

CHAPTER 05**ESTABLISHMENT OF ZONES**

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Section 05.010. Zoning by Districts.

(Amended 10/10/00; 08/07/01; 04/22/08; 09/09/08; 09/11/12)

In accordance with the requirement of the Utah Code that zoning within municipalities be by districts, Lehi City, as shown on the Lehi City Zoning Map is divided into the following zoning districts or zones which govern the use, intensity, area and other requirements for the use of land as required by this Code. The map accompanying this Code, the Lehi City Zoning Map, identifies the geographic distribution of each zone within Lehi City, Utah. All development, use, activity, and authorized permits and licenses shall adhere to all the provisions, standards, and requirements of the applicable zone. To meet the purposes of this Code and the Lehi City General Plan, the City of Lehi is divided into the following zones:

- Transitional Holding -5 (TH-5)
- Agriculture-5 (A-5)
- Agriculture-1 (A-1)
- Residential/Agriculture (RA-1)
- Residential (R-1-22)
- Residential (R-1-15)
- Residential (R-1-12)
- Residential (R-1-10)
- Residential (R-1-8)
- Medium Density Residential (R-2)
- Intermediate High Density Residential (R-2.5)
- High Density Residential (R-3)
- Mixed Use Commercial/Residential (MU)
- Historic Commerce District (HC)
- Regional Commercial (CR)
- Commercial (C)
- Commercial/Food Processing (C-1)
- Neighborhood Commercial (NC)
- Technology and Manufacturing (T-M)
- Business Park (BP)
- Light Industrial (LI)
- Historical/Industrial (HI)
- Industrial (I)
- Planned Community (PC)

- Resort Community (RC)
- Sports Entertainment (SE)
- Public Facilities (PF)

Section 05.020. Zoning Districts Purpose.

(Amended 1/11/00, 10/10/00, 5/22/01; 08/07/01; 11/15/05; 04/22/08; 09/09/08; 06/09/09; 7/28/09)

Consistent with the goals and policies of the Lehi City General Plan the zoning districts are formulated to provide and achieve the following purposes:

A. The **Transitional Holding-5 (TH-5)** District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. Characteristic of this district is a continuation of uses and services existing at the time of annexation. All new uses must comply with Table 05-030-A, Table 05-040-A, and Table 12-060 of the Lehi City Development Code. Property may be annexed into the TH-5 district without the requirement of a General Plan amendment. It is, however anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

Following annexation into the TH-5 District, a single lot may be partially rezoned to a different zoning district so long as the portion of the lot remaining in the TH-5 district is not smaller than one acre.

B. The **Agriculture-5 (A-5), Agriculture-1 (A-1) and Residential/Agriculture (RA-1) Districts** are designed to preserve lands suited for farming and ranching operations protected from the encroachment of incompatible uses. Additionally these districts are intended to allow viable agricultural uses to remain on lands potentially suited for the eventual development for other uses, pending proper timing and the provision of the required services including all public utilities, streets, parks, schools and other facilities, so that an orderly development pattern is encouraged.

C. The Residential Districts of Lehi City (**RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-2, R-2.5 and R-3**) are formulated to provide a range of housing choices to meet the needs of Lehi City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas. Typical uses include single-family dwellings, two-family dwellings, multi-family dwellings, condominiums and townhouses.

Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

D. The purpose of the Low Density Residential Districts (**RA-1, R-1-22, R-1-15, R-1-12, R-1-10, and R-1-8**) is to provide for single-family residential areas and single-family dwelling units on larger individual lots.

E. The purpose of the **Medium Density Residential District (R-2)** is to identify and encourage the development of medium density residential uses, including single family and two family dwellings.

F. The purpose of the **Intermediate High Density Residential District (R-2.5)** is to provide an attractive setting for low rise townhouses and condominiums in a Planned Unit Development setting. The R-2.5 zone is intended to be a transition zone between medium density and high density or commercial areas. All developments within the R-2.5 Zone shall meet the following requirements:

1. Only Planned Unit Developments will be allowed in the R-2.5 Zone and must be approved in accordance with Chapter 17, Planned Unit Developments, of this Code. Use of the R-2.5 Zone and approval of a Planned Unit Development is at the discretion of the Planning Commission and City Council.
2. A Concept Plan shall be filed concurrent with any request to amend the Land Use Element of the General Plan to an Intermediate High Density Residential designation. The Concept Plan shall be filed in accordance with the Concept Plan requirements contained in Chapter 11 of this Code.
3. A Concept Plan shall be effective for a period of one (1) year from the date that the Concept Plan and General Plan Amendment are reviewed by the City Council, at the end of which time an application for a Zoning Map amendment shall have been submitted and under review by the City. If an application for a Zoning Map Amendment to the R-2.5 Zone has not been filed within the one (1) year period the Concept Plan shall be void. The City Council may grant an extension of the Concept Plan according to the provisions of Section 10.120.

4. Properties designated as an Intermediate High Density Land Use or R-2.5 Zone for which the Concept Plan has become void shall require the applicant to submit a new Concept Plan for review subject to the then existing provisions of this Code and General Plan.

5. To accommodate requests for changes to the Concept Plan, the City may allow the Concept Plan to be amended. Amendments shall follow the same requirements for initial review of a Concept Plan including review by Staff, Planning Commission and City Council.

G. The purpose of the **High Density Residential District (R-3)** is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.

H. The purpose of the **Mixed Use (MU) District** is to foster and provide an area of mixed, compatible residential, commercial and office uses in certain areas of the City.

I. The **Historic Commerce District (HC)** is located in the historic commercial areas along Main Street and State Street. This district is created to preserve the historic character of the original commercial areas along Main Street and State Street; to revitalize the heart of downtown Lehi by creating a walkable downtown characterized by unique retail, restaurants, entertainment, and small artisan businesses; and to celebrate Lehi's Pioneer heritage. The district is characterized by a distinct "street wall" that maintains the classic "Main Street" feel with little or no setback from the street.

J. The **Regional Commercial (CR) District** is created to provide for a variety of retail and service-oriented commercial uses that serve a broad geographical market beyond the Lehi area. This zone is generally applied to properties along major transportation corridors with the infrastructure to support them, and is designed to promote high quality commercial developments that can take advantage of the zone's close proximity to I-15 and other major transportation corridors. Development within this zone should be designed in a manner that presents a favorable image of the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, piecemeal projects.

K. The **Commercial (C) District** is intended to

provide controlled and compatible locations for retail, office and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the strength of the city's tax base, and insure high quality design and functionality of commercial areas. Uses typical to this District may include retail sales and services, offices and institutional uses.

L. Commercial/Food Processing (C-1) District. The purpose of the Commercial/Food Processing District is to allow for the continued operation of existing food processing businesses that involve the slaughtering and processing of livestock. However animal rendering and feed lots are prohibited and livestock may not be corralled outdoors for any period of time. It is also intended to allow future retail, office and business/commerce activities. Uses typical to this District include existing food processing businesses as well as future retail sales and services, offices and institutional uses.

M. The Neighborhood Commercial (NC) District is created to provide an area where goods and services are available in close proximity to residential areas. The purpose of this zone is to allow for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the commercial uses and surrounding residential uses. Structures in this zone are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

N. The Business Park (BP) District is established to provide a clean, attractive and nuisance free location for corporate offices, light assembly and accessory warehouse development, and larger scale public facilities. Examples of the activities that may be allowed include corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, government offices and medical research facilities. The BP district requires buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and siting to create an attractive and desirable environment for larger scale corporate and public uses.

O. The Technology and Manufacturing (T-M) District is to provide for and encourage the development of well planned and designed technological and manufacturing parks. These areas are characterized by

uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

P. Light Industrial District (LI). The purpose of the LI District is to identify and provide locations for light industrial uses that produce no appreciable impact on adjacent properties, a desire for clean and attractive industrial locations, and to provide employment opportunities for residents of Lehi City.

Q. Historical/Industrial (HI) District. The purpose of the Historical/Industrial District is an exclusive district for the protection and continued operation of industrial uses of historic significance to the City.

R. The Industrial (I) District is formulated to recognize existing industrial sites and activities within the City of Lehi, and unincorporated County areas that will become part of the City, to provide economic stability and opportunity, and to provide employment opportunities for City residents.

S. The Planned Community (PC) District is established to encourage the comprehensive planning and coordinated development of areas identified as appropriate for a mix of uses and use densities. The PC district allows the City to establish land use and site specific provisions which enable the City to address unique areas within the community that warrant a comprehensive set of specific land use policies and standards. Additionally, the PC district encourages the coordinated and unified development of an area and allows use and design flexibility for the landowner within an overall framework of development standards.

T. Resort Community (RC) District. The purpose of the Resort Community Zone is to recognize and provide for the orderly development of certain properties as a tourist, convention, hospitality, business, and gathering destination. A Resort Community Zone may include a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. Uses should focus on services for tourists, visitors, and the local community.

U. Sports Entertainment (SE) District. The purpose of the Sports Entertainment (SE) Zone is to provide a land use pattern that allows for a compatible

mix of uses that creates a destination location for sports, recreation, entertainment and associated uses and a location for office and high density residential uses to support a mixed use, pedestrian friendly environment.

V. The **Public Facilities (PF) District** is established to provide areas for publicly owned buildings and facilities.

1. Lehi City recognizes that, in attempting to serve the general public, there are unique needs that are difficult to address through standard residential or commercial zoning regulations. Therefore, the intent of this zone is to create a balance between the needs of the City and other governmental or public entities and the interests of adjacent property owners, who should be aware of the potential use of neighboring publicly owned lands and have assurance of minimum performance standards.
2. Some uses in the PF District will be allowed in other zones to initially accommodate public facilities in appropriate areas without undue difficulty; however it is intended that the PF District would then be applied by the City to all such facilities for ease of recognition on the Lehi City Planning Zone Map and accurate statistical indexing of land uses.
3. The establishment of a PF District may only be initiated by Lehi City; however changes from a PF District to another district may be initiated by any party.
4. Uses typical to the PF District may include:
 - (a) Public parks, playgrounds, swimming pools, trails and similar public recreation facilities.
 - (b) Public schools.
 - (c) Public cemeteries.
 - (d) Public buildings such as administrative buildings, libraries, courthouse, museums, public safety buildings, and similar structures.
 - (e) Municipal reservoirs, well sites, pump stations, maintenance shops, storage areas and similar public utility buildings and structures.
 - (f) Municipal parking lots and parking areas to serve a public use.

Section 05.030. Table of Permitted and Condi-

tional Uses.

The Table of Uses identifies the uses allowed within each Zoning District of the City. The Table of Uses is divided into two (2) separate, but related Sections. These are:

A. The Table Of Uses A Agriculture and Residential Districts (Table 05-030-A); and

B. The Table Of Uses B Mixed Use, Nonresidential and Special Districts (Table 05-030-B).

The purpose of the Table of Uses is to implement the goals and policies of the Lehi City General Plan. The Table of Uses identifies uses allowed as a Permitted Use (identified as ?P@ in the Table of Uses) and uses allowed as a Conditional Use (identified as ?C@ in the Table of Uses). Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

Section 05.040. Table of District Yard, Bulk and Intensity Requirements. *(Amended 3/11/08)*

A. Accompanying the Table of Uses is a companion Table of Bulk and Intensity Requirements. The Table of Bulk and Intensity Requirements identifies the intensity, site development standards, site coverage standards, and other requirements for the uses allowed within each Zoning District.

B. The following exceptions to the Bulk and Intensity Requirements listed on Tables 05.040 A and B may be allowed on a case by case basis at the discretion of the City Council and following review and recommendation from the DRC and Planning Commission. The applicant shall file a Concept Plan application as part of a request for an exception.

1. Exceptions may be allowed to the minimum lot width/frontage for subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design.

2. Exceptions may be allowed to the minimum lot size, maximum dwelling units per acre, lot width/frontage, or other design considerations for subdivisions located along a master planned major roadway or master planned trail or that include a planned park, historic monument or other public facility that warrants special consideration in lieu of payment to the developer for right-of-way, property dedication, or other improvements required by the General Plan, Master Transportation Plan or Design Standards and Public Improvements Specifications Manual.

(a) In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs; one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exception(s). The standard layout shall determine the base number of lots/units.

3. The City Engineer shall review all proposed exceptions to evaluate the density that could be achieved under a standard layout that meets all of the bulk and intensity requirements and any additional density that may be allowed in lieu of right-of-way, improvements, property dedication or other considerations received by the City. The Engineer shall recommend to the DRC, Planning Commission and City Council the number of additional lots/units that may be allowed if any.

Section 05.050. Off-Street Parking Requirements. *(Amended 12/12/00; 4/27/10)*

A. Table of Off Street Parking. Accompanying the Table of Uses is a Table of Off-street Parking Requirements. This Table identifies the off-street parking requirements for the uses allowed within each Zoning District. If a use not indicated on the Table is proposed, the amount of off-street parking shall be determined by the Planning Commission following a recommendation from the DRC.

B. General Requirements.

1. Every building, structure, improvement, and use shall provide permanent, maintained off-street parking as specified in this Chapter. The parking shall be a continuing obligation of the property owner as long as the use continues. It shall be unlawful for a landowner to eliminate required off-street parking unless otherwise provided on the parcel and approved by the City.

2. If parking is located on a lot or parcel under different ownership, a perpetual easement must be recorded in the office of the Utah County Recorder prior to final approval.

3. Any lights provided or required to illuminate a parking area shall be arranged in a manner that will reflect light away from adjacent properties.

4. All parking lots and parking structures shall be hard surfaced with asphalt or concrete. The

materials shall be approved by the City Engineer and be capable of handling the anticipated size and weight of vehicles, including public safety vehicles.

5. Each parking lot shall be surrounded by a concrete curb, or other border approved by the City Engineer to ensure the life of the surface and to limit the access to approved ingress and egress.

6. Parking shall be designed to avoid backing onto a public street. If an applicant is unable to do so, the Planning Commission may approve parking which backs onto a public street.

7. No parking shall occur in any alley, driveway, traffic isle or delivery area, nor shall it interfere with the ingress/egress of a site.

C. Parking Dimensions.

1. Each off-street parking space shall have minimum dimensions of not less than nine (9) feet in width and eighteen (18) feet in length.

2. Compact parking stalls of (9) feet in width and sixteen (16) feet in length may be utilized as approved by the Planning Commission and subject to the following:

(a) Compact stalls may be used only in parking lots with fifty (50) stalls or greater.

(b) Compact stalls may be used only in irregular or odd shaped portions of the site, where standard stall sizes cannot be utilized.

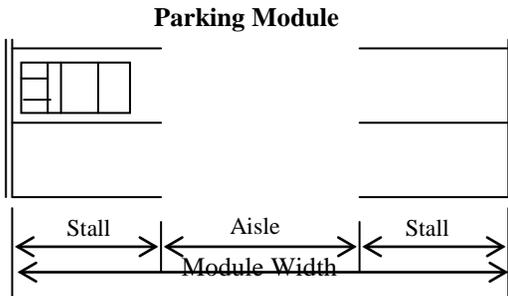
(c) No more than ten (10) percent of the total number of required parking stalls shall be designated for compact car parking.

(d) Compact stalls may be used only where the tires of parked cars contact wheel stops or curbing that allows for vehicle overhang. However, the overhang area must be a landscaped area, not a sidewalk or other pedestrian walkway.

(e) Compact stalls shall not be located immediately adjacent to a building entrance.

3. Unless otherwise approved by the Planning Commission, each parking module, defined as one access aisle servicing a row of parking on each side of the aisle, shall have a minimum width of sixty two (62) feet, except however, module width may be reduced to sixty (60) feet where compact stalls are used on one side of the isle. Minimum aisle width shall be twenty-four (24) feet when us-

ing 9'x20' stalls and twenty-six (26) feet when using 9'x18' or 9'x16' stalls unless otherwise approved by the Planning Commission.



D. Handicapped Parking. As part of the minimum off street parking requirements, all property owners and applicants for development approvals are required to comply with the minimum standards for the provision of handicapped parking spaces as identified and required by the Americans with Disabilities Act (ADA), as amended. The parking stalls shall be identified by typical handicapped symbols and should be placed in areas that are most convenient to the entrance to the structure.

E. Reduction in Required Parking.

1. For all Uses and activities located within the Mixed Use District no minimum parking requirements are identified. Rather it is the policy of the City to maintain all existing uses that do not meet the parking requirements of this Code within the Mixed Use District and to encourage additional uses and activities. However, in reviewing and approving new Uses within the Mixed Use (MU) district the Zoning Administrator, Development Review Committee, and Planning Commission will be guided by the parking requirements as contained in Table 05.050. Parking requirements for the Mixed Use (MU) district shall be as approved by the Zoning Administrator, Development Review Committee, and Planning Commission.

2. In all other zones, an applicant may request for a reduction in the amount of parking spaces. The applicant must clearly demonstrate that the required number of parking stalls is unnecessary for the proposed use and any possible future use of the building. Requests to lower the amount of parking spaces must be approved by the City Council following a Planning Commission recommendation. Any request which lowers the amount of parking stalls by more than twenty (20) percent shall not be approved by the City Council.

F. Landscaping.

1. An area equal to ten percent (10%) of the total size of the parking lot must be landscaped and pervious, exclusive of all required open space, perimeter plantings and required setback areas. For uses requiring less than twenty (20) parking spaces the ten percent (10%) requirement shall not be required to be located within the parking area but shall be added to and provided within the other required landscape, buffer and screening areas.

2. Landscaped islands and peninsulas shall be included in the design of parking areas. Landscaped islands must be a minimum of 10 feet in width and are required at the ends of parking rows at a maximum spacing of one per every 24 parking spaces. Flowering trees or other types of ornamental planting should be used on end islands. Subject to Planning Commission approval, islands can be grouped to form one large island.

3. Changes in grade, planting, and/or berms shall be provided to reduce the visual impact of large parking areas.

4. The following minimum landscaped setback and separation shall be required for all surface parking lots, unless otherwise approved by the Planning Commission:

- (a) Twenty (20) feet from public road rights-of-way.
- (b) Ten (10) feet from perimeter property lines.

5. The landscaping shall consist of grass, trees, shrubs and other attractive plant materials. The landscaping shall also include an automatic sprinkling system and a border to separate the plants from the parking lot to protect the planting area.

G. Maintenance. All parking lots and structures shall be maintained and kept free of garbage and debris. Striping of parking stalls shall be kept in a manner that allows each stall to be identified. Potholes, cracks, and other damage to the surface shall be repaired in a timely manner.