service:** An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tailors, permanent cosmetics, tanning and nail salons, and weight loss centers. The term excludes "Tattoo Establishment."

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

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

**Pharmacy:** Any place where prescription drugs are dispensed, but does not include the dispensing of medical cannabis or associated products.

**Pharmacy, Medical Cannabis:** See USC Section 26-61a-102 Definitions.

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

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

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

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

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

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

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

**Private Club:** Any nonprofit corporation operating as a social club, recreational, fraternal or athletic association, or kindred association organized primarily for the benefit of its stockholders or members. A Private Club that serves liquor shall maintain compliance with all applicable state laws.

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

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

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

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

**Public Art:** Original tangible works created by an artist for the purpose of enhancing public space. These works include, but not limited to paintings, murals, inscriptions, stained glass, fiber work, statues, reliefs or other sculpture, and monuments.

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

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

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

**Public Use:** A use operated exclusively by a public body or quasi-public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the General Plan, as adopted. Public Uses and Utilities do not include "Major Facility of a Public Utility," as defined herein.

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

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

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

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

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

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

**Recreational Vehicle:** A vehicular unit primarily designed for recreational and vacation use, which is either self-propelled or is mounted on or pulled by another vehicle, including but not limited to a travel trailer, a camping trailer, a truck camper, a motor home, boat, a fifth-wheel trailer and a caravan.

**Recycling Collection Center:** A use, often accessory in nature, providing designated containers for the collection, sorting and temporary storage of recoverable resources (such as paper, glass, metal and plastic products) to be transferred to a recycling processing facility. Recycling Collection Centers involve no more than 3 collection containers up to 40 cubic yards in total size. The operator of the collection center shall keep the collection center in proper repair and the exterior must have a neat and clean appearance.

**Recycling Processing Facility:** A facility where recyclable and organic materials are collected, stored and processed. Processing includes but is not limited to baling, briquetting, compacting, flattening, crushing, mechanical sorting, shredding, and cleaning. Recycling Processing Facility does not include Salvage Yard.

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

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

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

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

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

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

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

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

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

**Retail Sales and Services (Community Commercial):** Establishments engaged in the retail sale of goods and services. Community Commercial Retail Sales and Service businesses must conduct all sales of goods and services, with all associated storage of goods and materials, within a totally enclosed building (with the exception of occasional outdoor "sidewalk" promotions), with no separate individual building to exceed 3,000 square feet in total gross building and the total gross floor area of all buildings, on any separate, individual lot, does not exceed more than 6,000 square feet of gross building area.

Community Commercial Retail Sales and Services specifically excludes all sales, accessory uses, and service uses that typically display goods or services, or store goods or product in open, unenclosed areas, including but not limited to, automotive, truck, recreational vehicle, trailer, and manufactured home sales lots, repair yards, open storage areas, and all similar outside display and storage areas of goods, materials, equipment, and vehicles.

**Retail Sales and Services (Regional):** A commercial retail business that occupies more than 80,000 square feet of floor space, is a car or motor vehicle dealer, is a retail shopping facility (shopping center) that has at least one (1) anchor tenants if the total floor area of all tenants is more than 150,000 square feet, or is a grocery store of more than 30,000 square feet.

**Retail Tobacco Specialty Business: sales of tobacco products, electronic cigarette products, and nicotine products account for more than 35% of the total quarterly gross receipts for the establishment; 20% or more of the public retail floor space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products; 20% or more of the total shelf space is allocated to the offer, display, or storage of tobacco products, electronic cigarette products, or nicotine products; the commercial establishment; (A) holds itself out as a retail tobacco specialty business; and (B) causes a reasonable person to believe the commercial establishment is a retail tobacco specialty business; or (v) the retail space features a self-service display for tobacco products, electronic cigarette products, or nicotine products.**

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

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

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

**Salvage Yard:** The use of any lot, portion of a lot, or land for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery and/or the storage and sale of dismantled or damaged vehicles or their parts.

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

**Seasonal Use:** A Seasonal Use shall not exceed **ninetyone hundred and eighty (18090) consecutive** days. Such uses include **fireworks-stands**; fruit or vegetable stands, **shade canopy's**, **farmer's market**, and beverage or snow cone vendors,; and **Christmas tree-lots**.

**Self-Service Storage:** An enclosed commercial storage facility providing independent, fully

enclosed bays, which are leased to persons exclusively for storage of their household goods or personal property.

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

**Sexual Oriented Business:** A business which depicts, portrays, or describes "specified sexual activities" or "specified anatomical areas," or instruments, devices, or paraphernalia which are designated or used in connection with specified sexual activities, including but not limited to adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, or nude or seminude model studio.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Subdivision Application:** The Applications required by the City of [Vineyard Subdivision Ordinance](#) and required to initiate the review procedures for any required subdivision approval.

**Substantial Action:** Action taken in good faith to diligently pursue any matter necessary to obtain approval of an Application filed pursuant to the provisions of this Ordinance or to

exercise development rights authorized pursuant to such an approval.

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

**Tattoo Establishment:** A business where tattooing services are provided. Tattooing is defined as the practice of permanently marking or coloring the skin by inserting pigment into the skin through needles or other methods. Such establishments may also include body piercing or other forms of body art services and are subject to health, safety, and zoning regulations. This term excludes permanent cosmetics.

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

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

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

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

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

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

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

**USGS:** The United States Geological Survey.

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

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

**Utility, Public Major Facility:** Any overhead or underground electric transmission lines (greater than 115,000 volts), substations of electric utilities; gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity.

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

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

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

**Vehicle and Equipment Repair (Major):** An establishment primarily engaged in the major repair or painting of motor vehicles or heavy equipment, including auto body repairs, installation of major accessories and transmission and engine rebuilding services. Typical uses include major automobile repair garages, farm equipment repair, paint, and body shops.

**Vehicle and Equipment Repair (Minor):** An establishment providing motor vehicle repair or maintenance services and conducted entirely within completely enclosed buildings, but not including paint and body shops or other activities associated with Vehicle and Equipment Repair (Major). Typical uses include businesses engaged in the following activities: electronic tune-ups, brake repairs (including drum turning), air conditioning repairs, generator and starter repairs, tire repairs, frontend alignments, battery recharging, lubrication, and sales, repair and installation of minor parts and accessories such as tires, batteries, windshield wipers, hoses, windows, etc. Vehicle and Equipment Repair (Minor) may include the retail sale of fuels, lubricants and other supplies for motor vehicles.

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

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

**Warehouse Club:** A retail business requiring patron membership, and selling packaged and bulk foods and general merchandise characterized by high volume and a restricted line of popular merchandise in a no-frills environment. Examples include, but are not limited to Wholesale Club, Costco, and Sam's Club.

**Weed:** Any undesired or invasive plant species, including but not limited to grasses, brush, and vegetation that grows in uncontrolled manner. A plant shall be classified as a weed if: it poses a threat to the health or safety of the community; it contributes to fire

**hazards, pest infestations, or obstructs visibility for pedestrians and drivers; or it exceeds one (1) foot in height.**

**Wholesale Distribution:** A business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of such materials, supplies and goods from its inventory to retail companies within the industry and which may include the parking and storage of distribution vehicles, and accessory activities.

**Wireless Telecommunication Facility:** A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as "cellular" or "PCS" (Personal Communications Systems) – communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the District in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this Ordinance. Telecommunications Site/Facility does not include radio antennas complying with the ruling of the Federal Communications Commission in "Amateur Radio Preemption, 101 FCC 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97.

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

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

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

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

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

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

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

**SECTION 58: ADOPTION** "15.34.230 Short Term Rentals" of the Vineyard Zoning Code is hereby *added* as follows:

#### ADOPTION

##### 15.34.230 Short Term Rentals(*Added*)

1. Purpose: This section is established to provide regulation and design standards for residential short-term rentals (STRs) related to multifamily neighborhoods. These standards seek to allow for STRs while also protecting the safety and general welfare of Vineyard residents and preserving the residential character of Vineyard neighborhoods.
2. Residential Short-Term Rental (STR) License Required. All STRs are prohibited in residential dwellings, residential zones, multi-family zones, and special purpose districts without first obtaining an STR special use permit as regulated in the is section and being issued a valid short-term rental business license (STRL). All STR business licenses shall be renewed biennially (every two years), subject to property inspection for code compliance by a Vineyard City staff member.
3. Holder of License: The owner of the STR property shall be the holder of the license. A property manager or other individual may submit the application for an STR license, but the license will be issued in the property owner's name. Ownership of a license may not be transferred.
4. Transient Room Tax. All short-term residential properties shall be subject to the collection of the municipality transient room tax as allowed under Utah State Code.
5. STR License Types. Only one (1) license may be issued for each property
  - a. Type 1 License: A type 1 license may be issued for a Multi-family building
    - i. To be applicable for a type 1 license, the property must have on-site property management.
    - ii. Review Process: a conditional-use permit must be approved by the Planning Commission before a business license is issued.
6. General Standards and Requirements. A STR use may be allowed within any existing legal residential dwelling by a special use permit from the wherein the application demonstrates compliance with requirements found in the Vineyard Zoning Code and all of the following standards and requirements:
  - a. Application. A completed application as provided by Vineyard City
  - b. Fees. Pay applications fees according to the Vineyard Fee Schedule.
  - c. Property Description. A detailed written description and/or drawing of the property that identifies the use of each room of the dwelling unit and defines the portions of the dwelling to be used for a STR shall be provided.



- a. Each day that a violation occurs or continues, after the initial 48 hours, is a separate violation.
- b. For any violation of this section, the issuing officer may issue a written citation or notice of violation to the owner, specifying the violation and the penalty to be imposed.
- c. For the first violation within any 12-month period, the penalty shall be \$500.00.
- d. For a second violation within any 12-month period, the penalty shall be \$750.00.
- e. For a third violation within any 12-month period the penalty shall be \$1,000.00 and revocation of the STRL and special use permit. The owner shall be ineligible for a STR special use permit and a STRL for a period of two years from the date of the third notice of violation.
- f. For any violation within any 12-month period following the third violation, the penalty shall be \$1,000.00 and the STR owner shall be banned from receiving a STR special use permit and a STRL.

**SECTION 59:** REPEALER CLAUSE All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

**SECTION 60:** SEVERABILITY CLAUSE Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.


**SECTION 61:** EFFECTIVE DATE This Ordinance shall be in full force and effect from May 14, 2025 and after the required approval and publication according to law.

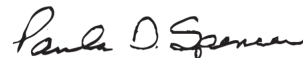
PASSED AND ADOPTED BY THE VINEYARD COUNCIL JUNE 11, 2025.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	_____	_____	X _____	_____
Sara Cameron	X _____	_____	_____	_____
Jacob Holdaway	X _____	_____	_____	_____
Mardi Sifuentes	X _____	_____	_____	_____
Brett Clawson	X _____	_____	_____	_____

Presiding Officer

Attest

  
 \_\_\_\_\_  
 Julie Fullmer, Mayor, Vineyard

  
 \_\_\_\_\_  
 Pamela Spencer, City Recorder, Vineyard

