

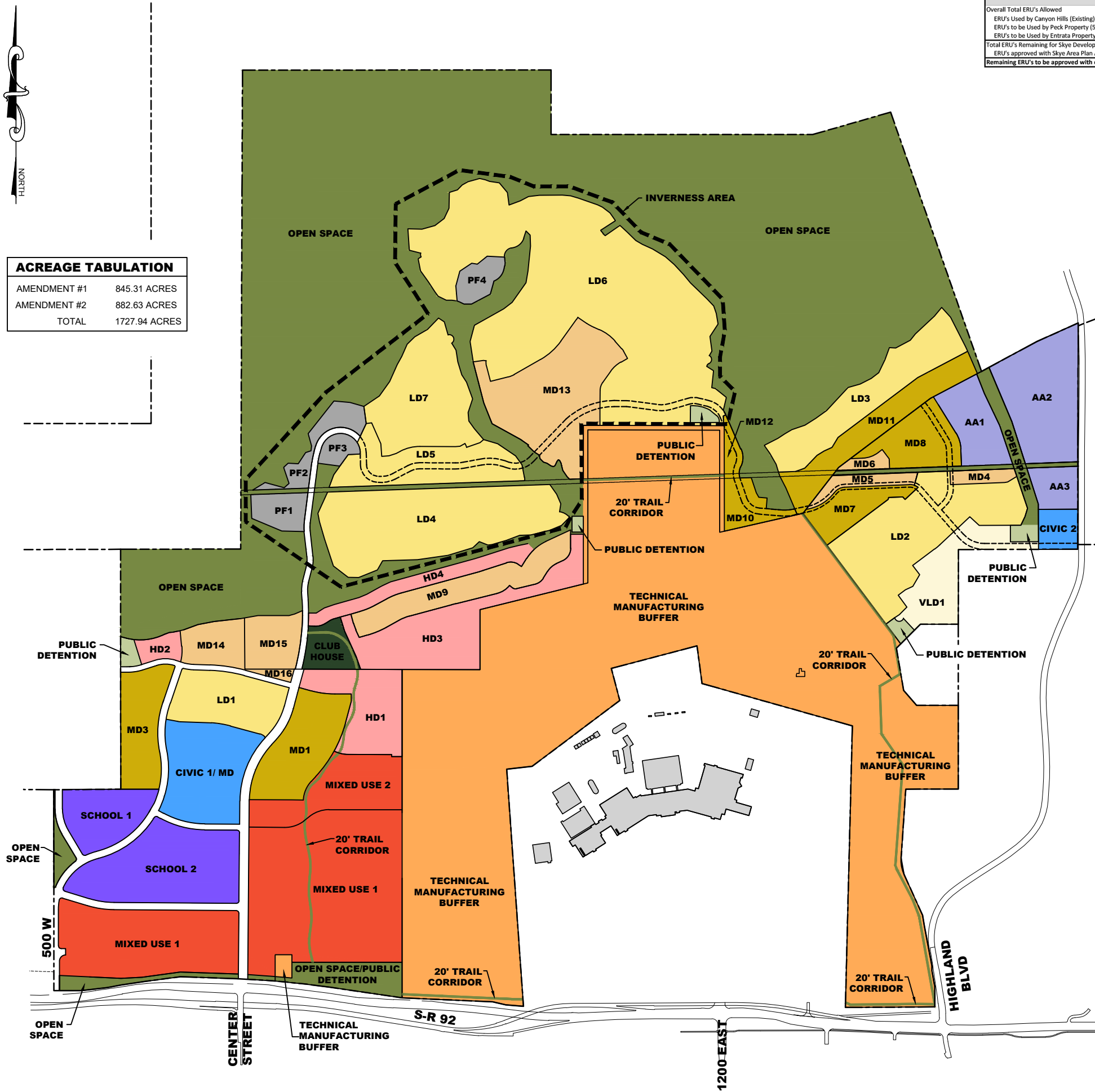
Skye Area Plan

2nd Amendment

Section 2 – Land Use

- Land Use Map
- Technical Manufacturing Buffer Set Back Exhibit
- Table of Uses – Mixed Use/Commercial Districts
- Table of Bulk and Intensity Requirements Mixed use/Nonresidential
- Table of Bulk and Intensity Requirements Mixed use/Nonresidential
- Table of Bulk and Intensity Requirements Residential Districts
- Architectural Design Guidelines and Standards
- Skye Area Plan Parking Requirements and Access Requirements
- Buffers and Open Space Section
- Active Transportation Plan (Map)
- Open Space Summary Table
- Plat and Site Plan Approval Processess

U:\0 - LEI PROJECTS\2020-2025-0067 DR HORTON LEI PROJECT\CAD\DWG AREA PLAN\20-0067 MICRON 2 AREA PLAN.DWG 10/24/2023 5:32 PM



ACREAGE TABULATION	
AMENDMENT #1	845.31 ACRES
AMENDMENT #2	882.63 ACRES
TOTAL	1727.94 ACRES

ERU Allocation Table		
		Notes
Overall Total ERU's Allowed	3294	Total ERU's allowed from original Micron Area plan (2994) plus the additional 300 ERU's granted by city council
ERU's Used by Canyon Hills (Existing)	246	Includes 244 lots + 1 church
ERU's to be Used by Peck Property (58.89 ac)	88	Assumes 1.5 units/ac (from original Area Plan)
ERU's to be Used by Entrata Property (149.28 ac)	224	Assumes 1.5 units/ac (from original Area Plan)
Total ERU's Remaining for Skye Development	2736	
ERU's approved with Skye Area Plan Amendment #1	1751	
Remaining ERU's to be approved with current Area Plan Amendment	985	

- NOTES:
- OF THE 827 ERU'S ASSIGNED TO THE MIXED-USE, 609 ARE INTENDED TO BE DESIGNATED AS RESIDENTIAL.
 - THE TOTAL ERU'S ALLOCATED FOR THIS AREA PLAN AMENDMENT AND ALL FUTURE AMENDMENTS SHALL BE GOVERNED BY THE ERU ALLOCATION TABLE ON THIS SHEET.
 - THE 20' TRAIL SHOWN WITHIN THE TECHNICAL MANUFACTURING BUFFER AREA AND WITHIN THE MIXED USE AREA IS INCLUDED AS PUBLIC OPEN SPACE IN THE TABULATION TABLE.
 - THIS MAP ONLY SHOWS PUBLIC OPEN SPACE & DETENTION THAT IS PLANNED FOR THE PROJECT. ADDITIONALLY, PRIVATE OPEN SPACE WILL BE PROVIDED THROUGHOUT THE AREA PLAN. REFER TO THE BUFFERS & OPEN SPACE SECTION FOR MORE INFORMATION.
 - TOTAL OPEN SPACE WILL MAKE UP APPROXIMATELY 37.76% OF THE NET AREA, LESS THE CIVIC AND SCHOOL AREAS.
 - PRIOR TO ANY DEVELOPMENT TAKING PLACE EAST OF THE TECHNICAL MANUFACTURING BUFFER, AN AGREEMENT MUST BE IN PLACE BETWEEN LEHI CITY AND TSSD TO PROVIDE SEWER SERVICE.
 - THE NEARBY SEASONS CULINARY WATER TANK & PI RESERVOIR HAVE LIMITED CAPACITY AVAILABLE FOR THE SKYE AREA PLAN. REFER TO THE CULINARY AND PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR DETAILS ON AVAILABLE CAPACITIES AND NEEDED IMPROVEMENTS FOR THIS PROJECT.
 - ADDITIONAL CULINARY WATER AND PI CITY PROJECTS MAY BE NEEDED TO SERVICE THE SKYE AREA PLAN. REFER TO THE CULINARY & PI SECTIONS OF THE SKYE AREA PLAN UTILITY SECTION FOR ADDITIONAL DETAILS.
 - NEITHER THE CULINARY NOR THE PI SYSTEMS FOR SKYE HAVE A WATER SOURCE IDENTIFIED. REFER TO THE CULINARY & PI SECTIONS FOR ADDITIONAL INFORMATION ON IDENTIFIABLE SOURCES.
 - TECHNICAL MANUFACTURING BUFFER SHALL HAVE NO ERU'S ASSOCIATED WITH IT. ANY ADDITIONAL DEVELOPMENT ON THIS AREA SHALL REQUIRE ADDITIONAL UTILITY STUDIES AND CITY STAFF APPROVAL.
 - IF THE PROPOSED CIVIC 1 SITE IS NOT USED AS A CIVIC/CHURCH SITE, IT WILL BECOME AN MD POD WITH A DENSITY RANGE OF 3-7 UNITS/ACRE. DENSITY WILL BE TRANSFERRED FROM OTHER PODS AS NECESSARY, KEEPING THE TOTAL ERU CAP AT 2736.
 - DENSITY FROM POD MD13 SHALL HAVE THE ABILITY TO BE SHIFTED SOUTH OR EAST TO PODS HD1-4, OR LD4-7

LAND USE	ACRES	% OF NET AREA	PROPOSED DENSITY		PROPOSED UNITS	
			Low Range (units/acre)	High Range (units/acre)	Low Range (Units)	High Range (Units)
Total Area	1727.94					
MP Roads Deduction	29.83					
NET AREA	1698.11					
School 1 (Elementary)	12.71	0.75%			9	
School 2 (Jr. High)	30.27	1.78%			15	
Civic 1 ¹¹	22.59	1.33%	3	7	27	
Civic 2	4.44	0.26%			2	
Mixed Use 1 ¹	97.02	5.71%	4	30	517	
Mixed Use 2 ¹	17.83	1.05%	4	30	310	
Clubhouses	5.60	0.33%			9	
Public Facilities 1	5.19	0.31%			0	
Public Facilities 2	6.19	0.36%			0	
Public Facilities 3	2.62	0.15%			0	
Public Facilities 4	4.39	0.26%			0	
Dedicated Public Detention	5.33	0.31%			0	
Technical Manufacturing ¹⁰	381.93	22.49%			0	
HD	54.25	3.19%				
HD #1	16.30	0.96%	8	12	130	196
HD #2	3.06	0.18%	8	12	24	37
HD #3	25.74	1.52%	8	12	206	309
HD #4	9.16	0.54%	8	12	73	110
MD	151.70	8.93%				
MD #1	18.34	1.08%	3	7	55	128
MD #2	14.21	0.84%	3	7	43	99
MD #4	2.43	0.14%	3	7	7	27
MD #5	3.79	0.22%	3	7	11	27
MD #6	1.76	0.10%	3	7	5	12
MD #7	8.32	0.49%	3	7	25	58
MD #8	11.89	0.70%	3	7	36	83
MD #9	16.42	0.97%	3	7	49	115
MD #10	8.98	0.53%	3	7	27	63
MD #11	12.84	0.76%	3	7	39	90
MD #12	2.08	0.12%	3	7	6	15
MD #13	33.52	1.97%	3	7	101	235
MD #14	7.09	0.42%	3	7	21	50
MD #15	9.00	0.53%	3	7	27	63
MD #16	1.01	0.06%	3	7	3	7
LD	276.90	16.31%				
LD #1	16.14	0.95%	1	4	16	65
LD #2	35.72	2.10%	1	4	36	143
LD #3	22.34	1.32%	1	4	22	89
LD #4	43.43	2.56%	1	4	43	174
LD #5	19.52	1.15%	1	4	20	78
LD #6	113.17	6.66%	1	4	113	453
LD #7	26.58	1.57%	1	4	27	106
VLD	15.22	0.90%				
VLD1	15.22	0.90%	1	2	15	30
Active Adult	41.03	2.42%				
AA #1	11.10	0.65%	4	6	44	67
AA #2	24.62	1.45%	4	6	98	148
AA #3	5.31	0.31%	4	6	21	32
TOTAL OPEN SPACE AREA ^{4,5}	626.01	36.87%				
Dedicated Public Open Space ³	562.31	33.11%				
Private Open Space	68.44	4.03%				
Power Corridor Deduction	-4.74	-0.28%				
NON-RESIDENTIAL ERU'S	280					
RESIDENTIAL ERU'S	2456					
TOTAL ERU'S ²	2736					

Skye Area Plan

Table of Uses - Mixed Use / Commercial Districts

RESIDENTIAL USES		
LAND AREA DESIGNATION	MU	TMB
Dwelling Unit for caretaker/security guard (Only to be used by caretaker and immediate family)	P	N
Group Home	P	N
Juvenile Group Facility	N	N
Mixed-use single family residential and commercial structure/project complying with the use and development standards	P	N
Townhouses/Condominiums	P	N
Multi-Family Dwellings (greater than four dwelling units)	P	N
Rehabilitation and Treatment Facilities [See Sec. 12.180]	C	N
Nursing Home, Assisted Living, or Retirement Home/Center	P	N
PUBLIC/CIVIC USES		
LAND AREA DESIGNATION	MU	TMB
Churches (places of worship)	P	N
Cultural and Artistic uses, such as Museums, Galleries, Libraries, Performing Arts Studios	P	N
Golf Courses, Country Clubs, and Putting Greens	C	N
Parks, Playgrounds, Open Space, Trails and Greenways	P	P
Parking lot or Parking Structure, Municipal or Joint Venture (public/private)	P	P
Public/Civic Buildings	P	N
Schools	P	N
Sporting Facilities, Arenas	P	N
Sports Fields	P	P
COMMUNICATION & UTILITIES		
LAND AREA DESIGNATION	MU	TMB
Communication Facilities and Towers [See Sec.12.140]	C	P
Electrical Substations and Power Transmission Lines, Municipal	P	P
Electrical Substations and Power Transmission Lines, ground and roof-mounted solar energy facilities Non-Municipal	C	P
Oil & Gas Transmission Lines	C	P
Public Facilities including but not limited to water tanks, irrigation ponds, pump stations, well houses and lift stations.	P	P
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way	P	P
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	P	P
COMMERCIAL/NONRESIDENTIAL USES		
LAND AREA DESIGNATION	MU	TMB
Accessory Buildings and uses incidental to an authorized use	P	P
Adult Daycare	P	N
Artisan Shop	P	N
Athletic Instruction, including Dance, Gymnastics, and Martial Arts	P	N
Automobile Sales/Rental sites 1 acre or larger	N	N
Automobile Service and Repair	C	N
Bakery, Retail	P	N
Bed and Breakfast	P	N
Body Art Facility	P	N

Notes:

P= Use allowed as a permitted use.
C= Use allowed as a Conditional Use.
N= Use not allowed and is prohibited.

Any land uses within the TMB zone shall be related to the necessary operation of the adjacent Technical Manufacturing use and shall be incidental and subordinate to that primary use (Texas Instruments). In addition, any additional uses will not exceed the existing capacities currently granted to Texas Instruments.

Skye Area Plan

Table of Uses - Mixed Use / Commercial Districts

COMMERCIAL/NONRESIDENTIAL USES (continued)		
LAND AREA DESIGNATION	MU	TMB
Brew Pub	P	N
Building Maintenance Services	P	P
Car Wash	P	N
Check Cashing, Title Loans & other Credit Services	C	N
Child Daycare (Commercial)	P	N
Climate Controlled Indoor Storage	P	N
Commercial Laundries, Linen Service	P	N
Commercial Parking Lot/Structure (private)	P	P
Commercial Recreational Facility	P	N
Conference Center, Convention Center, Reception Center	P	N
Construction and Equipment Sales and/or Rental (No outdoor storage)	C	N
Construction Service (No outdoor storage)	C	N
Convenience Store, with Gasoline Sales	P	N
Dog Care Facility	C	N
Dry Cleaners	P	N
Financial Institutions and Services	P	N
Drive through facilities incidental to an allowed use	P	N
Funeral Home	C	N
Health Care Facility	P	N
Health/Fitness Club	P	N
Heliport	C	N
Hobby Garages	P	N
Hotels and Motels	P	N
Junk Yards and Salvage Yards	N	N
Laboratory - Medical, Dental, Optical	P	N
Launderette, Laundromat	P	N
Light Office/Warehouse Combination	P	N
Makerspace (flex space that is divided into separate units that can be used for a variety of purposes including storage, small business, retail, recreational use and non-permanent residential use.)	P	N
Manufactured Home Sales and Service	N	N
Medical and Dental Clinics	P	N
Medical Cannabis Pharmacy	P	N
Medical Research Facility	P	N
Moving and Storage Facilities	C	C
Nightclub	C	N
Offices, Professional	P	N
Office/Warehouse with no outside storage	P	P
Outdoor Sales and Display	P	N
Outdoor Storage of Materials, Products and Equipment incidental to an allowed use (excluding junk yards and salvage yards)	N	P
Pawn Shops (see Sec. 12.130 F)	N	N
Personal Services	P	N

Notes:

P= Use allowed as a permitted use.
C= Use allowed as a Conditional Use.
N= Use not allowed and is prohibited.

Any land uses within the TMB zone shall be related to the necessary operation of the adjacent Technical Manufacturing use and shall be incidental and subordinate to that primary use (Texas Instruments). In addition, any additional uses will not exceed the existing capacities currently granted to Texas Instruments.

Skye Area Plan

Table of Uses - Mixed Use / Commercial Districts

COMMERCIAL/NONRESIDENTIAL USES (continued)		
LAND AREA DESIGNATION	MU	TMB
Personal Services including a Body Art Facility (See Definitions Chapter 39)	P	N
Pet Grooming Facility	P	N
Plant Nursery with Outside Display	P	N
Portable Storage Container	N	P
Public Dance Hall	C	N
Racetracks for Go-Carts, ATV and Motocross or other Motorized Sports Recreational Facilities (includes private or commercial)	C	N
Research and Development Facilities	P	N
Restaurant	P	N
Retail Facilities and Services accessory to a principal use	P	N
Retail Facilities and Services with drive-up window(s)	P	N
Retail Sales, General	P	N
Schools - Vocational and Technical	P	N
Storage Units [See Sec.12.130-A]	C	C
Indoor Storage, Vehicles [See Sec.12.130-A]	C	P
Temporary Construction Buildings & Yards (12 months maximum)	P	P
Theater	P	N
Tobacco Products Shop	N	N
Towing and Impound Yard [See Sec. 12.130-G]	N	N
Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	P	N
LIFE SCIENCES		
LAND AREA DESIGNATION	MU	TMB
Brick Manufacture	N	N
Indoor Building Materials Storage and Wholesaling	P	P
Cabinet and Woodworking Shop	P	N
Cannabis Production	N	N
Commercial Storage or Distribution (excluding junkyards and salvage yards)	P	P
Concrete Block Manufacture	N	N
Concrete Manufacture	N	N
Indoor Contractor's Storage Yard	P	P
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
Gasoline and Oil Storage (wholesale, or Private)	N	P
Indoor Heavy Industrial Assembly	C	C
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.	P	N
Lumberyard	N	N
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	C	N
Printing and Publishing Facilities	P	N

Notes:

- P= Use allowed as a permitted use.
- C= Use allowed as a Conditional Use.
- N= Use not allowed and is prohibited.

Any land uses within the TMB zone shall be related to the necessary operation of the adjacent Technical Manufacturing use and shall be incidental and subordinate to that primary use (Texas Instruments). In addition, any additional uses will not exceed the existing capacities currently granted to Texas Instruments.

Skye Area Plan

Table of Uses - Mixed Use / Commercial Districts

LIFE SCIENCES (continued)		
LAND AREA DESIGNATION	MU	TMB
Recycling Center	N	N
Rock, Sand and Gravel Storage and Distribution (private)	N	P
Rock, Sand, Gravel and Topsoil Commercial Screening and Sales	N	N
Tradesmen Shops with no outside storage	P	N
Truck and Large Equipment Sales and Rental	N	N
Truck and Large Equipment Repair	N	N
Truck Freight Terminal	N	N
Warehousing and Wholesale Distribution with no outside storage	P	P
Warehousing and Wholesale Distribution with outside storage	N	N
Indoor Welding Shop with no outside storage	C	C
RESOURCE PRODUCTION		
LAND AREA DESIGNATION	MU	TMB
Agriculture (Horticulture)	P	P

Notes:

P= Use allowed as a permitted use.
C= Use allowed as a Conditional Use.
N= Use not allowed and is prohibited.

Any land uses within the TMB zone shall be related to the necessary operation of the adjacent Technical Manufacturing use and shall be incidental and subordinate to that primary use (Texas Instruments). In addition, any additional uses will not exceed the existing capacities currently granted to Texas Instruments.

Skye Area Plan

Table of Uses - Residential Districts

RESIDENTIAL DWELLING TYPES							
LAND AREA DESIGNATION	HD	MD	LD	VLD	AA	CIVIC 1	SCHOOL
Single-Family Dwelling	P	P	P	P	P	P	N
Two-Family Dwelling [See Sec. 12.130]	P	P	N	N	P	P	N
Three-Family Dwelling [See Sec. 12.130]	P	P	N	N	P	P	N
Four-Family Dwelling [See Sec. 12.130]	P	P	N	N	P	P	N
Accessory Dwelling Unit (see Sec. 26.030)	N	As per current city and state code				N	N
Group Homes	P	P	P	P	P	P	N
Modular Home	N	N	N	N	N	N	N
Multi-Family Dwellings [>4 dwelling units; See Sec. 12.130]	P	P	N	N	P	P	N
Townhouses/Condominiums [See Sec.37.040]	P	P	N	N	P	P	N
PUBLIC/CIVIC USES							
LAND AREA DESIGNATION	HD	MD	LD	VLD	AA	CIVIC 1	SCHOOL
Churches (places of worship)	P	P	P	P	P	P	P
Golf Courses & Country Clubs	P	P	P	P	P	N	N
Parks, Playgrounds, Open Space, Trails and Greenways	P	P	P	P	P	P	P
Public/Civic Buildings	P	P	P	P	P	P	P
Schools	P	P	P	P	P	P	P
Sporting Facilities, Arenas-Municipal	P	P	P	P	P	P	P
Sporting Facilities, Arenas-Non-Municipal	C	C	C	C	C	C	C
Sports Fields	P	P	P	P	P	P	P
UTILITIES							
LAND AREA DESIGNATION	HD	MD	LD	VLD	AA	CIVIC 1	SCHOOL
Elect. Substations, Power Transmit Lines-Municipal	P	P	P	P	P	P	P
Elect. Substations, Power Transmit Lines-Non-Municipal	C	C	C	C	C	C	C

Notes:

P= Use allowed as a permitted use

C. = Use allowed as a Conditional Use.

N= Use not allowed and is prohibited.

Any land uses within the TMB zone shall be related to the necessary operation of the adjacent Technical Manufacturing use and shall be incidental and subordinate to that primary use (Texas Instruments). In addition, any additional uses will not exceed the existing capacities currently granted to Texas Instruments.

Skye Area Plan

Table of Uses - Residential Districts

UTILITIES (continued)							
LAND AREA DESIGNATION	HD	MD	LD	VLD	AA	CIVIC 1	SCHOOL
Ground-Mounted Solar Energy System (must follow Lehi City Code - see 19.020)	C	C	C	C	C	C	C
Hybrid Wind and Solar Energy Facility	C	C	C	C	C	C	C
Oil & Gas Transmission Lines	C	C	C	C	C	C	C
Public and Private (with franchise agreement) Utility Underground Lines, and Rights of Way	P	P	P	P	P	P	P
Public and Private (with franchise agreement) Utility Buildings and Other Above Ground, Structures	P	P	P	P	P	P	P
Roof-Mounted Solar Energy System	P	P	P	P	P	P	P
Roof-Mounted Wind Energy System	C	C	C	C	C	C	C
Small Wind Energy Facility	C	C	C	C	C	C	C
OTHER USES							
LAND AREA DESIGNATION	HD	MD	LD	VLD	AA	CIVIC 1	SCHOOL
Adult Day Care	C	C	C	C	C	C	C
Agriculture (Horticulture)	P	P	P	P	P	P	P
Animal Rights - Category 1 [See Sec.12-120(D)]	P	P	P	P	P	N	N
Animal Rights - Category 2 [See Sec.12-120(D)]	P	P	P	P	P	N	N
Animal Rights - Category 3 [See Sec.12-120(D)]	P	P	P	P	P	N	N
Animal Rights - Category 4 [See Sec.12-120(D)]	P	P	P	P	P	N	N
Assisted Living Facility	C	C	C	C	C	C	C
Bed and Breakfast	N	N	N	N	N	N	N
Beekeeping [See Sec. 12-120(E)]	P	P	P	P	P	P	P
Cannabis Production Establishment	C	C	C	C	C	C	C
Café	C	C	C	C	C	C	C
Child Daycare (commercial)	C	C	C	C	C	N	C
Commercial Equestrian Riding Facilities	N	N	N	N	N	N	N
Dance Studio	C	C	C	C	C	C	C
Gravel Pits, Clay Pits	N	N	N	N	N	N	N

Notes:

P= Use allowed as a permitted use

C. = Use allowed as a Conditional Use.

N= Use not allowed and is prohibited.

Any land uses within the TMB zone shall be related to the necessary operation of the adjacent Technical Manufacturing use and shall be incidental and subordinate to that primary use (Texas Instruments). In addition, any additional uses will not exceed the existing capacities currently granted to Texas Instruments.

Skye Area Plan

Table of Uses - Residential Districts

OTHER USES (continued)							
LAND AREA DESIGNATION	HD	MD	LD	VLD	AA	CIVIC 1	SCHOOL
Greenhouses (private, as an accessory use)	C	C	P	P	C	C	P
Greenhouses (commercial)	N	N	N	N	N	N	N
Medical/Dental Clinic	C	C	C	C	C	C	C
Model Home [See Sec.12.220]	P	P	P	P	P	P	P
Portable Storage Container [See Sec. 12.130-D]	C	C	P	P	C	C	C
Rest Home, Nursing Home	C	C	C	C	C	C	C
Retail Shop	C	C	C	C	C	C	C
Retirement Home/Retirement Center	C	C	C	C	C	C	C
Rock Crushers	N	N	N	N	N	N	N
Short Term Rental	P	P	P	P	P	P	N
Swimming Pools (private)/Private Recreation Facilities	P	P	P	P	P	P	P
Temporary Construction Buildings & Yards (12 months maximum)	P	P	P	P	P	P	P
Temporary Home Sales Office (12 months maximum)	P	P	P	P	P	P	P

Notes:

P= Use allowed as a permitted use

C. = Use allowed as a Conditional Use.

N= Use not allowed and is prohibited.

Any land uses within the TMB zone shall be related to the necessary operation of the adjacent Technical Manufacturing use and shall be incidental and subordinate to that primary use (Texas Instruments). In addition, any additional uses will not exceed the existing capacities currently granted to Texas Instruments.

Skye Area Plan

Table of Bulk and Intensity Requirements

Mixed Use / Nonresidential Districts

	Mixed Use	Tech. Manufacturing Buffer (TMB)
Minimum Lot Area	N/A	N/A
Maximum Dwelling Units Per Acre		N/A
Minimum Lot Width/Frontage	N/A	N/A
Minimum Front Yard (Corner Lots)	No minimum requirement but must comply with the IBC.	No minimum requirement but must comply with the IBC.
Minimum Rear Yard	No minimum requirement but must comply with the IBC.	No minimum requirement but must comply with the IBC.
Minimum Rear Yard (Corner Lots)	No minimum requirement but must comply with the IBC.	No minimum requirement but must comply with the IBC.
Minimum Side Yard	No minimum requirement but must comply with the IBC.	No minimum requirement but must comply with the IBC.
Minimum Side Yard (Corner Lot)	No minimum requirement but must comply with the IBC.	No minimum requirement but must comply with the IBC.
Maximum Height of Occupied Structures	No maximum restriction but must comply with the IBC.	No maximum restriction but must comply with the IBC.
Maximum Height Of Unoccupied Structure	No maximum restriction but must comply with the IBC.	No maximum restriction but must comply with the IBC.
Minimum Ground Floor Area Per Residential Unit	N/A	N/A
Minimum Living Area Per Residential Unit Where Allowed Above Commercial	N/A	N/A
Minimum Landscape Requirement	N/A	N/A
Minimum Open Space / Native Area Requirement	N/A	See note at the bottom of this table.

The buffer is designated as such to 'buffer commercial and residential uses. Of the TMB some portions must be left as open space or remain essentially in its current native condition, while some may be used for solar power generation (or other uses allowed in the Table of Uses). See the "Skye Area Plan Technical Manufacturing Buffer Set Back Exhibit" that is in this section of the Area Plan for a depiction of the setback distances from adjacent properties relating to the TMB where the land must remain as open-space and where no vertical improvements, buildings or infrastructure will be allowed to be built or improved.

Inclusive of the setback areas as noted on the exhibit: Of the total TMB, (a) 40% must remain as native/open space, (b) 40% is allowed to be used for solar energy and related solar facilities only and, 20% may be used for solar energy or any other purpose allowed by the Table of Uses

Skye Area Plan

Table of Bulk and Intensity Requirements Mixed Use / Residential Districts

	VLD	LD	MD	HD	Active Adult	Civic	Schools
Minimum Lot Area	Single-Family dwelling 15,000 Sq. Ft. Other allowed uses 15,000 Sq. Ft.	Single-Family dwellings and Twin homes 6,000 Sq. Ft.	Single-Family attached, clustered, or stacked units with density controlling # of units.	No minimum lot size with density controlling # of units.	Single-Family attached, clustered, or stacked units with density controlling # of units.	N/A ***	N/A
Maximum Dwelling Units Per Acre	2	4	7	12	6	N/A	N/A
Minimum Lot Width/Frontage	Residential uses 80 Ft. (irregular lots min. 50 Ft. measured at the setback line)	Residential uses 60 Ft. (irregular lots min. 40 Ft. measured at the setback line). Other residential uses N/A	Residential uses 40 Ft. (irregular lots min. 30 Ft. measured at the setback line). Other residential uses N/A	No minimum as allowed by IBC	No minimum as allowed by IBC	60 Ft. unless otherwise approved by DRC, PC and CC ***	60 Ft. unless otherwise approved by DRC, PC and CC ***
Minimum Front Yard	20 Ft.	15 Ft. min. to structure, 20 Ft. min. to garage (providing a 20 Ft. min. driveway)	15 Ft. min. to structure, 20 Ft. min. to garage (providing a 20 Ft. min. driveway).	5 Ft.	5 Ft.	No minimum as allowed by IBC	No minimum as allowed by IBC
Minimum Rear Yard	20 Ft.	20 Ft.	10 Ft.	5 Ft.	5 Ft.	No minimum as allowed by IBC	No minimum as allowed by IBC
Minimum Rear Yard for Rear-Loaded Driveways	N/A	N/A	4 Ft. min. (Driveways should be either 5 Ft. or less or, 20 Ft. or more)	4 Ft. min. (Driveways should be either 5 Ft. or less or, 20 Ft. or more)	4 Ft. min. (Driveways should be either 5 Ft. or less or, 20 Ft. or more)	N/A	N/A
Minimum Side Yard	10 Ft. for residential uses	10 Ft. for residential uses	5 Ft. for residential uses	5 Ft. for residential uses. 0 Ft. if attached	5 Ft. for residential uses. 0 Ft. if attached	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080
Minimum Side Yard (Corner Lot)	20 Ft.	20 Ft.	18 Ft.	18 Ft.	18 Ft.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080
Height	3 stories max.	3 stories max.	3 stories max.	4 stories max.	3 stories max.	As allowed by IBC	3 stories max.
Minimum Ground Floor Area Per Residential Unit	1,500 Sq. Ft. for 1 story. 1,000 Sq. Ft. for multiple stories	1,300 Sq. Ft. for 1 story. 800 Sq. Ft. for multiple stories	800 Sq. Ft. for 1 story. 500 Sq. Ft. for multiple stories	700 Sq. Ft. for 1 story. 300 Sq. Ft. for multiple stories	700 Sq. Ft. for 1 story. 300 Sq. Ft. for multiple stories	N/A ***	N/A
Notes:	*** If this area is not used as a civic/religious site, the area may be used as a MD residential district. All buildings shall be placed outside of all Public Utility Easements.						

SKYE AREA PLAN

ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

PREPARED BY:
P3-PLANNING AND DESIGN SERVICES
2022

AMENDMENT #3, CIVIC DESIGN GUIDELINES,
PREPARED BY CORE ARCHITECTURE
2024



ARCHITECTURAL DESIGN GUIDELINES AND STANDARDS

TABLE OF CONTENTS

1. INTRODUCTION TO SKYE AREA PLAN

- 1.1 Background
- 1.2 Purpose
- 1.3 How to Understand the Residential Design Guidelines
- 1.4 How to Understand the Civic Design Guidelines

2. COMMUNITY VISION & CHARACTER

- 2.1 Skye Area Plan Vision
- 2.2 Design Approach
- 2.3 Key Residential Development & Design Patterns
- 2.4 Residential Style and Details

3. ARCHITECTURAL STYLES – RESIDENTIAL

- 3.1 Purpose
- 3.2 Objectives
- 3.3 General Building Massing, Form and Orientation
- 3.4 Massing for Single Level and Two-Story Homes
- 3.5 Front Façade/Entry Scale, Massing and Design
- 3.6 Rear/Side Façade Massing and Design
- 3.7 Building Height
- 3.8 Roof Forms
- 3.9 Roof Pitch
- 3.10 Roof Span
- 3.11 Roof Overhangs
- 3.12 Fascia Width
- 3.13 Roof Surfacing Materials
- 3.14 Roof Appurtenances
- 3.15 Main Entry Porches and Front Doors
- 3.16 Garages and Garage Doors
- 3.17 Windows
- 3.18 Exterior Materials
- 3.19 Primary Wall Finishes
- 3.20 Accent/Secondary Wall Finishes
- 3.21 Number of Wall Materials



- 3.22 Color Palette
- 3.23 Balconies and Decks
- 3.24 Gutters and Downspouts
- 3.25 Chimneys and Vents
- 3.26 Exterior Lighting
- 3.27 Residential Address Numbers

4. ARCHITECTURAL GUIDELINES – RESIDENTIAL

- 4.1 Farmhouse
- 4.2 Craftsman
- 4.3 Prairie
- 4.4 Transitional
- 4.5 Modern

5. APPENDICES - RESIDENTIAL

- 5.1 Definitions
- 5.2 Skye Area Plan Parking Requirements

6. DESIGN GUIDELINES – CIVIC

- 6.1 Civic Design Standards
- 6.2 Civic Outdoor Lighting Standards

1.0 Introduction to the Skye Area Plan

1.1 BACKGROUND

Our goal is to create a master-planned, resort style residential community with some high-quality office, professional, retail, civic, and other mixed-use commercial areas. The entire area will be well-connected by trails, walkways and open space corridors that will allow access to both commercial and professional areas as well as to the foothills and other native areas. The residential development area will be a well-planned cohesive community with a variety of home products and price points.

1.2 PURPOSE

The Skye Area Plan Design Guidelines (the "Guidelines") have been created to provide a range of unique but complimentary architectural styles that together contribute to a unified community design. The Guidelines explain the architectural aesthetics, allowed styles and site considerations that are to guide the design and construction of all new single-family homes and townhomes, home additions and future remodels, and civic projects within the Skye Area Plan, and in full compliance with the general standards and requirements of Lehi City. Illustrations and photos are included throughout the Guidelines to help convey the thoughts and concepts described in the document's text. These images are intended to express general design concepts and are not meant to impose specific plans or design solutions.

***These Guidelines are meant to serve as a replacement for Section 37.020 Multi-Family Residential Design Standards specifically for Single-Family and for Townhomes (not including apartments or condos) with the exception of the site design standards (Section 37.020 C) which remains the standard for the Skye Area Plan. Section 37.020 C.1 is also modified due to the steep topography of the Skye Area Plan as follows: The minimum requirement of 50% of the total townhomes that are required to be rear loaded is modified to be 40%. The definition of a rear-loaded townhome is: A townhome that has the appearance of a front door and includes the same types of finished materials as a front elevation that is on the opposite side the townhome's garage door.

For residential projects, the architectural styles and characteristics found herein in the Guidelines shall be incorporated into all single-family and townhome design submittals in the Skye Area Plan. To this end, DR Horton will establish an Architectural Review Committee (ARC) to ensure that the design standards herein are adhered to and enforced. The ARC will be made up of a 3-member panel of DRH employees (or consultants), after 100 homes are closed DR Horton will seek a resident volunteer to participate on the ARC. Upon completion of the development the HOA will review home modifications and landscape plans for existing residences according to the Codes Covenants and Restrictions (CC&Rs).

No development within the Technical Manufacturing Buffer area which occurs consistent with the Skye Area Plan Table of Uses shall be subject to the Guidelines set forth herein, and furthermore, shall not be subject to any review or approval by the Architectural Review Committee referred to above. Any review of proposed developments within such Technical Manufacturing Buffer area shall be subjected to and shall occur consistent with Lehi City Code.

The larger, western Civic property in the Skye Area shall be designated as "Civic 1", and the smaller, eastern property shall be designated as "Civic 2" (see Skye Area map). For projects on the "Civic 1" property, the Civic Design Guidelines contained herein replace Lehi Code Section 37.010 "Nonresidential Design Standards", and Lehi Code Section 12.110 "Outdoor Lighting Standards". The project(s) on the "Civic 2" property shall follow general Lehi codes, design standards, and procedures for review and approval.

Please note that all other chapters and sections of the Lehi City Code, as well as Building Code standards, still apply and shall be followed unless specifically modified in this document. This includes all provisions of building review, landscape plans, setbacks, drainage, fire code, etc.

1.3 HOW TO UNDERSTAND THE RESIDENTIAL DESIGN GUIDELINES

The Guidelines are organized into the following chapters and Appendices:

Introduction – Chapter 1 describes the goals and objectives for design within the community. A brief description of the allowed residential architectural styles (Craftsman, Prairie, Farmhouse, Modern, Transitional) for both single family homes and attached townhomes is also provided.

Community Vision & Character – Chapter 2 describes the overall vision for the Skye Area Plan and the design approach envisioned.

Architectural Design Guidelines – Chapter 3 provides Guidelines and standards for construction, remodeling, renovation, and/or alteration of any building improvements for single family homes and townhomes. This section includes standards on building massing, height, color, and exterior finish design for each of the allowed architectural styles. A description of appropriate architectural influences is included in the chapter.

Architectural Styles – Chapter 4 consists of an in-depth description of each of the architectural styles allowed at S e Area Plan, including the defining characteristics and exterior materials and colors typical of them. The styles, when utilized throughout the community, will create a complimentary palette of homes that will present a fresh, unified approach.

Appendices – The appendices include current and future additions of style designs and details to further assist owners and builders with understanding and implementing the Skye Area Plan vision.

1.4 HOW TO UNDERSTAND THE CIVIC DESIGN GUIDELINES

Design Standards – Provides guidelines and standards for design of projects located on Civic properties.

Outdoor Lighting Standards – Provides guidelines and standards for design of outdoor lighting for projects located on Civic properties.

2.0 Community Vision & Character

2.1 THE SKYE AREA PLAN VISION

The vision of the Skye Area Plan is to create a high quality, diverse community with a variety of established architectural styles to provide a fresh and unique blend of designs. This will in turn create a place that is visually appealing and unique in the area while offering residents a variety of complimentary home styles and types to choose from. The Skye Area Plan offers the opportunity to combine an amazing mountain foothill site with quality architecture and planning. The following principles are at the core of the design philosophy as part of the Skye Area Plan:

- Quality architecture and design
- Mix of established architectural styles and types
- Emphasis on simplified design and flexibility with design elements to create unique sense of place
- Traditional neighborhood structure
- Focus on style and creativity over codified specific requirements

2.2 DESIGN APPROACH

Design in the Skye Area Plan draws inspiration from a variety of architectural traditions, which when combined form a visually cohesive, unified community design standard. A diversity of complimentary design styles are combined to provide an appealing aesthetic and interesting vernacular architecture.

For residential projects, five established architectural types are permitted as part of the Skye Area Plan, each with its own set of recognized design elements and criteria. This will result in each street having its own unique mix of homes with its own architectural look and feel within the community, while also forming a cohesive architectural statement. The Guidelines are intended to offer some flexibility in interpretation of the architectural style options to allow for various design approaches.



The overall design aesthetic at the Skye Area Plan is a fresh and updated expression and interpretation of timeless architectural design and traditional neighborhood architecture.

2.3 KEY RESIDENTIAL DEVELOPMENT & DESIGN PATTERNS

The Skye Area Plan incorporates a localized level of design and planning detail to ensure that each home is connected to the community fabric in a meaningful way. Homes and associated entries are oriented to the street, to parks or to open spaces whenever possible to invite outdoor living and foster relationships with neighbors. Front porches and courtyards are incorporated to invite outdoor living and conversation. The pedestrian experience and connection to area trails are important considerations to development and design.

All the architectural styles allowed under the Skye Area Plan offer design elements and features that foster this type of connection. These elements will be encouraged in all the traditional architectural styles as well as the more modern ones.

2.4 RESIDENTIAL STYLE AND DETAILS

The architectural styles approved under the Skye Area Plan are listed in the following sections of these Guidelines. A strict and detailed interpretation of any individual style is not necessary, as long as the basic elements of design, massing and detailing are followed. Diversity of interpretation is encouraged to create an end result of a cohesive dynamic community that characterizes many interpretations of many styles.

Authentic architectural styles and details are encouraged under the Skye Area Plan. A diversity of styles, colors and materials is also encouraged, much as is seen in traditional towns and villages around the country.

3.0 Architectural Guidelines - Residential

3.1 PURPOSE

This section is intended to provide general design criteria and guidance for development of all single-family homes and townhomes at the Skye Plan Area, including how to interpret and utilize the five architectural design alternatives. The Guidelines are not meant to be overly restrictive, but to provide guidance in the design and implementation of a higher level of design quality and direction.

Although there are five (5) architectural design alternatives in the Skye Plan Area, the overall design approach is generally simple in form, regardless of the style. There are few overly complex roof structures, architectural features or excessive use of siding types or colors. New homes should be

cohesive with existing homes in their simplicity, in order to maintain and enhance the look and feel of the neighborhood. Building form and massing should be authentic to the style and location, and sensitive with regard to scale.

Residential architecture within the Skye Area Plan should be centered on an authentic, integrated design approach. Residential design standards have been established that apply to all of the residential units without regard to their particular style. These standards, found in the following sections, carry across all architectural styles and help to foster the quality standard for which the project will be known.

3.2 OBJECTIVES

The Skye Area Plan design aesthetic is intended to be authentic and comprehensive, to create a unified mix of homes in the community. Single-family homes and townhomes will comprise a variety of one to two story dwellings, which should be integrated seamlessly into the neighborhood.

In general, the active living portions of the house or townhouse shall be pulled forward with articulated design elements so that they dominate and invigorate the street scene. Front entries and porches, terraces and main living areas shall be oriented to the street where possible.

A major objective is for the authentic styles of architecture to be emphasized that are compatible yet varied enough to create visual interest and diversity. An engaging and dynamic streetscape should be created through variation in architectural styles, floor plans, and elevation plotting.

Groupings or “pods” of same-style architecture are preferred when possible in order to create a more cohesive streetscape. However, no adjacent homes shall be the same floor plan or the same color scheme. Across the street, exact elevation groupings must be staggered by at least one (1) lot from the exact home elevation across the street.

Exterior color variation is encouraged across and within each architectural style, assuming the colors are appropriate to that particular style. Two homes carrying the same color scheme shall be separated by at least one home with different color schemes in order to provide variation along the street and to maintain individual distinction for each home. Each architectural style shall have five approved color schemes.

3.3 GENERAL BUILDING MASSING, FORM AND ORIENTATION

It is important that the massing of homes and townhomes in the Skye Area Plan be scaled in such a way that they relate to the relative size of the lots located there and harmonize with the area as much as possible.

The massing of homes and townhomes should be expressed simply and authentically in both mass and form. The building form, placement and architectural detailing greatly impact how a residential

structure contributes to the perception of a quality, inviting neighborhood. Placement of homes should respect existing landforms and contour as much as possible with the existing slope and land massing.

The buildings must not become overpowering. Changing the planes of walls, changing direction, and providing some variety in the roof form provide diversity and visual interest. Massing should generally step down from a central roof form or massing element. Simple box massing shall be avoided. Long expanses of walls or roof ridgelines and large expanses of unbroken single or two-story facades are not permitted. Varying heights are encouraged.

3.4 MASSING FOR SINGLE-LEVEL AND TWO-STORY HOMES

As mentioned, varying heights of single and two-story homes should be utilized to create diversity and visual interest. Single story homes should utilize one or one and a half level massing depending on the architectural style to create a staggered height along the street. Elements such as shed roofs, dormers, roof gables and towers can provide such relief and emphasize a particular style at the same time. Façade breaks can also provide appropriate relief for single story massing.

With two-story homes, the form of the building should be seen as a series of interlocking masses rather than a multi-level box. Various design elements from each architectural style can provide such relief. Second story and higher massing shall be stepped down and recessed to improve the bulk of the massing and improve the street scene. Unbroken two-story façade faces shall be avoided on the front elevation of the home. The utilization of at least one of the following shall be incorporated to soften the massing or each home - porches and porch roofs, balconies, pop out features, dormers and/or other design elements.

3.5 FRONT FAÇADE/ENTRY SCALE, MASSING AND DESIGN

The front façade and entry elements are probably the most critical components of quality home design, as they provide the focal point to the home and help create the relationship with the street and surrounding properties. The entry should be human scaled and appropriate to the larger massing of the home as well as embrace the architectural style. Front entries should emphasize and reinforce the front porch and door area as single-story elements.

3.6 REAR/SIDE FAÇADE MASSING AND DESIGN

Rear and side elevations of homes and townhomes are visible from adjoining homes and streets and should be given ample attention and detailing in massing, design and detail. This is especially important with the exposed side elevation of homes on corner lots. Massing on sides and rear should be consistently proportioned with the rest of the home. Design elements of the selected architectural style shall be consistently applied whenever possible to create a cohesive design for the home. This style shall be expressed authentically around the perimeter, and materials and

colors shall be consistently applied whenever possible. Corner-lot homes shall have the same material applications as the primary street façade for consistency across all streetscapes.

3.7 BUILDING HEIGHT

Building heights within the Skye Area Plan must comply with Lehi City Code and Building Code. In addition, the building height and expression should be consistent with the chosen architectural style of the home.

3.8 ROOF FORMS

The following roof types are permitted within the Skye Area Plan (depending on architectural style of home):

1. Partial hip roof
2. Gable roof
3. Full hip roof
4. Flat roof
5. Shed roof or Split shed roof

The following roof types are not permitted:

1. Conical roof
2. Mansard roof
3. Fake Mansard roof
4. Gambrel roof

Roof form and shape is important in terms of expressing the architectural style of the home and organizing the massing elements. The objective in determining roof shape is to enhance the style and establish a visual order to the home.

3.9 ROOF PITCH

Roof slopes at the Skye Plan Area should generally be between 2/12 and 8/12. Refer to each of the architectural styles for guidelines. Flat or shed roofs are appropriate on Modern style homes or as possible accent roof areas on other homes, depending on style.

3.10 ROOF SPAN

In general, long, unbroken roof spans are discouraged. Roof massing should enhance the style of the home. Roof variations on the front of the homes shall be permitted and suggested.

3.11 ROOF OVERHANGS

All of the approved architectural styles allow for roof overhangs. Roof overhangs protect walls and wall openings from rain and snow and contribute to a building's character.

Roof overhangs must be contained entirely within the property. The width of roof overhangs should be consistent with the architectural style of the single-family or multifamily home, and generally range between 6" and 24". Overhangs of up to 36" may be allowed if they are consistent with the architectural style of the home. (i.e. Prairie Style)

3.12 FASCIA WIDTH

Roof fascia, when utilized, must have a minimum width of 4" – 12". The incorporation of roof fascia must be consistent with the chosen architectural style of the home or townhome.

3.13 ROOF SURFACING MATERIALS

Roof surfacing materials are important as a means of articulating the architectural style of a home and of blending the new construction into the existing character of the area. Careful selection of these materials can help to relate the buildings to their surroundings.

From a functional standpoint, the choice of materials depends on the slope and assembly of the roof. The objective is to choose roof surfacing materials that help the building blend with its site and its climate conditions, and which are also functionally appropriate. All roofing surfacing materials should be non-reflective.

The following materials may be used as roof surfacing materials without coating or other finish:

- Asphalt
- Solar shingles
- Eco-shake
- Ceramic tiles (if appropriate to style)
- Architectural composition shingles
- Corten steel
- Copper
- Zinc
- "Green" roofs

- Steel
- Corrugated metal

Roof murals are not permitted. All roof flashing must be of a color harmonious with roof and/or upper wall surfacing. All types of barrel or “s” tiles, asphalt roll roofing, or reflective metal surfaces are prohibited.

3.14 ROOF APPURTENANCES

Roof appurtenances, such as dormers, clerestories, and skylights, can create interesting, pleasant interior spaces. Their location on the roof is critical to avoiding an over-decorated, visually confusing appearance.

Snow diverters and retainers may be necessary installations on roofs. They should be handled as an integral part of the roofscape. Rooftop access stairways, elevator shafts, vent shafts, mechanical equipment areas, antennae, etc., shall be confined within the roof and within roof dormers, and shall not protrude from the roof to form awkward-looking appurtenances. Cold roof ridge ventilators are permitted.

Skylights are allowed if they appear to be integral to roof structure; skylights may not be highly reflective and must be placed flush against the roof. They should not extend to the eave line. Bubble type sky lights or those that protrude from the roof are prohibited.

Chimney structures, if used, must be complimentary to and proportional with the massing, style and exterior materials of the home. Chimney caps should be in proper proportion with the chimney structure.

All pipe penetrations shall match the flashing or roofing.

3.15 MAIN ENTRY PORCHES AND FRONT DOORS

Main entries and front porches should be prominent and integrated into the architecture of the home as a primary focal point. Porches should be covered with support posts, columns and railings that match the design of the home. Wrap-around porches are encouraged on corner lots. If possible, porches should be deep and wide enough for the placement of chairs to create a gathering spot for conversing with neighbors. Porch width should be proportional to the width of the front of the home.

The front door and entry should be oriented to the street and front sidewalk whenever possible, but side entry front doors are also allowed. The door should be made of quality materials and be designed to complement the architectural design of the home.

3.16 GARAGES AND GARAGE DOORS

Garages should be set back if possible and secondary to the front entry area of the home. The visual impact of garage massing should be minimized from the front view as much as possible. Garage size and capacity should be proportional to the size of the lot and should not dominate the front elevation of the home.

Garage doors should be comprised of quality wood or metal, and should complement the design, exterior materials, and colors found on the home. The door should be appropriate to the architectural style of the home. Architecturally appropriate windows are encouraged to be incorporated in garage doors to provide natural light and visual interest.

3.17 WINDOWS

Windows should be appropriately scaled to the massing and architectural style of the home. They should be recessed when possible and encourage natural light and ventilation. Windows should be generally of the same style and pattern and not appear to be placed randomly.

Windows may be quality constructed of wood, wood clad with color-fast vinyl, aluminum, or fiberglass. Metal or metal-covered windows are permitted if coated with an approved finish. All-vinyl windows are also permitted.

Windows should generally be rectangular or square in shape. Angular windows that follow the slope of the roof are also allowed subject to the architectural style of the home. Circular, triangular, elliptical, round, and “fishbowl” windows are not permitted.

3.18 EXTERIOR MATERIALS

A critical component of articulated architectural design is the selection of appropriate exterior materials. The exterior materials of a home should be cohesive and highlight the architectural style. Design, textures, and materials should be visually appealing and complimentary. Corner-lot homes shall have the same material applications as the primary street façade for consistency across all streetscapes. This includes lots backing and facing major roads and open spaces.

Exterior siding elements should incorporate quality materials and a variety of complimentary colors and accents consistent with the architectural style of the home. Exterior material transitions should occur at inside corners or appropriate massing breaks rather than at outside corners. With the exception of corner lots, façade materials shall wrap a minimum of 2' on side elevations. Exterior columns and supports should appear to be visually proportional to the roof features they are supporting.

Acceptable exterior material wall finishes are shown in the sections below. Prohibited exterior materials include the following: plastic or vinyl siding, concrete block, plywood siding, aluminum siding, lava rock, asphalt siding, and slumbloc weeping mortar.

3.19 PRIMARYWALL FINISHES

The exterior wall materials should convey a sense of scale and harmony with the selected architectural style.

Approved materials include:

- Wood siding or wood shingles
- Stone
- Stucco
- Brick, new or used
- Synthetic stone
- Corrugated steel
- Plate steel
- Concrete or composite siding
- Adobe

3.20 ACCENT/SECONDARY WALL MATERIALS

Secondary or accent materials can be used to enhance the appearance of the home and help strengthen the architectural design. Accent materials should be cohesive with the primary wall materials and other design elements of the home design. Accent materials should be used to enhance the architectural style of the home.

Accents used will vary as the architectural styles all have different identifying features (as described in the previous section). The colors and finishes of accent materials should be consistent with other exterior materials.

Approved secondary materials include:

- Wood siding or wood shingles
- Stone
- Stucco
- Brick, new or used
- Synthetic stone
- Corrugated steel
- Plate steel
- Concrete or composite siding
- Adobe

3.21 NUMBER OF WALL MATERIALS

Changes in wall material can lend visual interest to a building; too many changes can make the wall visually discordant. The objective is to create walls that are interesting, but not in competition with their surroundings.

Individual walls can be surfaced with two or three (3) different materials, depending on the architectural style of the home. Some architectural styles, such as Modern, may utilize only two exterior materials, while others such as Craftsman should incorporate three.

3.22 COLOR PALETTE

In general, exterior colors should be appropriate for the architectural style of the home and enhance the related design features. For exterior colors, the predominant tone should be toward hues that are not overly bright or flashy, regardless of the style. This will help the home to contrast yet be complimentary with the other homes on the street.

Slightly brighter tones may be utilized on select architectural elements such as front doors but should still be complimentary with the main exterior home colors. Entry door colors shall be approved by the Architectural Review Committee.

3.23 BALCONIES AND DECKS

Balcony and deck designs should be simple and consistent with the architectural style of the home. Balconies and decks should be integrated into the massing of the home and not appear as if they were added on later.

The use of long vertical or horizontal bands of balcony space are discouraged. Balconies should be proportional to the front façade of the home and enhance, not detract, from the main entry area.

Deck columns and railings should also match the design of the home. Designs such as Cottage or Craftsman should have more traditional railings, while Modern could incorporate more modern railings such as cable. Columns should in general be proportional to the roof areas they are supporting. Deck materials should generally consist of wood and/or composite.

Exterior staircases should incorporate materials and finishes that match those on the home. Staircases must be contained within building pads and outside setback areas.

3.24 GUTTERS AND DOWNSPOUTS

Gutters and downspouts, where utilized, shall be integrated into the design of the home as a continuous architectural element. They should not be visually intrusive to the overall design aesthetic of the home.

Gutters and downspouts should be comprised of metal or aluminum and match the exterior color scheme of the home. Plastic gutters and downspouts are not allowed.

3.25 CHIMNEYS AND VENTS

When utilized, exterior chimney elements must be proportional and consistent with the architectural style of the home and with approved exterior materials and colors. "False" chimneys used for ventilation must be consistent with real chimneys in look and proportions.

Chimney and roof vents must be painted to blend in. Reflective and shiny metal finishes may not be used and shall meet the requirements of section 3.14.

3.26 EXTERIOR LIGHTING

Exterior light fixtures should be appropriate to the architectural style of the home and enhance the overall design. Light fixtures should be limited to what is needed for safety and security but not be excessively distributed.

Exterior light fixtures are encouraged to be night sky-friendly, with light sources shielded from direct view and directionally pointed downward. Such compliant fixtures are readily available in all of the architectural styles offered in the Skye Area Plan.

3.27 RESIDENTIAL ADDRESS NUMBERS

Each residence should maintain address identification numerals in plain view on the front elevation of the home. Numbers should be proportionally appropriate to the massing of the front entry area of the home as well as the architectural style.

Address identification should not be placed on freestanding signs or markers, nor painted on curbs. The numbers should be mounted near the front entry where they can be seen from the street and shall meet the IRC R319.1 requirements.



4.0 Architectural Styles - Residential

The five architectural styles allowed under the Skye Area Plan will together create a community that is visually varied but cohesive, with buildings that complement one another but still have individual expression. This mix of styles builds on the history and long-term success of traditional neighborhoods in town planning, forming a desirable community that will continue to remain relevant. Each style is encouraged to incorporate a simplified design without overly expressed forms, colors and details. The style of the home will determine the architectural expression utilized, including roof pitch, window size and shape, and other architectural detailing.

Allowed architectural styles for Skye Area Plan single-family homes and multi-family housing include the following:

- Farmhouse
- Craftsman
- Prairie (n/a for multi-family)
- Transitional
- Modern

Owners and Builders are encouraged to utilize a mix of styles and variety of plans and elevations. Multi-family buildings to be a single style per building. Groupings or “pods” of same style architecture to be used throughout the community where possible in order to create a more cohesive streetscape. While architectural styles can be grouped, specific plans and elevations shall be varied in order to avoid repetitive homes adjacent to or across the street from one another.

4.1 FARMHOUSE

Background and Characteristics

Known for warmth, invitational draw and traditional design, the farmhouse-style has been popular for a very long time. The roots of farmhouse architecture have humble beginnings in the modest rural houses built by American pioneers throughout the 1700s and 1800s. Farmhouse-style homes were traditionally simple and one to two story in form, which made additions on the sides or back quite easy for growing families. The style usually features a front porch that connects the inside to out.

The modern take on this design is slightly stepped up from tradition, with clean contemporary lines and simplistic features. The front porch is still integral to the design. Vaulted ceilings and larger windows are now common to the style.





Main Elements of Farmhouse Style design shall include the following:

- Simple forms without excessive ornamentation
- 1 to 2 stories with steeper pitched roofs
- Forward facing gable roof with side wings that are shed, gabled or hip forms
- Large covered front porch with lower slope (2:12 – 4:12), sometimes wrap around; entry and porch oriented to the street
- Simple siding types, usually horizontal/clapboard siding, stucco or vertical board and batten
- Windows are generally vertically oriented single or double-hung windows; bay windows are also utilized; windows centered are common
- Simple square posts/columns and railings (see standard Farmhouse column design)
- Traditional Farmhouse exterior color palette should be single color with additional trim color is common. Although main color and trim can be the same in certain instances. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 6:12 to 12:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

4.2 CRAFTSMAN

Background and Characteristics

The American Craftsman style developed out the British Arts and Crafts movement, which dates back to the 1860s during the industrial revolution. This movement included not only architectural design, but interior design, landscape design, applied arts and decorative arts. The Craftsman architectural style was most widely used in small to medium sized Southern California single-family homes from about 1905, so the smaller scale Craftsman style became known alternately as “California bungalow”. The style spread throughout the country and remained popular into the 1930s and has seen a recent revival.

Craftsman style is known for traditional simplicity, the use of natural materials, and moderate detailing. The style incorporates a visibly sturdy structure of clean lines and a prominent front porch with tapered columns. The roof has a shallow to mid-level pitch on a 1 ½ to 2 story home. Exterior materials include brick and hand-crafted wood, or stonework are common.





Main Elements of Craftsman style design shall include the following:

- Thicker, accentuated base with thick tapered columns supporting front porch (see standard Craftsman style columns)
- Gabled roofs incorporating dormers and/or deep overhangs (2' minimum)
- Asymmetrical massing with horizontal proportions
- Expressive but simplified elements such as exposed rafters, knee braces, brackets and tapered columns (see standard Craftsman style columns)
- Double hung windows are common, larger horizontal windows utilized in front
- Stucco, stone, brick and shingles are common exterior materials, usually not all used together (limit palette to a single masonry and up to two "siding" materials)
- Single, rectilinear entry door is common
- Traditional Craftsman colors are appropriate. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 4:12 to 8:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

4.3 PRAIRIE

Background and Characteristics

The Prairie style emerged in Chicago around 1900 from the work of a group of young architects, including Frank Lloyd Wright, and was inspired to evoke the native prairie landscape. The architects melded the ideals of the Arts and Crafts movement, with its emphasis on nature, craftsmanship and simplicity, and the work and writings of architect Louis Sullivan.

This style is defined by a strong horizontal orientation, hip roofs, well-defined front porches and simple detailing found in simple horizontal banding and Arts & Crafts-style divided light windows.





Main Elements of Prairie style design shall include the following:

- One or two-story with strong horizontal orientation and banding, usually below windows
- One-story projections off of two-story center is common
- Lower-pitched roof, usually hip form, broad, overhanging eaves (2' min. but as much as 3')
- Wide, prominent front porches are common
- Ribbons of windows emphasize horizontality of overall design
- Entry door and porch integrated into design, thick square columns (see standard Prairie style column design)
- Windows done in horizontal groupings in divided light form; sometimes wrap around corners
- Brick, stucco or siding (horizontal only) exterior, railings can be masonry walls
- Simple, less bright earth-tone colors are best. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be 3:12 to 6:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.

4.4 TRANSITIONAL

Background and Characteristics

Transitional architectural style is a blending of Traditional style with more contemporary or modern design styles. The combined styles create a cohesive feeling that facilitates modern living.

Transitional homes are classic with a contemporary twist. They combine elements of both traditional and modern styles to create a seamless balance between both worlds. The result is an elegantly enduring design that boasts comfort, clean lines, and a strong presence. Traditional style is updated with simplified elements, clean lines, larger windows, and an inviting overall look and feel.





Main Elements of Transitional style design shall include the following:

- Elements of multiple styles, traditional mixed with contemporary
- Clean lines and minimalistic approach
- Oversized, often asymmetrical window arrangements
- Gables roofs for primary and upper stories, and hip or flat roofs for lower and secondary elements are typical
- Masonry bases with siding and/or stucco at upper masses
- Porch posts can be steel, stucco, wood or have stone clad bases
- Wide variety of colors possible, from traditional to lighter and brighter, but higher contrast color schemes are common. Colors and trim schemes will be submitted and approved by the ARC.
- Typical main roof pitches shall be flat roof to 12:12 slopes
- Large gable faces to be accented with “slit” style gable vents

*Architectural Review Committee shall review variances on a case-by-case basis.

4.5 MODERN

Background and Characteristics

Modern architecture (or Contemporary architecture) evolved from the early Arts and Crafts movement and later the Prairie home movement and progressed over time along with improvement in contemporary building techniques. It has been around for most of the last century and responded and adapted to the progress of modern technology.

Modern homes are designed with simple, clean lines, open spaces with large windows, and a strong connection between indoors and outdoors. Ornamentation is limited, letting the form and function of the structure stand out. Natural light and simple, natural exterior materials are emphasized. Roof forms are simplified as well, with flat or gently sloped roofs incorporated in the minimalist design.





Main Elements of Modern style design shall include the following:

- Emphasis on indoor/outdoor living and functional living spaces
- Simple clean lines and massing of home
- Roof forms are flat, shed, or simple gable in form (no hip roofs)
- Large windows (no mullions or divided lights) offer connection to outdoors and bring in natural light; corner windows are common as are asymmetrical ones
- Porch columns have focus on structure and lightness, such as steel, wood or siding
- Stucco, masonry, or siding (typically horizontal) exterior palette shall be used
- Lighter, brighter home colors with higher contrasting schemes shall be used. Colors and trim schemes will be submitted and approved by the ARC.
- One masonry and two exterior siding and/or stucco materials are appropriate
- Typical main roof pitches shall be flat roof to 6:12 slopes

*Architectural Review Committee shall review variances on a case-by-case basis.



5.0 Appendices - Residential

5.1 DEFINITIONS

The terms defined herein shall have meanings as defined below, as set forth in the Design Guidelines for the Skye Area Plan:

1. Architect: A licensed Architect or Designer engaged by an Owner to provide professional architectural services
2. Association: The Skye Area Plan Homeowners Association.
3. City: City of Lehi, Utah.
4. Contractor(s): An Owner's licensed and insured general contractor or builder (including any and all of such Contractor's personnel, subcontractors, agents, suppliers, and other Person working in conjunction with the construction of improvements on Owner's lot.)
5. Developer: The DR Horton development team, their successors, and assigns, also referred to in the governing documents as the "Declarant" for the Project.
6. Landscape Architect: A licensed Landscape Architect engaged by an Owner to provide professional landscape design services for a home or building project.
7. Plans: Any and all site plans, floor plans, elevations, drawings, specifications, models, photos and/or other items submitted.
8. Project: All subject areas included in the Skye Area Plan community.
9. Site: The specific Lot or parcel of real property within the Project.
10. Survey: A technical, topographical study of a Site by a Licensed Surveyor required as part of the home design process.

5.2 SKYE AREA PLAN PARKING REQUIREMENTS

Parking stalls that are accessed from the city public streets but that are perpendicular with the street shall be allowed to be counted as off-street parking and can be used to meet the city's guest parking requirements.

All other parking requirements shall meet city code as of the date of the recording of this document.

Mixed Use 1&2 Residential Parking Requirements

To create more variety in parking options and offer a more desirable experience for the residents, an approximate mix of enclosed garage spaces will be provided. Including, covered parking spaces, surface parking spaces, EV charging spaces, bicycle and/or micro-mobility spaces, and interior bike storage spaces. Greater variety in parking offerings leads to more options, both financially and in lifestyle choices, for residents. Optimizing the mix of parking styles and options will also help enhance the overall look and experience of the community and will increase open space, site connectivity, visibility, safety, function, and aesthetics. Parking for residential areas of the mixed use zones shall meet the following parking requirements:

- Min. 80% of units shall have access to either an enclosed garage or a covered parking space.
- Min. 60% of the total enclosed garages and covered parking spaces shall be enclosed garages or parking structure.
- Max. 10% of the total number of parking spaces shall be compact surface parking.
- Min. of (1) EV charging station for every (60) units shall be provided.
- Bicycle and/or micro-mobility parking stalls shall be provided at a min. of 10% of the total vehicular parking stalls required.
- Min. 25% of bicycle parking stalls provided shall be in an interior bike storage area.

Skye Area Plan Access Requirements

The required number of site vehicle access points (roads) to multi-family sites shall be determined by Appendix D Fire Apparatus Access Road – Section D106, of the International Fire Code edition adopted by the City of Lehi.

6.0 DESIGN GUIDELINES – CIVIC

6.1 Civic Design Standards

A. Purpose and vision:

These design guidelines are intended for the CIVIC properties within the SKYE Area Plan. Development on these properties should be appropriate in character to existing and future uses within the SKYE Area Plan. Civic buildings shall be classified as small (under 40,000 total SF), or large (40,000 SF or more total SF).

B. Architectural standards for small and large civic buildings unless noted otherwise:

1. Street facades:

- a. The facade facing the street frontage shall include windows or door systems that include glass on the main street level and may include smaller windows on the upper floors.
- b. Glazed window and door openings shall be sized appropriately for the scale of the building and shall be located near building entries.

2. Architectural features:

- a. Buildings shall have hierarchal massing at building entrances. Building entrances shall include at least one the following features:
 - i. roof tower feature;
 - ii. pitched roof feature;
 - iii. parapet extensions; and
 - iv. articulations in the façade.
- b. The hierarchal architectural features around building entrances shall also include at least two of the following features:
 - i. differing exterior material types;
 - ii. awnings or canopies;

- iii. decorative lighting; and
 - iv. increased amount of glass such as side or transom windows.
- c. Buildings with multiple entrances shall have at least two separate hierarchal features to distinguish entrance locations (see Figure 118).



Figure 118. Two hierarchal building features are included on this building for separate entrances.

3. Setbacks:

- a. Buildings shall provide a sufficient setback to allow for a public utility easement to be placed along the frontage of the property. Public utility easements may be placed along the back side of a proposed building as approved by the Reviewing Departments. No permanent structures shall be allowed within the public utility easement. Additional setbacks from public utility easements may be required by the Reviewing Departments to ensure proper clearances are met from building footings to utility lines.
- b. A minimum setback of 30 feet shall be required from a building, necessary drive aisles for loading docks, and drive-thrus to the property line of the 2100 North, Pioneer Crossing, I-15, and SR-92 corridors.

4. Massing:

- a. Buildings shall be designed with articulations in each facade. Facade articulations are typically included at building entrances, hierarchal building features, and to breakup long sections of wall area. Box-like or single, monolithic forms that are not relieved by variations in massing or articulation shall not be allowed (see Figures 119 and 120).

5. Building materials:

- a. Brick, stone, split face CMU, tilt-up concrete, architectural grade metal (see Figures 126 and 127), fiber cement, and wood may be used for exterior materials.



Figure 126 – The metal used on this building is of a high grade and provides an architectural quality to the building.



Figure 127 – Metal used is an industrial grade and has the appearance of standing seam metal which detracts from the architectural quality of the building.

- b. Stucco and EIFS may be used up to 40 percent of each wall area excluding windows and doors as a secondary material only. Stucco and EIFS shall not be used on hierarchical architectural features, pop-outs in a facade, or for wainscots, but shall be allowed on recessed wall areas, walls between entrances, and between hierarchical architectural features (see Figure 128).



Figure 128. Stucco is only applied to recessed and secondary wall areas, and the hierarchical features use brick and rock.

6. Screening:

- a. Mechanical and utility equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building whether located on the ground or the roof, and may include such treatments as balustrades, parapet walls, or landscaping. Screening materials shall be compatible with those of the building.

- b. Where mechanical and utility equipment are located along a street frontage, they shall be located to provide clearance required from oil-filled transformers to combustible materials. Utility equipment shall be located as approved by the appropriate utility company. New utility equipment shall not be placed in a location that impedes a sidewalk or trail, or requires a sidewalk to maneuver around the equipment. Sidewalks may need to maneuver around existing utility equipment if it is impracticable to relocate.

C. Site design standards

1. Building orientation:

- a. Parking may be located between the building and street for civic uses.

2. Off-street parking:

- a. Where possible, shared parking agreements shall be utilized to reduce the overall amount of off-street parking provided for multiple uses.
- b. Bicycle parking stalls for small civic buildings shall be 2.5% of the occupancy of the main assembly area, and for large civic buildings shall be 1% of the occupancy of the main assembly area.

3. Pedestrian circulation:

- a. Sidewalk connections shall interconnect the building entrance, public and private street sidewalks, parking areas, master planned trails, and adjacent properties.
- b. Sidewalks shall be a minimum five feet in width and may be constructed of concrete, asphalt, brick pavers, or other material as approved by the City Engineer.
- c. Pedestrian walkways shall include ramps and crosswalks where they cross streets, internal roads, drive aisles, and parking areas. Crosswalks shall be painted or delineated with brick pavers, stamped and colored asphalt, or stamped and colored concrete (see Figure 132).



Figure 132. Allowed pedestrian crossing treatments are each represented in this figure. Pedestrian crossings include curb cuts and pathways through landscaped areas.

- d. Raised central median strips, bulb-outs and other traffic calming elements may be required by the City Engineer based on recommendations from a licensed traffic engineer.

D. Landscaping standards:

1. These standards shall apply to sites for both large and small civic buildings.
 - a. Site landscape design shall promote water efficient landscape through at least five of the following methods:
 - i. Lawn areas shall be a maximum of 35% of the total landscape area (normal sites are 50-75% lawn).
 - ii. No lawn in park strips less than 8' wide.
 - iii. Lawn areas shall utilize water reducing technology products including:
 1. Pressure regulating nozzles.
 2. SAM (seal-a-matic) heads for low head drainage.
 3. Cycle and soak controller management to reduce runoff on sloped lawn areas.
 - iv. Smart Water Technology control system (smart controller with local weather data driving the watering and rain shut-off device).
 - v. Hydro-zone plants for sun/shade and slope.
 - vi. Drip irrigation for all plantings (trees, shrubs, and ornamental grasses).
 - vii. At least 20% of trees, shrubs, and ornamental grasses shall be water-wise.



Figure 133. The park strip uses mulch, boulders, and shrubs for landscaping to reduce irrigation overspray that would come with sod.

- b. A minimum of 10 trees per acre based on the total project acreage shall be provided in open space areas to contribute towards an urban forest.
- c. Landscaping shall be maintained in good condition according to the approved landscape plan. Typical maintenance shall include mowing of grass, removing weeds, and replacing dead plants.
- d. Intermediate landscape islands and peninsulas within rows of parking shall not be required.

6.2 Civic Outdoor Lighting Standards

A. Purpose.

The purpose of this Chapter is to provide regulations for outdoor lighting that will:

1. Reduce annoyance and inconvenience to property owners and traffic hazards to motorists;
2. Curtail light pollution, reduce skyglow, and improve the nighttime environment for astronomy;
3. Ensure that sufficient lighting can be provided where needed to promote safety and security, while also enhancing safety along roadways, pathways, and trails;
4. Help protect and enhance wildlife habitation and migration by minimizing light pollution into and adjacent to habitat areas;
5. Help protect the natural environment from the adverse effects of night lights from gas or electric sources; and
6. Promote lighting practices and systems that conserve energy and reduce dependence on fossil fuels.

B. Definitions.

1. Clutter. Excessive groupings of light sources that are bright and confusing.
2. Foot-candle. A measurement of light intensity defined as the illuminance on a one-square foot surface from a uniform source of light. For the purposes of this code, lighting shall be measured in foot-candles.
3. Glare. Intense and blinding light that reduces visibility and causes discomfort.
4. Light pollution. Any adverse effect of artificial light including, but not limited to glare, light trespass, sky-glow, energy waste, compromised safety and security, and impacts on the nocturnal environment.
5. Light trespass. When light falls where it is not wanted or needed

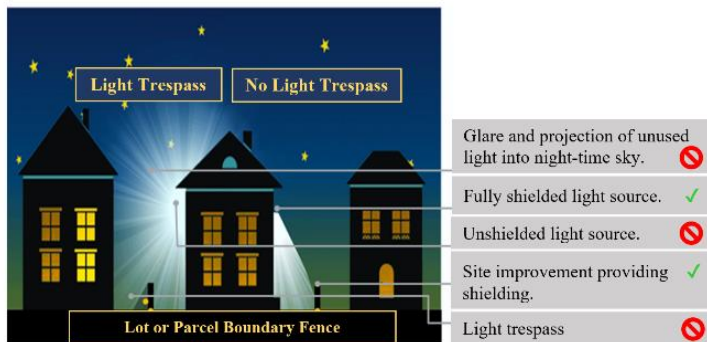


Figure 7 illustrates light trespass

6. Photometric design. A plan showing the amount of light trespass. For the purposes of this code, a photometric design shall be submitted for review at the time of development approval.
7. Skyglow. The brightening of the night sky over inhabited areas.

C. General Regulations.

1. Building size. Civic buildings shall be classified as small (under 40,000 total SF), or large (40,000 or more total SF). These outdoor lighting standards apply to large civic buildings and their sites only unless noted otherwise. For small civic buildings, see Lehi general outdoor lighting standards. All new and replacement outdoor lighting shall be installed in conformance with the provisions of this ordinance, applicable building and development codes, and other City regulations. Where conflicting provisions occur, the more restrictive shall govern.
2. Shielding of fixtures. Outdoor parking and walkway lighting shall be fully shielded and installed in such a manner that light is directed downward and the area of direct illumination is contained on the site. All fixtures shall be appropriately shielded, as per Figure 2:

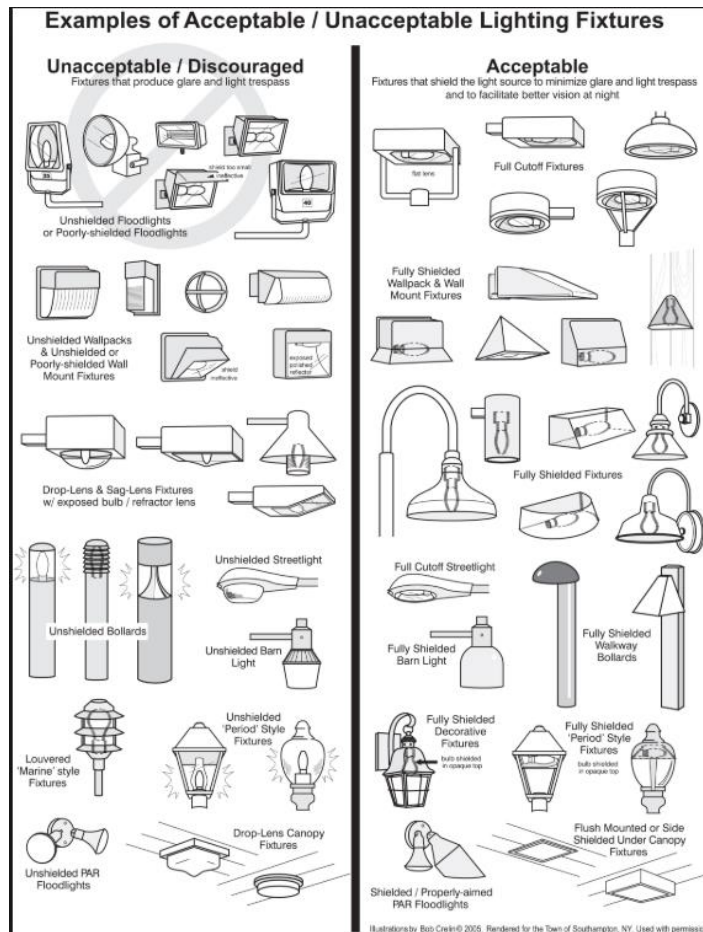


Figure 2 illustrates the acceptable and unacceptable lighting fixtures.

3. **Direction.** Direct parking and walkway lighting downward and inward, towards the interior of the site, to minimize sky glow, glare, and light trespass. The allowable maximum intensity measured at a residential property line shall be 0.2 foot-candles.
4. **Height.** Light poles on private property shall conform to the following:
 - a. When adjacent to residential uses, no light pole shall be erected unless set back a distance equal to its height from all residential property
 - b. On tracts or lots over three acres in size, the maximum height for poles with lights is 30 feet.
 - c. On tracts or lots less than three acres, the maximum height of poles with lights is 20 feet.
 - d. Special lighting or lighting higher than 30 feet may be approved as specifically noted on an approved site plan.

- e. Lighting materials shall be of a non-galvanized material and color to be approved at final site plan.
 - f. On properties less than three acres, but greater than one acre, the maximum height of poles with lights shall be 30 feet provided:
 - i. the subject property has a minimum 300-foot separation from any residentially zoned property as measured from the property lines;
 - ii. the property is located adjacent to an arterial or State road; and
 - iii. the lighting fixtures used shall be new precision luminaires with flat lenses. Fixtures shall conform to the light trespass requirements in this section, and a photometric design shall be submitted as part of the site plan requirements.
5. Light curfew. All outdoor lighting may be turned on daily at 4:00 am, and shall be turned off by 12:00 am except for the following:
- a. Lighting to illuminate the entrance of the building;
 - b. Parking and walkway lighting;
 - c. Lighting necessary for after-hours businesses;
 - d. All lighting exempt by Section 12.110 (D) of this code; and
 - e. Building towers, monument signs, and the US flag.
6. Lighting levels. Limit the total amount of light installed by designing for appropriate light levels. This can be achieved by the following:
- a. Use the lowest adequate bulb intensity
 - b. Use timers, motion sensors, dimmer switches, and turn lights off when not in use.
7. Lighting color. Blue-rich lighting brightens the night sky, increases glare, and compromises human vision. It should not be used. Warm-colored, or long-wavelength lighting, with a color temperature of 4,000 Kelvin or less, shall be used on both small and large civic buildings and their sites. Limit high-temperature LED lighting, as they emit an excessive amount of blue light.

COLOR TEMPERATURE

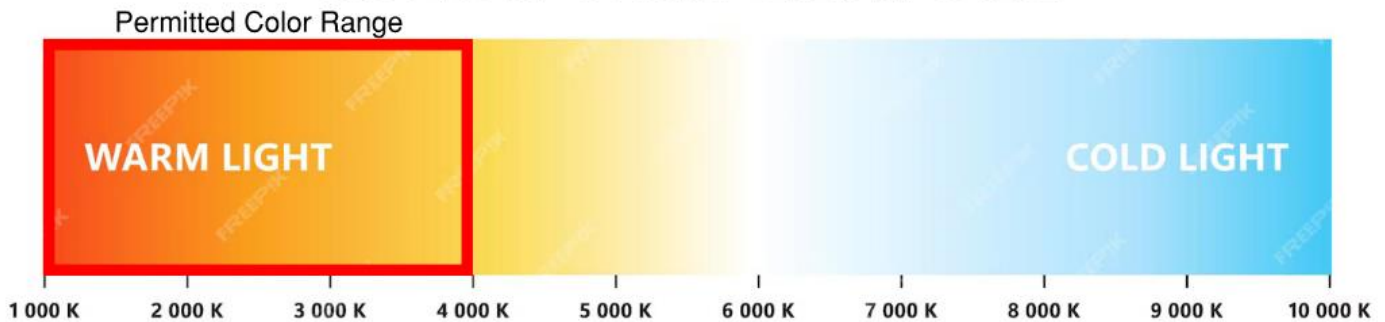


Figure 9. shows the permitted color range for lighting

8. Architectural lighting. Controlled architectural uplighting is allowed to illuminate building facades, monument signs, and the flag of the United States. Fixtures used for architectural lighting shall control light dispersion by means of “barn doors” or other similar methods, and light shall be focused on the building façade, sign, flag, or towers.

- f. Primary building facades, monument signs, and flags may be lit at a maximum of 10.0 foot-candles average.
- g. Building towers and steeples may be lit at a maximum of 12.0 foot-candles average.

D. Exemptions. The following are not regulated by this ordinance:

- 1. Lighting within public right-of-way for the purpose of illuminating streets or roads;
- 2. Traffic control devices consistent with the manual on uniform Traffic Control Devices;
- 3. Temporary and seasonal lighting, provided individual lamps are less than 10 watts and 70 lumens;
- 4. Lighting that is used under emergency conditions;
- 5. Lawfully permitted fireworks displays; and
- 6. Short-term lighting associated with sporting events, special event permits, or other activities authorized by a valid temporary use permit.

Skye Area Plan

Amendment #2

BUFFERS AND OPEN SPACE SECTION

7/18/2023

Prepared By:



ENGINEERS

SURVEYORS

PLANNERS

3302 N Main Street
Spanish Fork, UT 84660
(801) 798-0555

PROJECT BUFFERS

NORTH

The north side of Skye will include residential development located in the foothills above the Texas Instruments facility. This upper development will be buffered entirely by native hills and vegetation, parts of which will be located and preserved in a land conservation easement. Landscape buffers will be placed along the edge of development as necessary to provide fire access roads. All lots that are located adjacent to native vegetation must also comply with all Wildland Urban Interface and residential fire sprinkler regulations.

EAST

Highland Boulevard and an existing residential subdivision buffer the Skye area plan to the east. There will be three access points on Highland Boulevard, and a masonry fence and landscaping will be installed along the road. Larger estate lots will also border the existing subdivision and provide a landscape buffer with the larger backyards. The east side of the development will also be buffered by a trail connection.

SOUTH

The south side of the development will be buffered by the SR-92 highway and by an additional Technical Manufacturing buffer that will maintain native vegetation separating the development from the Texas Instruments facility. A park which will also detain storm water will provide a buffer of open space between the development and the SR-92 highway.

WEST

The west side buffer consists of existing residential developments and roadways. A triangular parcel on the west will remain as unimproved open space and will act as a buffer between an existing subdivision and the new development. An open space will also be maintained on the west of the project to act as a similar buffer to the Canyon Hills development.

INTERIOR BUFFERING

No buffers will be used between separate residential pods because they will be built in ways that are harmonious with each other. However, a 12' landscape barrier will be required between all commercial and residential areas unless otherwise approved by the reviewing departments and Planning Commission. Privacy fencing will also be installed per city standard to separate commercial and residential areas.

OPEN SPACE AREAS

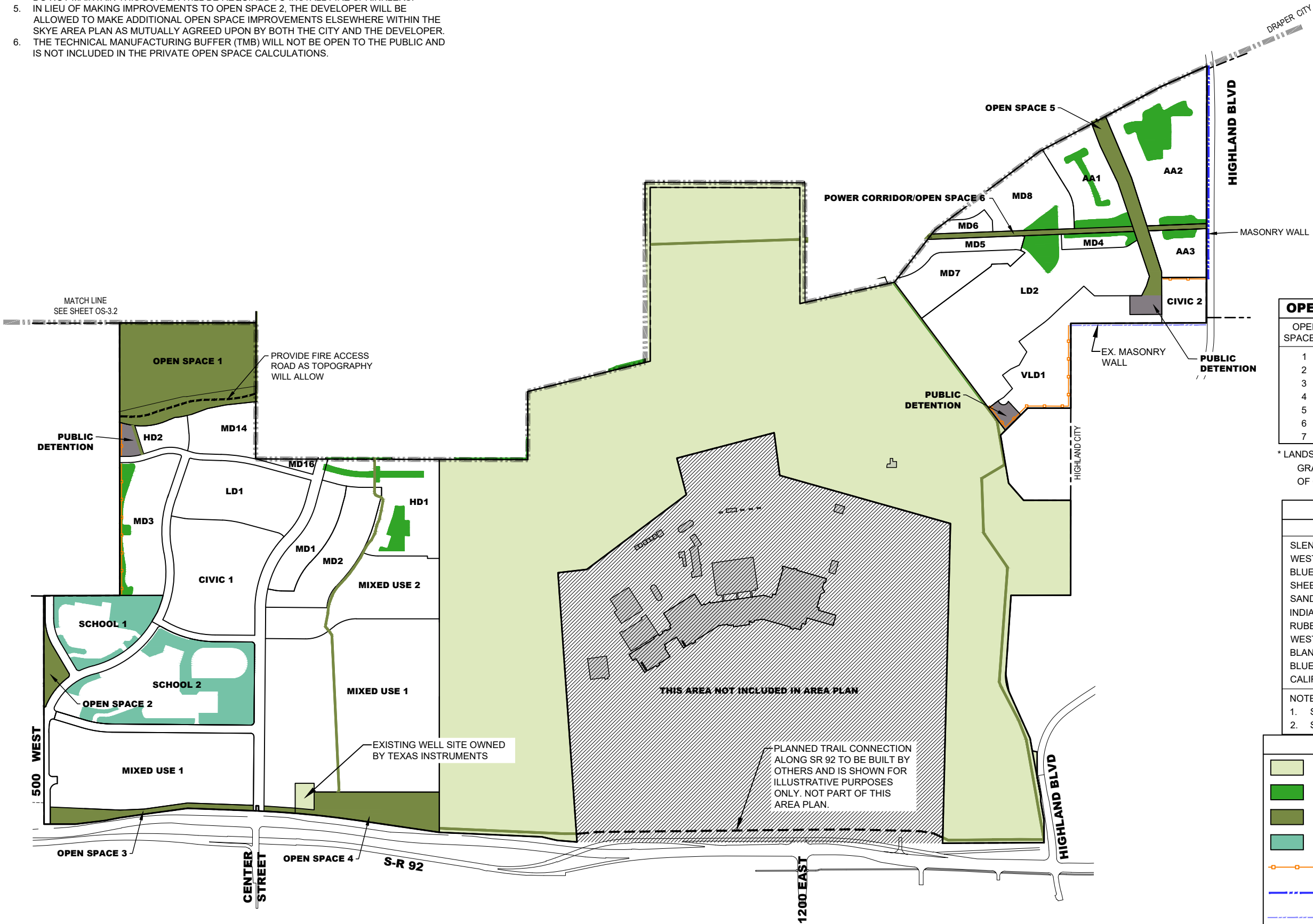
Improved and unimproved open space will be placed in pod areas throughout the development to provide beauty and recreation to residents. A portion of this will be dedicated as public open space and the rest will be designated as privately owned and maintained. The intent of the project is to have usable open space dispersed throughout the development so that there is open space within ½ mile of all residences. Public open space parcels will be dedicated to the city as adjacent pod areas are developed. Any disturbed land shall be hydro-seeded according to the re-vegetation detail shown on Sheet OS-3.1 prior to the dedication. Once dedicated, the public parcels shall not be disturbed with any construction equipment or material, except as approved by the city. The table in Appendix A provides a summary showing the approximate amount of open space that will be provided throughout the project based on the latest concept plan. Refer to Sheets OS-3.1 - OS-3.3 for a map showing the design intent of the buffers and open spaces. Private parks and private open spaces shall be platted and developed simultaneously and proportionately with the entire development.

TRAILS

Trails will be constructed throughout the project to provide connectivity from existing trails on the south up to the city's master planned trails to the north. All master plan trails will be constructed by the developer. Any master plan trails that do not sit along roadways will be reimbursed by Lehi City. All trails shall be designed and constructed as each adjacent phase develops. The development of any given phase shall serve as a trigger to develop the adjacent section of trail. Refer to Sheets OS-4.1 - OS-4.3 for the locations of all planned trails within the development as well as required cross section standards for all types of trails.

NOTES

1. OPEN SPACE WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT SO THAT ALL DWELLINGS ARE LESS THAN 1/2 MILE FROM THE NEAREST OPEN SPACE AMENITY.
2. REFER TO SHEET OS-4.1 and OS-4.2 FOR LOCATION AND DETAILS OF ALL MASTER PLANNED TRAILS IN THE DEVELOPMENT.
3. ALL CUT SLOPES AND DISTURBED OPEN SPACE AREAS TO BE RE-SEEDED ACCORDING TO SEED MIX DETAIL PROVIDED ON THIS SHEET.
4. ALL LOTS LOCATED NEAR THE WILDLAND URBAN INTERFACE SHALL MAINTAIN AT LEAST A 30' BUFFER BETWEEN NATIVE VEGETATION AND NEW STRUCTURES. ANY BUILDINGS THAT DO NOT MAINTAIN THIS BUFFER WILL BE REQUIRED TO INSTALL FIRE SPRINKLERS.
5. IN LIEU OF MAKING IMPROVEMENTS TO OPEN SPACE 2, THE DEVELOPER WILL BE ALLOWED TO MAKE ADDITIONAL OPEN SPACE IMPROVEMENTS ELSEWHERE WITHIN THE SKYE AREA PLAN AS MUTUALLY AGREED UPON BY BOTH THE CITY AND THE DEVELOPER.
6. THE TECHNICAL MANUFACTURING BUFFER (TMB) WILL NOT BE OPEN TO THE PUBLIC AND IS NOT INCLUDED IN THE PRIVATE OPEN SPACE CALCULATIONS.



OPEN SPACE MAINTENANCE TABLE

OPEN SPACE ID	LANDSCAPE TYPE	LANDSCAPE MAINTAINED BY
1	NATIVE VEGETATION	CITY
2	NATIVE VEGETATION	CITY
3	NATIVE VEGETATION	CITY
4	LANDSCAPED*	CITY
5	NATIVE VEGETATION	CITY
6	NATIVE VEGETATION	CITY
7	NATIVE VEGETATION	CITY

* LANDSCAPED AREAS ARE TO BE IMPROVED WITH EITHER GRASS/SPRINKLERS OR APPROVED EQUIVALENT VALUE OF OPEN SPACE IMPROVEMENT.

RE-VEGETATIVE SEED MIX

SPECIES	%
SLENDER WHEATGRASS	15
WESTERN WHEATGRASS	17.5
BLUEBUNCH WHEATGRASS	16.25
SHEEP FESCUE	3.5
SANDBERG BLUEGRASS	2.75
INDIAN RICEGRASS	10
RUBBER RABBIT BRUSH	5
WESTERN SAGE	5
BLANKET FLOWER	5
BLUE FLAX	10
CALIFORNIA POPPY	10

NOTES:

1. SEEDING RATE IS 20 LBS PER ACRE
2. SEEDMIX PROVIDED BY GRANITE SEED, LEHI, UT

LEGEND

- TECHNICAL MANUFACTURING BUFFER
- IMPROVED PRIVATE OPEN SPACE
- PUBLIC OPEN SPACE
- SCHOOL GREEN SPACE
- 6' PRIVACY FENCE
- MASONRY WALL - PROPOSED
- MASONRY WALL - EXISTING



ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SKYE
LEHI, UTAH

BUFFER & OPEN SPACE PLAN

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:

2020-0067

DRAWN BY:

RWH

DESIGNED BY:

BCT

SCALE:

1" = 1000'

DATE:

9/27/2023

SHEET

OS-3.1



ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



SKYE
LEHI, UTAH
BUFFER & OPEN SPACE PLAN

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2020-0067
DRAWN BY:
RWH
DESIGNED BY:
BCT
SCALE:
1" = 1000'
DATE:
07/18/2023

SHEET

OS-3.2



- NOTES**
- OPEN SPACE 7 WILL BE DEDICATED TO THE CITY ACCORDING TO THE SCHEDULE IN TABLE 1 ON THIS SHEET. OPEN SPACE PODS SHALL BE DEDICATED AT THE TIME OF RECORDING OF THE ADJACENT PLAT.
 - ALL OF OPEN SPACE 7 SHALL BE PLACED IN A CONSERVATION EASEMENT.
 - OPEN SPACE 7 BOUNDARIES ARE APPROXIMATE AND WILL BE DETERMINED AT FINAL PLAT. THE TOTAL AREA FOR OPEN SPACE 7 SHALL NOT BE LESS THAN 500 ACRES.

TABLE 1	
OPEN SPACE NAME	TO BE DEDICATED AT TIME OF RECORDING OF:
OS7A	LD4
OS7B	PF3
OS7C	PF1
OS7D	PF2
OS7E	LD7
OS7F	LD6
OS7G	LD3
OS7H	MD10
OS6 (WEST SECTION)	LD5



ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SKYE
LEHI, UTAH
BUFFER & OPEN SPACE PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2020-0067

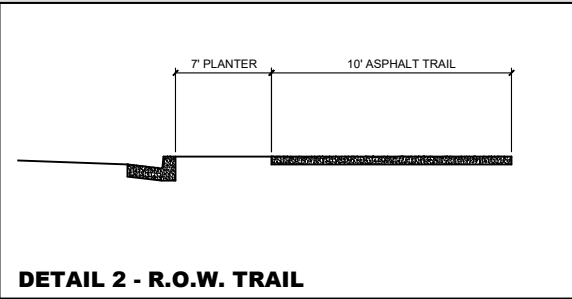
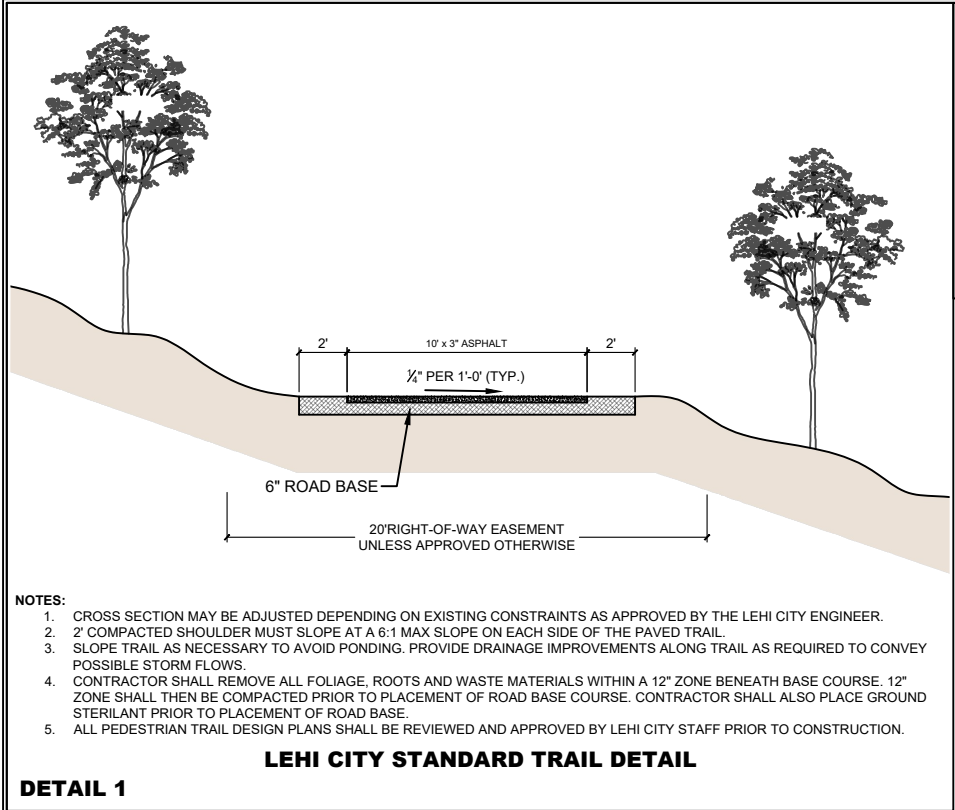
DRAWN BY:
RWH

DESIGNED BY:
BCT

SCALE:
1" = 1000'

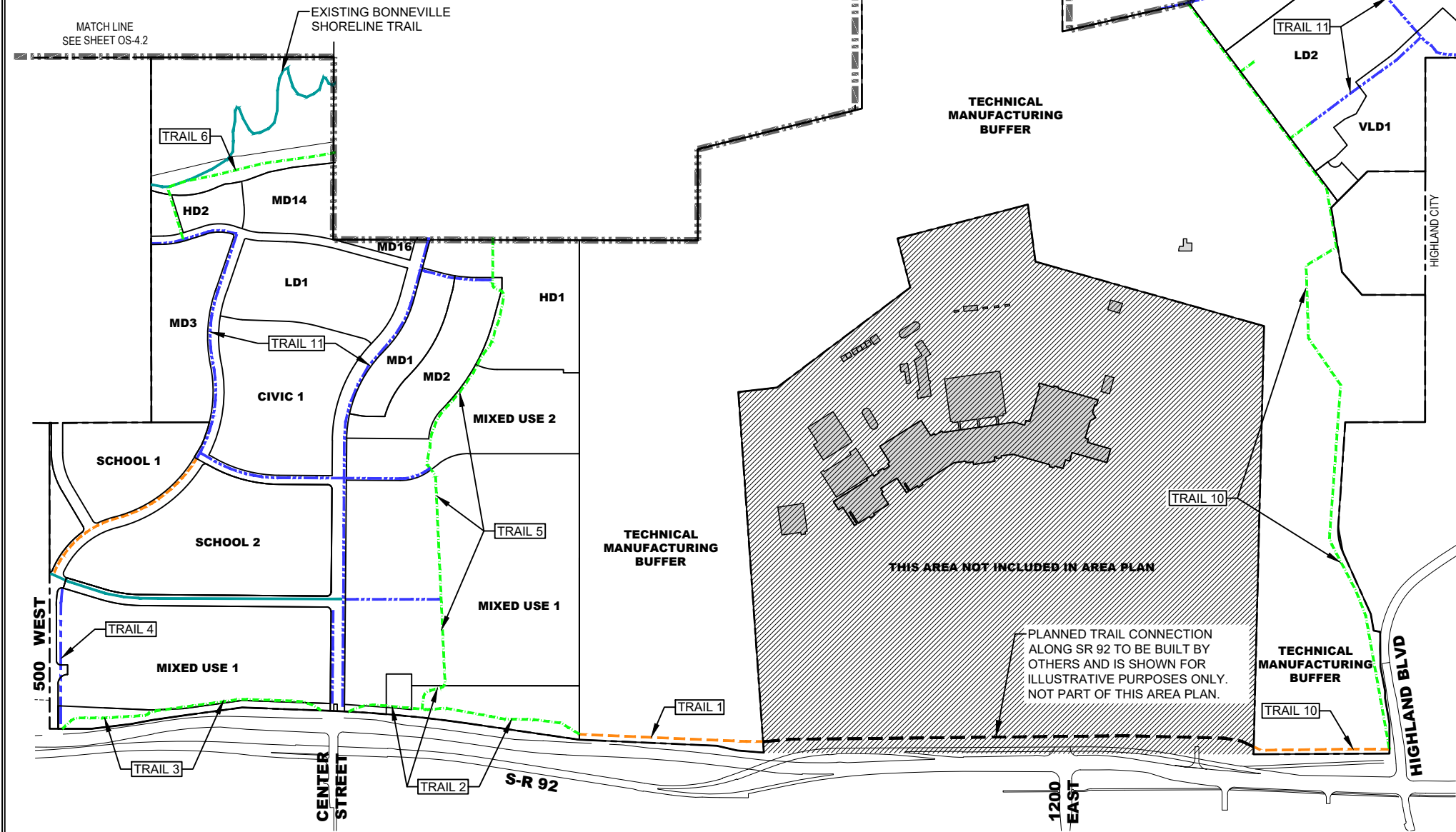
DATE:
07/18/2023

SHEET
OS-3.3



TRAIL MAINTENANCE TABLE							
TRAIL ID	LOCATION DESCRIPTION	ROW WIDTH (FT)	TRAIL WIDTH (FT)	TRAIL SURFACE	TRAIL MAINTAINED BY	LANDSCAPE TYPE	LANDSCAPE MAINTAINED BY
1	T/M BUFFER ZONE - WEST SIDE	20	10	ASPHALT	CITY	NATIVE VEGETATION	CITY
2	OPEN SPACE 4 PARCEL	20	10	ASPHALT	CITY	LANDSCAPED*	CITY
3	OPEN SPACE 3 PARCEL	20	10	ASPHALT	CITY	NATIVE VEGETATION	CITY
4	EAST SIDE OF 500 W	17	10	ASPHALT	CITY	LANDSCAPED*	HOA
5	MIXED USE 2 PARCEL/HD1 PARCELS	20	10	CONCRETE/ASPHALT	CITY	LANDSCAPED*	HOA
6	OPEN SPACE 1 PARCEL	20	10	ASPHALT	CITY	NATIVE VEGETATION	CITY
7	WEST SIDE POWER CORRIDOR	50	10	ASPHALT	CITY	NATIVE VEGETATION	CITY
8	EAST SIDE POWER CORRIDOR	50	10	ASPHALT	CITY	NATIVE VEGETATION	CITY
9	OPEN SPACE 5 & 7 PARCELS	TBD	TBD	DIRT	CITY	NATIVE VEGETATION	CITY
10	T/M BUFFER ZONE - EAST SIDE	20	10	ASPHALT	CITY	NATIVE VEGETATION	CITY
11	ANY TRAILS ALONG PUBLIC ROW'S	17	10	ASPHALT	CITY	LANDSCAPED*	HOA
12	OPEN SPACE 7 PARCEL	20	10	ASPHALT	CITY	NATIVE VEGETATION	CITY

* LANDSCAPED AREAS ARE TO BE IMPROVED WITH EITHER GRASS/SPRINKLERS OR APPROVED EQUIVALENT VALUE OF OPEN SPACE IMPROVEMENT.



- NOTES
- ALL TRAILS AS SHOWN HERE ARE MASTER PLANNED TRAILS AND SHALL BE PAID FOR AND CONSTRUCTED BY THE DEVELOPER. ANY TRAILS LOCATED ALONG A STREET AS SHOWN IN DETAIL 2 CANNOT BE REIMBURSED. ANY TRAILS LOCATED IN OPEN SPACE AS SHOWN IN DETAIL 1 SHALL BE REIMBURSED THROUGH IMPACT FEES.
 - ALL TRAILS SHALL BE DESIGNED AND CONSTRUCTED AS EACH ADJACENT PHASE DEVELOPS. THE DEVELOPMENT OF ANY GIVEN PHASE SHALL SERVE AS A TRIGGER TO DEVELOP THE ADJACENT SECTION OF TRAIL.
 - CONSTRUCTION OF TRAILS IN THE TECHNICAL MANUFACTURING BUFFER AREA IS CONTINGENT ON EASEMENTS BEING GRANTED TO LEHI CITY FROM THE CURRENT LAND OWNER.
 - THE TRAIL LOCATIONS AS SHOWN ON THIS MAP ARE CONCEPTUAL IN NATURE. MINOR ADJUSTMENTS TO THEIR LOCATIONS MAY BE ALLOWED WITHOUT HAVING TO BE SUBMITTED TO PLANNING COMMISSION OR CITY COUNCIL, SUBJECT TO THE APPROVAL OF THE LEHI CITY REVIEWING DEPARTMENTS. THESE CHANGES INCLUDE VARIATIONS IN LOCATION DUE TO TOPOGRAPHY, UTILITIES, ETC, SO LONG AS REVIEWING DEPARTMENTS HAVE APPROVED THE CHANGE.
 - TRAIL 4 WILL REPLACE THE EXISTING SIDEWALK THAT RUNS ALONG 500 W. IT WILL BE THE ONLY TRAIL ALONG A ROW THAT WILL BE REIMBURSABLE BY THE CITY.

LEGEND	
	PROPOSED TRAIL (TO BE CONSTRUCTED BY CITY AT SOME FUTURE TIME OR TO BE CONSTRUCTED BY DEVELOPER AND REIMBURSED THROUGH FUNDS OTHER THAN SKYE IMPACT FEES)
	EXISTING TRAILS
	PROPOSED R.O.W. TRAIL (TO BE CONSTRUCTED BY DEVELOPER) (SEE DETAIL 2 ABOVE)
	PROPOSED 20' TRAIL CORRIDOR (SEE DETAIL 1 ABOVE)
	PROPOSED MULTI-USE NATURAL SURFACE TRAIL (TO BE CONSTRUCTED BY DEVELOPER)



ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

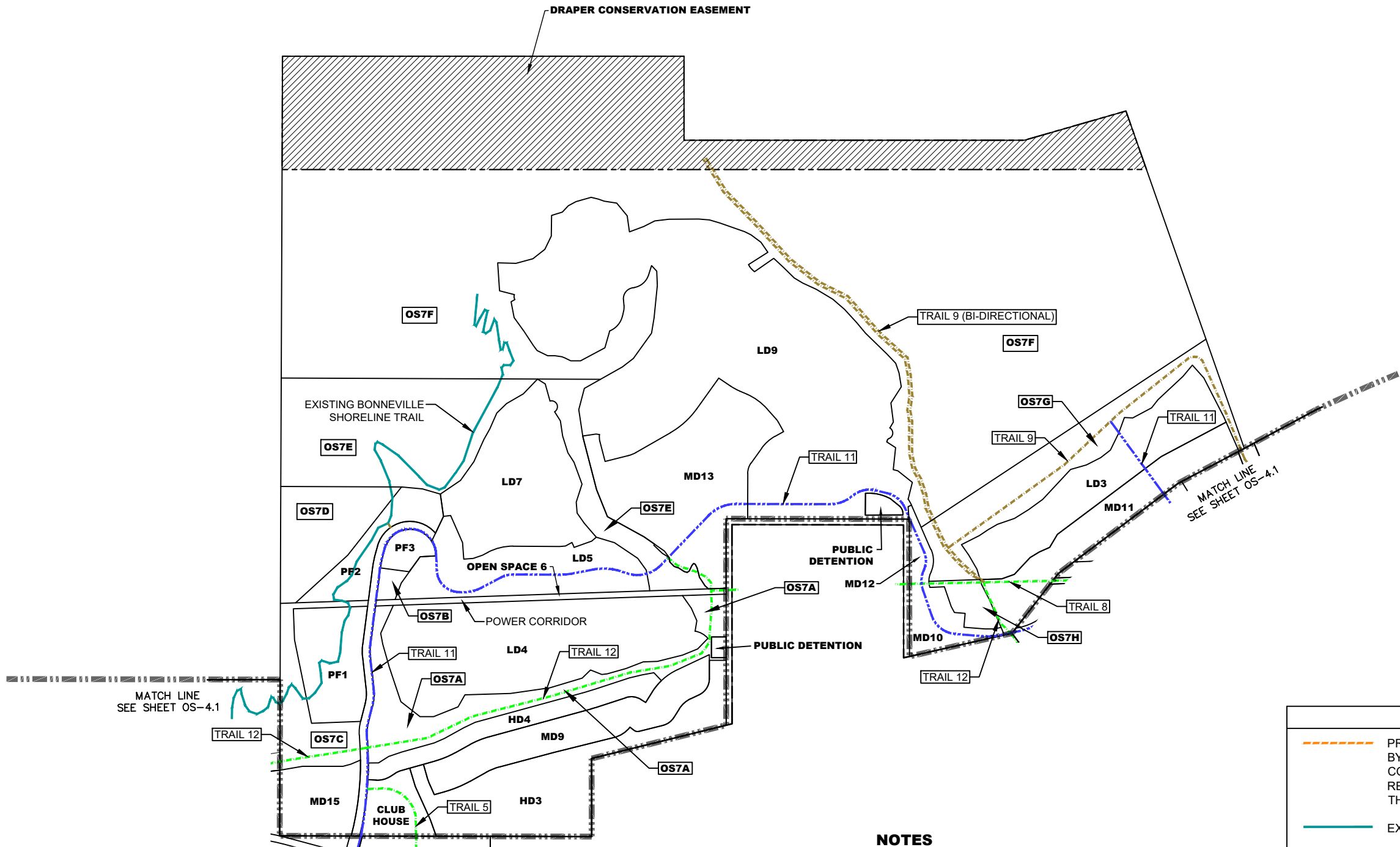


SKYE
LEHI, UTAH
ACTIVE TRANSPORTATION PLAN

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2020-0067
DRAWN BY:
RWVH
DESIGNED BY:
BCT
SCALE:
1" = 1000'
DATE:
7/27/2023
SHEET

OS-4.2

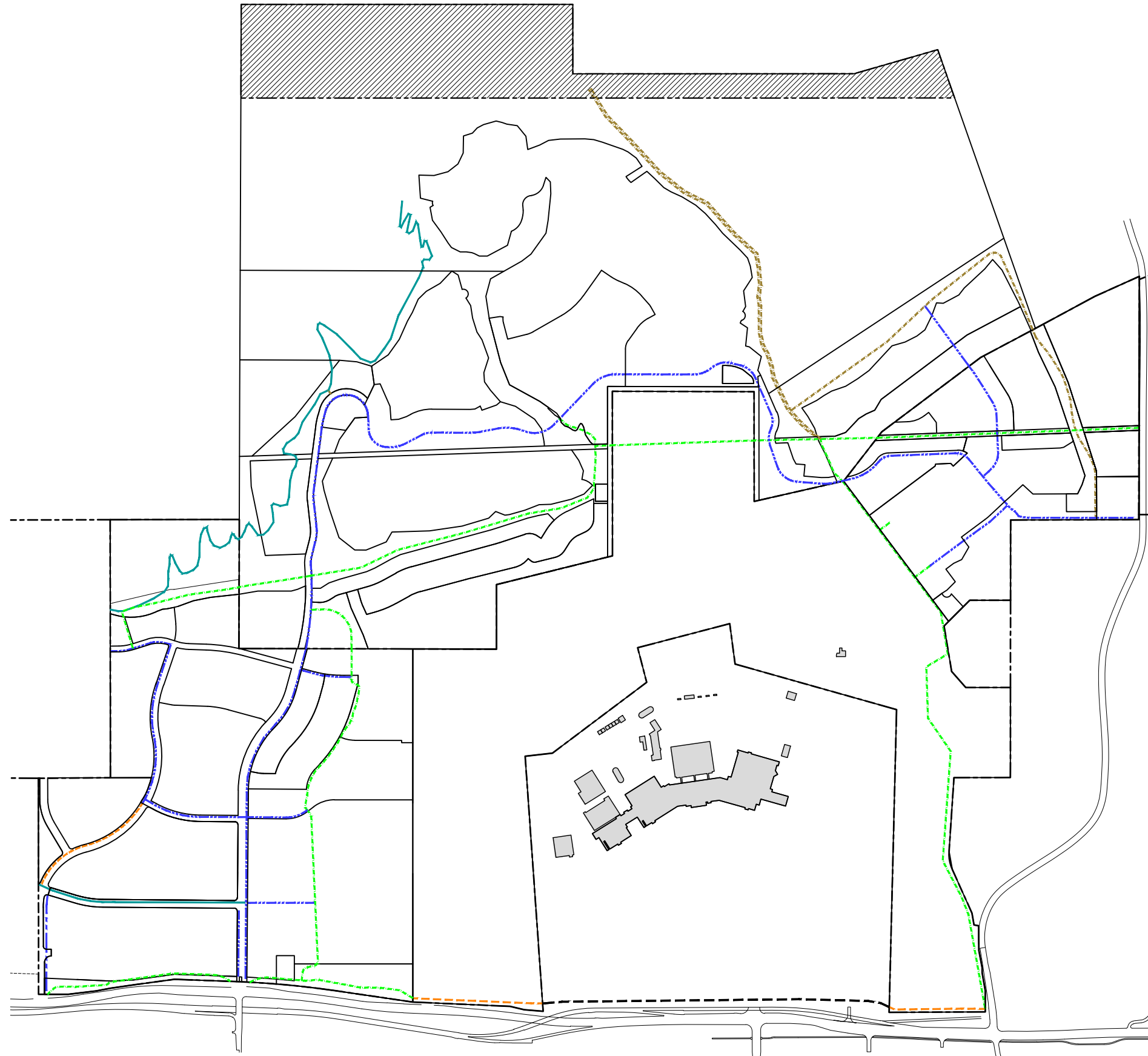


NOTES

- EXISTING BONNEVILLE SHORELINE TRAIL MAY NEED TO BE RELOCATED AROUND PROPOSED UTILITIES, INCLUDING A POWER SUBSTATION, WATER STORAGE TANKS, AND OTHER POSSIBLE INFRASTRUCTURE.

LEGEND

- PROPOSED TRAIL (TO BE CONSTRUCTED BY CITY AT SOME FUTURE TIME OR TO BE CONSTRUCTED BY DEVELOPER AND REIMBURSED THROUGH FUNDS OTHER THAN SKYE IMPACT FEES)
- EXISTING TRAILS
- PROPOSED R.O.W. TRAIL (TO BE CONSTRUCTED BY DEVELOPER) (SEE DETAIL 2 ABOVE)
- PROPOSED 20' TRAIL CORRIDOR (SEE DETAIL 1 ABOVE)
- PROPOSED MULTI-USE NATURAL SURFACE TRAIL (TO BE CONSTRUCTED BY DEVELOPER)





**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SKYE
LEHI, UTAH

ACTIVE TRANSPORTATION PLAN

LEGEND



PROPOSED TRAIL (TO BE CONSTRUCTED BY CITY AT SOME FUTURE TIME OR TO BE CONSTRUCTED BY DEVELOPER AND REIMBURSED THROUGH FUNDS OTHER THAN SKYE IMPACT FEES)



EXISTING TRAILS



PROPOSED R.O.W. TRAIL (TO BE CONSTRUCTED BY DEVELOPER) (SEE DETAIL 2 ABOVE)



PROPOSED 20' TRAIL CORRIDOR (SEE DETAIL 1 ABOVE)



PROPOSED MULTI-USE NATURAL SURFACE TRAIL (TO BE CONSTRUCTED BY DEVELOPER)

REVISIONS	
1	-
2	-
3	-
4	-
5	-
LEI PROJECT #: 2020-0067	
DRAWN BY: RVH	
DESIGNED BY: BCT	
SCALE: 1" = 1000'	
DATE: 9/27/2023	
SHEET	
OS-4.3	

Appendix A: Open Space Summary Table

Private Open Space			
Pod Name	Approximate Landscaped Area (ac)	Total Pod Area (ac)	% of Landscaping
AA1	2.46	11.10	22.20%
AA2	4.51	24.62	18.32%
AA3	0.91	5.31	17.17%
HD1	3.98	16.30	24.40%
HD2	1.52	3.06	49.55%
HD3	9.73	25.74	37.80%
HD4	3.42	9.16	37.37%
LD1	0.00	16.14	0.00%
LD2	2.09	35.72	5.85%
LD3	0.00	22.34	0.00%
LD4	0.00	43.43	0.00%
LD5	0.00	19.52	0.00%
LD6	0.00	113.17	0.00%
LD7	0.00	26.58	0.00%
MD1	0.10	6.92	1.45%
MD2	2.22	11.42	19.43%
MD3	2.55	14.21	17.93%
MD4	0.73	2.43	30.03%
MD5	0.00	3.79	0.00%
MD6	0.18	1.76	10.10%
MD7	0.08	8.32	1.01%
MD8	1.58	11.89	13.26%
MD9	8.79	16.42	53.53%
MD10	0.00	8.98	0.00%
MD11	0.00	12.84	0.00%
MD12	0.00	2.08	0.00%
MD13	4.81	33.52	14.33%
MD14	0.00	7.09	0.00%
MD15	2.30	9.00	25.50%
MD16	0.00	1.01	0.00%
Mixed Use 1 ²	9.70	97.02	10.00%
Mixed Use 2 ²	1.78	17.83	10.00%
VLD1	1.08	15.22	7.13%
Clubhouse	3.92	5.60	70.00%
School 1 ³	N/A	12.71	N/A
School 2 ³	N/A	30.27	N/A
Civic 1 ⁴	N/A	22.59	N/A
Civic 2 ⁴	N/A	4.44	N/A
Total Private Open Space (ac)	68.44	4.13% of Gross Area (1657.93 ac)	

Public Open Space		
Open Space Location	Area (ac)	
Open Space 1	27.39	
Open Space 2	2.26	
Open Space 3	3.71	
Open Space 4	9.14	
Open Space 5	5.79	
Open Space 6 (Power Corridors)	8.80	
Open Space 7	498.60	
Public Trails ¹	6.62	
Power Corridor Deduction	-4.74	
Total Public Open Space (ac)	557.57	33.63% of Gross Area (1657.93 ac)

Total Open Space Provided (ac)	626.01	37.76% of Gross Area (1657.93 ac)
Total Open Space Required (ac)	165.79	10.00% of Gross Area (1657.93 ac)

Notes:

1. Public Trails area includes trail easement through technical manufacturing buffer and the trails going through the project on the west side
2. Landscaped areas for these pods were assumed to be the minimum requirement of 10%.
3. School pods are existing and are assumed to have already met the minimum landscaping requirement of 10%. School pods have been omitted from these open space area plan calculations, including the total open space provided and the gross area.
4. The landscaping within civic pods is not considered to be usable or public open space. Therefore, civic pods have been omitted from these open space area plan calculations, including the total open space provided and the gross area.

Plat and Site Plan Approval Processes

The following items on the Lehi City checklist for Preliminary plat will not be required for the Skye Area Plan.

- Application Submittal Procedures 2c ,copy of the drainage study with narrative (already submitted with area plan amendment),
- Application Requirements: 17 location and extent of all cuts and fills exceeding (3) feet any where on the project and any associated retaining wall (all ready included in grading permit), 28 Only show existing and proposed trunk lines including anticipated size, do not show depths, inlets, manholes, etc.,42 a surveyors plat (to be provided at final plat) 44 detailed information regarding proposed features including building elevations etc (alternative ARC process).

The approval process for the Skye Area Plan plat approval will be as follows:

- A Preliminary Plat application and fees will be filed along with a preliminary plat that follows the guidelines listed on the City Checklist with the exceptions listed above. Preliminary Plats will need to be approved by DRC, Planning Commission and City Council. However, there will not be any public comment for preliminary plat approval unless required by State code.
- Final plans and plats will be prepared and submitted to the City. Lehi City DRC will review and approve the final plats. Final plats will not be required to go to Planning Commission or City Council for approvals.

Site Plan Approval Process

- Section 11.240 (Site Plan Approval Process) is to be modified as follows:
All site plans will only need approval by the DRC except in the case that the site plan is a conditional use or is seeking an exception from the Area Plan or City's Development Code.

Timing Restrictions of Approvals, Plat Recordations and Construction

Due to limitations on the City's water systems and infrastructure, there are restrictions that apply to the development within the Skye Area Plan. Any site plans, preliminary plats or final plats shall be allowed to be submitted, reviewed and approved, bonded for and to be developed and improved at any time within the Area Plan. **However any plats that have ERU's attached shall be restricted from being recorded until the water projects as described in the "Utility - Water Sections" of the Area Plan are completed or it is otherwise approved by Lehi City Public Works Department.**

However there are a few exceptions to this restriction described above as listed in the bullet points below:

- Church / Civic 1 Site: This site has been sold to and is owned by the Church of Jesus Christ of Latter-Day Saints. There shall be no restrictions on site plan approvals, plat approvals, recording of plats, building permits or the approval of certificates of occupancy.
- D.R. Horton Office / Mixed Use 3 Site: Within the Mixed Use 2 site, D.R. Horton plans to build a local division office building on approximately 4 acres of this portion of the Area Plan. There shall be no restrictions on site plan approvals, plat approvals, recording of plats or building permits for this specific site and use. However, the certificate of occupancy and final approve for use of the building shall not be granted until the water projects as described in the "Utility - Water Sections" of the Area Plan are completed or it is otherwise approved by Lehi City DRC and Lehi City Public Works Department.
- D.R. Horton Sky Clubhouse Site: D.R. Horton plans to build a Clubhouse and pool within the Area Plan. There shall be no restrictions on site plan approvals, plat approvals, recording of plats or building permits for this specific site and use. However, the certificate of occupancy and final approval for use of the building shall not be granted until the water projects as described in the "Utility - Water Sections" of the Area Plan are completed or it is otherwise approved by Lehi City DRC and Lehi City Public Works Department.