

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL DISTRICT (PC)

	Existing Lehi Code (MU, NC, C OR BP)	Traverse Mountain	Adopted Area Plan Status
Red Text: New Lehi Code Requirements Since Area Plan Adoption Yellow Highlight: Change in Use from Adopted Area Plan N/A: Use Not Listed in Adopted Area Plan, Now in City Code P = Permitted Use, C = Conditional Use, N = Not Allowed <i>Italic: Permitted Use in Adopted Area Plan, Not in Current Code</i> NO: Change in Use Permission from Adopted Area Plan			
Residential Uses			
Bed and Breakfast Inn	P	P	Yes
Dwelling units (above ground floor)	P	P	No
Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C	C	Yes
Juvenile Group Home [See Sec. 12-180]	N	N	Yes
Rehabilitation and Treatment Facilities [See Section 12-190]	N	N	N/A
Modular Home	P	N	N/A
Mixed-use single family residential and commercial structure/project complying with the use and development standards	P	N	No
Mixed Use Commercial and Stacked Residential Above Commercial	P	P	Yes
Nursing Home	C	C	Yes
Residential Facilities for Elderly Persons [See Sec. 12-170]	C	N	Yes
Residential Facilities for Persons with Disabilities [Sec. 12-160]	C	N	Yes
Retirement Home/Retirement Center	C	C	Yes
Single-Family Dwelling	P	N	N/A
Public/Civic Uses			
Church (places of worship)	P	P	Yes
Cultural and artistic uses, such as museums, galleries, performing arts studios	P	P	Yes
Golf Courses, Country Clubs, and Putting Greens	P	P	Yes
Parks, playgrounds, Open space, trails and greenways	P	P	Yes
Public/Civic Buildings	P	P	Yes
Schools	C	C	Yes
Sporting Facilities, Areas, Municipal	P	P	N/A
Sporting Facilities, Areas, Non-Municipal	C	C	Yes
Sports Fields	P	P	N/A
Communication & Utilities			
Communication facilities and towers [See sec. 12-150]	C	C	Yes
Electrical substations, transmission lines, Municipal	P	P	N/A
Electrical substations, transmission lines, Non-Municipal	C	C	Yes
Oil & gas transmission lines	C	C	Yes
Public Utility Buildings, lines, structures and rights of way, Municipal	P	P	Yes
Public Utility Buildings, lines, structures and rights of way, Non-Municipal	C	P	Yes
Commercial/Nonresidential Uses			
Accessory buildings and uses incidental to an authorized use	P	P	Yes
Adult day care	C	C	Yes
Athletic Instruction, including dance, gymnastics, and martial arts	C	C	N/A
Automobile sales/rental sites less than 1 acre	C	N	Yes
Automobile sales/rental sites 1 acre or larger	C	C	Yes
Automobile service and repair	C	C	Yes
Building maintenance services	C	C	Yes
Building materials supply store with no outside storage	P	P	Yes
Building materials supply store with outside storage	C	C	Yes
Campground	N	N	Yes
Car wash	C	P	Yes
Check Cashing, Title Loans & Other Credit Services	C	C	N/A

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL DISTRICT (PC)

	Existing Lehi Code (MU, NC, C OR BP)	Traverse Mountain	Adopted Area Plan Status
Commercial Laundries, Linen Service, Diaper Service	C	C	Yes
Commercial Parking Lot/Structure	C	C	Yes
Commercial Recreational Facility	C	P	No
Conference Center, Convention Center	C	P	No
Convenience store, with or without gasoline sales	C	P	Yes
Child day-care (in home)		N	No
Child day-care (commercial)	C	P	Yes
Construction sales and service	C	C	Yes
Construction service	C	C	Yes
Equipment sales and rental	C	C	Yes
Financial Institutions and Services	P	P	Yes
Financial Institutions and Services with drive through facilities	C	P	Yes
Funeral Home	P	P	Yes
Furniture Repair	C	C	Yes
Hardware Store with no outside storage	P	P	Yes
Hardware Store with outside storage	C	C	Yes
Health Care Facility	C	P	No
Health Club	P	P	Yes
Heliport	N	C	Yes
Hotels and Motels	P	P	Yes
Hospital (small animal)	C	C	Yes
Junk Yards and Salvage Yards	N	N	No
Laboratory, medical, dental, optical	P	P	Yes
Launderette, Laundromat	P	P	Yes
Liquor Store/Bar/Private club	C	C	Yes
Manufactured home sales and service	N	N	Yes
Medical Research Facility	C	P	Yes
Medical and Dental Clinics	P	P	Yes
Model Home [See Sec. 09.070]	C	P	No
Moving and storage facilities	C	N	Yes
Offices, professional	P	P	Yes
Offices/Warehouse	C	C	N/A
Outdoor sales, display and storage (excluding junk yards and salvage yards)	C	C	No
Outdoor storage of materials, products and equipment incidental to an allowed use	C	C	No
Pawn Shops	C	C	Yes
Personal services	P	P	Yes
Personal services including a body art facility (see Definitions Chapter 36)	C	C	N/A
Photofinishing lab	C	P	Yes
Plant nursery with outside display	C	C	Yes
Portable Storage Container [see Sec. 12.140-D]	C	C	N/A
Portable Storage Container Sales [see Sec. 12.140-D]	N	N	N/A
Public Dance Hall	C	C	N/A
Race tracks for go-carts ATV and motocross or other motorized sports recreational facilities (includes private or commercial)	N	N	N/A
Recreations vehicle sales and services	C	N	Yes
Regional Commercial/Retail Sales (minimum 20 acre site)	P	P	N/A
Neighborhood commercial/Retail Sales including general retail and pharmacies (maximum 5,000 square foot bld. Footprint or as approved by Planning Commission)	C	P	N/A

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL DISTRICT (PC)

	Existing Lehi Code (MU, NC, C OR BP)	Traverse Mountain	Adopted Area Plan Status
Restaurant	P	P	Yes
Restaurant, fast food with drive up window(s)	C	P	Yes
Research and development facilities	C	P	Yes
Retail facilities and services accessory to a principal use	P	P	Yes
Retail facilities and services with drive-up window(s)	C	P	N/A
Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	P	P	Yes
Schools - Vocational and Technical	P	P	Yes
Service station	P	P	Yes
Storage-Mini (Storage units) [See Sec. 12.140A]	N	C	Yes
Body Art Facility	N	N	N/A
Temporary construction buildings & yards (12 months maximum)	P	P	Yes
Temporary sales office (12 months maximum)	P	P	Yes
Theater	P	P	Yes
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C	C	Yes
Manufacturing			
Brick manufacture	N	N	Yes
Building materials storage and wholesaling	N	N	Yes
Cabinet and woodworking shop	C	C	Yes
Commercial storage or distribution (excluding junkyards and salvage yards)	N	N	Yes
Concrete block manufacture	N	N	Yes
Concrete manufacture	N	N	Yes
Contractor's storage yard	N	N	Yes
Food Processing including the slaughtering, processing and packaging of livestock (excluding feed lots, outdoor corrals or pens for the keeping of livestock, and animal rendering)	N	N	NO
Gasoline and oil storage (wholesale)	N	N	Yes
Heavy industrial assembly	N	N	Yes
Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a Do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure.	C	C	Yes
Lumberyard	N	N	Yes
Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.	N	N	Yes
Printing and publishing facilities	C	P	NO
Repair shop, with no outside storage	P	P	NO
Recycling center	N	N	Yes
Recycling collection station	C	C	Yes
Rock, sand and gravel storage and distribution	N	N	Yes
Rock, sand and gravel and topsoil commercial screening and sales	N	N	N/A

Traverse Mountain

Table of Uses

HIGHWAY COMMERCIAL DISTRICT (PC)

	Existing Lehi Code (MU, NC, C OR BP)	Traverse Mountain	Adopted Area Plan Status
Rock crushers and screening are permitted with mass grading operation (see mass grading Environmental Section)		P	N/A
Truck and large equipment sales and rental	C	N	Yes
Tradesmen shops with no outside storage	C	P	NO
Truck and large equipment repair	C	N	Yes
Truck freight terminal	N	N	Yes
Warehousing and wholesale distribution with outside storage	N	N	Yes
<i>Warehousing and wholesale distribution without outside storage</i>		C	Yes
Welding shop	N	N	Yes
Resource Production			
Agriculture (horticulture)	P	P	Yes

Red Text: New Lehi Code Requirements Since Area Plan Adoption

Yellow Highlight: Change in Use from Adopted Area Plan

N/A: Use Not Listed in Adopted Area Plan, Now in City Code

* Subject to approval by the Architectural Review Committee and Lehi City

P = Permitted Use, C = Conditional Use, N = Not Allowed

Italic: Permitted Use in Adopted Area Plan, Not in Current Code

NO: Change in Use Permission from Adopted Area Plan

Traverse Mountain - Table of Uses

HIGH DENSITY RESIDENTIAL-HDR (PC): 6.1-20 Units/Acre

Use	Existing Lehi Code	Traverse Mountain	Adopted Area Plan Status
Red Text: New Lehi Code Requirements Since Area Plan Adoption	<i>Italic: Permitted Use in Adopted Area Plan, Not in Current Code</i>		
Yellow Highlight: Change in Use from Adopted Area Plan			
N/A: Use Not Listed in Adopted Area Plan, Now in City Code	NO: Change in Use Permission from Adopted Area Plan		
P = Permitted Use, C = Conditional Use, N = Not Allowed			
P ³ Permitted pursuant to Area Plans			

Residential Dwelling Types			
Single Family Dwelling	P	P	Yes
Two-Family Dwelling [See Sec. 12.130]	C	P	Yes
Three-Family Dwelling [See Sec. 12.130]	C	P	Yes
Four-Family Dwelling [See Sec. 12.130]	C	P	Yes
Accessory Apartment	C	N	N/A
Modular Home	P	P	Yes
Multi-Family Dwellings [>4 dwelling units See Sec. 12.130]	C	P	Yes
Townhouses/Condominiums [See Sec. 12.130]	C	P	Yes
Public/Civic Uses			
Accessory Parking Lot Municipal	P ³	N	N/A
Churches (places of worship)	C	P	Yes
Golf Courses & Country Clubs	C	P	Yes
<i>Libraries</i>		C	Yes
Parks and Playgrounds, Open Space, Trails and Greenways	P	P	Yes
Public/Civic Building/Public Facilities	P	P	N/A
Schools	C	P	Yes
Sporting Facilities, Arenas-Municipal	N	N	Yes
Sporting Facilities, Arenas- Non-Municipal	N	N	Yes
Sports Fields	P	P	Yes
Utilities			
Electrical substations/transmission lines-Municipal	P	P	N/A
Electrical substations/transmission lines-Non-Municipal	C	C	Yes
Oil & gas transmission lines	C	C	Yes
Public Utility Buildings, lines structures and Rights of way, Municipal	P	P	N/A
Public Utility Buildings, lines structures and Rights of way, Non-Municipal	C	C	Yes
Other Uses			
Adult Day Care	C	C	Yes
Agriculture (Horticulture)	P	P	Yes
Agriculture (Livestock) [See. 12-120 (E)]	N	N	Yes
Animal Rights (Large Animals) [See Sec. 12-120(E)]	N	N	N/A
Apiary	N	N	Yes
Assisted Living Facility	C	C	N/A
Bed and Breakfast inn	C	C	Yes
Child day-care (commercial)	C	C	Yes
<i>Child day-care (in home)</i>		C	Yes
Commercial riding facilities	N	P	Yes
Gravel pits, clay pit	N	N	NO
Greenhouses (private, as an accessory use)	C	C	Yes
Greenhouses (commercial)	N	N	Yes
Kennels	N	N	Yes
Model Home [see Sec 9.070]	C	P	N/A
Residential Facilities for Persons with Disabilities (Sec. 12-160)	C	C	Yes
Residential Facilities for Elderly Persons (Sec. 12-170)	C	C	Yes
Resthome Guesthome /Nursing Home	C	C	Yes
Retirement Home/Retirement Center	C	C	Yes
Rock crushers	N	N	NO
Swimming Pools (private)/Private Recreation Facilities	P	P	Yes
Temporary construction buildings & yards (12 months maximum)	P	P	Yes
Temporary sales office (12 months maximum)	P	P	Yes

Traverse Mountain Table of Uses

MEDIUM DENSITY RESIDENTIAL DISTRICT (MDR) (PC) 4.1-6.0 Units/Acre

Use	Existing Lehi Code	Traverse Mountain	Adopted Area Plan Status
<p>Red Text: New Lehi Code Requirements Since Area Plan Adoption Yellow Highlight: Change in Use from Adopted Area Plan N/A: Use Not Listed in Adopted Area Plan, Now in City Code P = Permitted Use, C = Conditional Use, N = Not Allowed P³ Permitted pursuant to Area Plans</p>			
<p><i>Italic: Permitted Use in Adopted Area Plan, Not in Current Code</i> NO: Change in Use Permission from Adopted Area Plan</p>			
Residential Dwelling Types			
Single Family Dwelling	P	P	Yes
Two-Family Dwelling [See Sec. 12.130]	C	P	Yes
Three-Family Dwelling [See Sec. 12.130]	C	P	NO
Four-Family Dwelling [See Sec. 12.130]	C	P	NO
Accessory Apartment	N	N	N/A
Modular Home	P	P	Yes
Multi-Family Dwellings [>4 dwelling units See Sec. 12.130]	N	C	Yes
Townhouses/Condominiums [See Sec. 12.130]	C	C	Yes
Public/Civic Uses			
Accessory Parking Lot Municipal	P ³	N	N/A
Churches (places of worship)	C	P	Yes
Golf Courses & Country Clubs	C	P	Yes
Libraries		C	Yes
Parks and Playgrounds, Open Space, Trails and Greenways	P	P	Yes
Public/Civic Building/Public Facilities	P	P	N/A
Schools	C	P	Yes
Sporting Facilities, Arenas-Municipal	N	N	Yes
Sporting Facilities, Arenas- Non-Municipal	N	N	Yes
Sports Fields	P	P	N/A
Utilites			
Electrical substations/transmission lines-Municipal	P	P	N/A
Electrical substations/transmission lines-Non-Municipal	C	C	Yes
Oil & gas transmission lines	C	C	Yes
Public Utility Buildings, lines structures and Rights of way, Municipal	P	P	N/A
Public Utility Buildings, lines structures and Rights of way, Non-Municipal	C	C	Yes
Other Uses			
Adult Day Care	C	C	Yes
Agriculture (Horticulture)	P	P	Yes
Agriculture (Livestock) [See. 12-120(E)]	N	N	Yes
Animal Rights (Large Animals) [See Sec. 12-120(E)]	N	N	N/A
Apiary	N	N	Yes
Assisted Living Facility	C	C	N/A
Bed and Breakfast inn	C	C	Yes
Child day-care (commercial)	C	C	Yes
Child day-care (in home)		C	Yes
Commercial riding facilities	N	N	Yes
Gravel pits, clay pit	N	N	NO
Greenhouses (private, as an accessory use)	C	C	Yes
Greenhouses (commercial)	N	N	Yes
Kennels	N	N	Yes
Model Home [see Sec 9.070]	C	P	N/A
Residential Facilities for Persons with Disabilities [Sec. 12-150]	C	C	Yes
Residential Facilities for Elderly Persons (Sec. 12-150)	C	C	Yes
Resthome/Guesthome/Nursing Home	C	C	Yes
Retirement Home/Retirement Center	C	P	NO
Rock crushers	N	N	NO
Swimming Pools (private)/Private Recreation Facilities	P	P	Yes
Temporary construction buildings & yards (12 months maximum)	P	P	Yes
Temporary sales office (12 months maximum)	P	P	Yes

Traverse Mountain Table of Uses

LOW DENSITY RESIDENTIAL DISTRICT (LDR) (PC) <4 Units/Acre

Use	Existing Lehi Code	Traverse Mountain	Adopted Area Plan Status
Red Text: New Lehi Code Requirements Since Area Plan Adoption			
Yellow Highlight: Change in Use from Adopted Area Plan			
N/A: Use Not Listed in Adopted Area Plan, Now in City Code		NO: Change in Use Permission from Adopted Area Plan	
P = Permitted Use, C = Conditional Use, N = Not Allowed			
Residential Dwelling Types			
Single Family Dwelling	P	P	Yes
Two-Family Dwelling [See Sec. 12.130]	N	N	Yes
Three-Family Dwelling [See Sec. 12.130]	N	N	Yes
Four-Family Dwelling [See Sec. 12.130]	N	N	Yes
Accessory Apartment	N	N	N/A
Modular Home	P	P	Yes
Multi-Family Dwellings [>4 dwelling units See Sec. 12.130]	N	N	Yes
Townhouses/Condominiums [See Sec. 12.130]	N	N	Yes
Public/Civic Uses			
Accessory Parking Lot Municipal	N	N	N/A
Churches (places of worship)	C	P	Yes
Golf Courses & Country Clubs	C	P	Yes
Libraries		C	Yes
Parks and Playgrounds, Open Space, Trails and Greenways	P	P	Yes
Public/Civic Building/Public Facilities	P	P	N/A
Schools	C	P	Yes
Sporting Facilities, Arenas-Municipal	N	N	Yes
Sporting Facilities, Arenas-Non-Municipal	N	N	Yes
Sports Fields	P	P	Yes
Utilities			
Electrical substations/transmission lines - Municipal	P	P	N/A
Electrical substations/transmission lines - Non-Municipal	C	C	Yes
Oil & gas transmission lines	C	C	Yes
Public Utility Buildings, lines structures and Rights of way, Municipal	P	P	N/A
Public Utility Buildings, lines structures and Rights of way, Non-Municipal	C	C	Yes
Other Uses			
Adult Day Care	N	N	Yes
Agriculture (Horticulture)	P	P	Yes
Agriculture (Livestock) [See. 12-120(E)]	N	N	Yes
Animal Rights (Large Animals) [See Sec. 12-120(E) 1- 3]	N	P	Yes
Apiary	N	N	Yes
Assisted Living Facility	N	N	N/A
Bed and Breakfast inn	C	C	Yes
Child day-care (commercial)	N	N	Yes
Child day-care (in home)	N	C	Yes
Commercial riding facilities	N	N	Yes
Gravel pits, clay pit	N	N	NO
Greenhouses (private, as an accessory use)	C	C	Yes
Greenhouses (commercial)	N	N	Yes
Kennels	N	N	Yes
Model Home [see Sec 9.070]	C	P	N/A
Residential Facilities for Persons with Disabilities (Sec. 12-160)	C	C	Yes
Residential Facilities for Elderly Persons (Sec. 12-170)	C	C	Yes
Resthome/Guesthome/Nursing Home	N	N	Yes
Retirement Home/Retirement Center	N	N	Yes
Rock crushers	N	N	NO
Swimming Pools (private)/Private Recreation Facilities	P	P	Yes
Temporary construction buildings & yards (12 months maximum)	P	P	Yes
Temporary sales office (12 months maximum)	P	P	Yes