

Holbrook Farms

LAND DEVELOPMENT REGULATIONS AND DEVELOPMENT CODE VARIATIONS

- The buffering and screening section 12.080 of the Development Code will not be required east of Redwood Rd(SR 68). Buffers will be obtained with landscaping and fencing along with appropriate land planning for the specific use on a case by case basis. The Flex zone on the west side of Redwood Rd (SR68) will follow Lehi City basic requirements for buffering between incompatible uses.
- All rear load units will have a 5 ft driveway/apron at a minimum between the curb and the garage. If parking is allowed in the driveway the minimum depth shall be 18 feet between the curb and the garage.
- All private roads will be sized appropriate to the intended use. Private roads will be 20 ft minimum asphalt with a 2 ft curb on both sides. The minimum asphalt width will be 16 ft with a 2 ft curb on both sides for private alleys to access garages. No Parking will be allowed on private roads or alleys less than 28 feet of asphalt width.
- The following items on the Lehi City checklist for Preliminary plat will not be required for Holbrook Farms. (These items will be addressed at Final Plat)
 - Application Submittal Procedures 3e, 3f, 3g.
 - Application Requirements: 1, 5, 7, 11, 12, 13b, 15e, 15f, 15g, 15h, 17, 20(Temporary roads naming shall be used for reference), 21a, 21b, 29 (Don't show Proposed manholes, depths, grades, etc for vertical information), 30, 31, 32,(Only show existing and proposed trunk lines including anticipated size, do not show depths, inlets, manholes, etc), 33(Show location of proposed detention/retention basins only), 34, 35, 36, 37, 38e, 39, 42(included in Area plan), 45, 46, 48, 49.
 - The pertinent information that has been removed from the preliminary submittal will be submitted with the Final Plat.
- The approval process for Holbrook Farms Subdivision 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. There will be a 7 day noticing period for the public hearing at Planning Commission for recommendation. City Council will follow with no public comment for final preliminary approval.
 - Then final plans and plat will be prepared and submitted. Lehi City reviewing departments will review plans and approve the final plat. The final plat will be staff level approval only.
- Multi-Family Dwellings – One bedroom or less
1 stall per dwelling unit + 1 guest parking stall per 4 dwelling units. Each unit shall have one stall within a fully enclosed garage.
- Multi-Family Dwellings – Two bedrooms
1.5 stalls per dwelling unit + 1 guest parking stall per 4 dwelling units. Each unit shall have one stall within a fully enclosed garage.
- Multi-Family Dwellings – Three or more bedrooms
2 stalls per dwelling unit + 1 guest parking stall per 4 dwelling units. Each unit shall have one stall within a fully enclosed garage.
- Carports for multi-family villages will be evaluated on a project by project basis by the Reviewing Departments and may or may not be allowed. If carports are approved by the Reviewing departments it will only be for the requested project, and they must contain architectural features that relate to the buildings. In no case will the number of carports allowed exceed 50% of the required garage stalls.
- Roof Design. Flat or low-pitched roofs will be allowed if used with the appropriate architectural style or in limited areas on the roof. Modern or Contemporary styles of architecture are encouraged to have flat or low-pitched roofs to match the appropriate style.
- Multi-family Building materials: The majority (51% or more) of each façade shall be constructed of the following exterior building materials: brick, stone, fiber/cement siding, or other durable building material as approved by the reviewing departments. Stucco and Metal are allowed based upon architectural style as an accent or secondary material. 100% Metal clad buildings, or sections of stucco or vinyl siding over 49% are prohibited. Vinyl and metal may be used as an accent for an exterior material.
- Densities within this area plan exceed the planned community of 12 units per acre as shown on the Holbrook Farms land use map.
- Items not addressed in this area plan shall revert to the Lehi City Development Code and Lehi City Design Standards and Specifications manual.
- Lehi City will not enforce CC&R's.

Holbrook Farms

TABLE OF USES – COMMERCIAL, FLEX ZONE, AND NONRESIDENTIAL DISTRICTS

| | Commercial Land Use Areas 2,4,5,13,14,15,17, neighborhood commercial overlay | Flex Zone (Commercial Uses) Land Use Area Flex 1A&1B | Open Space/Recreation Land Use Areas 10, 19 |
|---|---|---|--|
| RESIDENTIAL USES | | | |
| Bed and Breakfast Inn | P | P | N |
| Dwelling unit (ground floor and above ground floor) | N | P | N |
| Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit) | C | C | C |
| High Density Residential | N | P | N |
| Juvenile Group Home (Sec. 12-160) | N | N | N |
| Modular Home | N | P | N |
| Mixed-use single family residential and commercial structure/project complying with the use and development standards | N | P | N |
| Mixed Use Commercial and Residential | N | P | N |
| Nursing Home, Assisted Living | P | P | N |
| Residential Facilities for Elderly Persons (Sec. 12-150) | N | P | N |
| Residential Facilities for Persons with Disability (Sec. 12-140) | N | P | N |
| Retirement Home/Center | P | P | N |
| Single-Family Dwelling | N | P | N |
| PUBLIC/CIVIC USES | | | |
| Churches (places of worship) | C | C | N |
| Cultural and artistic uses, such as museums, galleries, libraries, performing arts studios | P | P | P |
| Golf Courses, Country Clubs, and Putting Greens | N | N | P |
| Parks, playgrounds, Open Space, Trails and Greenways | P | P | P |
| Parking Lot or Parking Structure, Municipal or Joint Venture(public/private) | P | P | P |
| Public/Civic Buildings | P | P | P |

-Notes:

N= Not Permitted

P = Uses allowed as a Permitted Use.

C = Uses allowed as a Conditional Use. Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

| | Commercial Land Use Areas 2,4,5,13,14,15,17, neighborhood commercial overlay | Flex Zone (Commercial Uses) Land Use Area Flex 1A&1B | Open Space/Recreation Land Use Areas 10, 19 |
|---|---|---|--|
| Schools | C | C | N |
| Sporting Facilities, Arenas, Municipal | C | C | P |
| Sporting Facilities, Arenas, Non-Municipal | P | P | P |
| Sports Fields | P | P | P |
| COMMUNICATION & UTILITIES | | | |
| Communication facilities and towers (See Sec.12-130) | C | C | C |
| Electrical substations and power transmission lines, Municipal | P | P | P |
| Electrical substations and power transmission lines, Non-Municipal | C | C | C |
| Oil & gas transmission lines | C | C | C |
| Public Utility Buildings, lines, structures and rights of way, Municipal | P | P | P |
| Public Utility Buildings, lines, structures and rights of way, Non-Municipal | C | C | C |
| COMMERCIAL/NONRESIDENTIAL USES | | | |
| Accessory buildings and uses incidental to an authorized use | P | P | P |
| Adult day care | C | C | N |
| Artisan Shop | P | P | N |
| Athletic Instruction, Including Dance, Gymnastics, and Martial Arts | P | P | N |
| Automobile sales/rental | C | C | N |
| Automobile service and repair | C | C | N |
| Building maintenance services | C | C | N |
| Building Materials Supply Store with no outside storage | P | P | N |
| Building Materials Supply Store with outside storage | C | C | N |
| Campground | N | N | N |
| Car Wash | P | P | N |

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| | Commercial Land Use Areas 2,4,5,13,14,15,17, neighborhood commercial overlay | Flex Zone (Commercial Uses) Land Use Area Flex 1A&1B | Open Space/Recreation Land Use Areas 10, 19 |
|---|---|---|--|
| Check Cashing, Title Loans & other Credit Services | C | C | N |
| Commercial Laundries, Linen Service, Diaper Service | P | P | N |
| Commercial Parking Lot/Structure | P | P | P |
| Commercial Recreational Facility | P | P | P |
| Conference Center, Convention Center | C | C | N |
| Convenience store, with or without gasoline sales | P | P | N |
| Child Day-care (Commercial) | C | C | N |
| Construction Sales and Service | C | C | N |
| Construction Service | C | C | N |
| Equipment Sales and Rental | C | C | N |
| Financial Institutions and Services | P | P | N |
| Financial Institutions and Services with drive through facilities | P | P | N |
| Funeral home | P | P | N |
| Furniture Repair | P | P | N |
| Hardware Store with no outside storage | P | P | N |
| Hardware Store with outside storage | C | C | N |
| Health Care Facility | P | P | N |
| Health Club | P | P | P |
| Heliport | C | C | N |
| Hotels and Motels | C | C | N |
| Hospital (Small Animal) | C | C | N |
| Junk Yards and Salvage Yards | N | N | N |
| Laboratory, medical, dental, optical | P | P | N |
| Launderette, Laundromat | P | P | N |
| Liquor Store/ Bar/Private club | N | N | N |
| Manufactured home sales and service | N | N | N |

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| | Commercial Land Use Areas 2,4,5,13,14,15,17, neighborhood commercial overlay | Flex Zone (Commercial Uses) Land Use Area Flex 1A&1B | Open Space/Recreation Land Use Areas 10, 19 |
|---|---|---|--|
| Medical Research Facility | C | C | N |
| Medical and Dental Clinics | P | P | N |
| Model Home (Sec. 09.070) | P | P | N |
| Moving and storage facilities | C | C | N |
| Neighborhood Commercial/Retail Sales including General Retail and Pharmacies(maximum 5,000 square foot bld. Footprint or as approved by Planning Commission) | P | P | N |
| Nightclub | C | C | N |
| Offices, professional | P | P | N |
| Offices, Warehouse | C | C | N |
| Outdoor sales, display and storage (excluding junk yards and salvage yards) | C | C | N |
| Outdoor storage of materials, products and equipment incidental to an allowed use(excluding junk yards and salvage yards) | C | C | N |
| Pawn Shops | C | C | N |
| Personal services | P | P | N |
| Personal services including a Body Art Facility | C | C | N |
| Photofinishing lab | P | P | N |
| Portable Storage Container and Container Sales | C | C | N |
| Plant Nursery with outside display | P | P | N |
| Public Dance Hall | C | C | N |
| Race Tracks for Go-Carts, ATV and Motocross or Motorized Sports Recreational Facilities(includes private or commercial) | C | C | N |
| Recreational vehicle sales and services | C | C | N |
| Regional Commercial/Retail sales (minimum 20 acre site) | P | P | N |
| Restaurant | P | P | P |
| Restaurant, fast food with drive up window(s) | P | P | N |
| Research and development facilities. | P | P | N |

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| | Commercial Land Use Areas 2,4,5,13,14,15,17, neighborhood commercial overlay | Flex Zone (Commercial Uses) Land Use Area Flex 1A&1B | Open Space/Recreation Land Use Areas 10, 19 |
|---|---|---|--|
| Retail facilities and services accessory to a principal use. | P | P | N |
| Retail facilities and services with drive-up window(s) | P | P | N |
| Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store | P | P | N |
| Rock Crushers | C | C | C |
| Schools - Vocational and Technical | P | P | N |
| Service Station | C | C | N |
| Storage-Mini (Storage units) | C | C | N |
| Temporary Construction buildings & yards (12 months maximum) | C | C | N |
| Temporary sales office (12 months maximum) | P | P | N |
| Theater | P | P | N |
| Tobacco Products Shop | N | N | N |
| Towing and Impound Yard | N | N | N |
| Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes | C | C | N |

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**HOLBROOK FARMS
TABLE OF USES – RESIDENTIAL DISTRICTS**

| USE | Districts | | | | | | High Density Multi-Family |
|---|---|--|---|--|---|--|---------------------------|
| | Low/Medium Density | Medium Density | Medium Density | Medium Density | Medium/Medium High Density | Medium/Medium High Density | |
| | Single Family Villages 12, 16, Flex 1A&1B | Single Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Limited Multi-Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Cluster Single Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Cluster Single Family Villages 6,7, Flex 1A&1B (Residential overlay in commercial Land Areas 5,13,15) | Multi-Family Villages 6,7, Flex 1A&1B (Residential overlay in commercial Land Areas 5,13,15) | Village 3, Flex 1A&1B |
| RESIDENTIAL DWELLING TYPES | | | | | | | |
| Single-Family Dwelling | P | P | P | P | P | P | P |
| Two-Family Dwelling [See Sec. 12.130] | | | P | | | P | P |
| Three-Family Dwelling [See Sec. 12.130] | | | P | | | P | P |
| Four-Family Dwelling [See Sec. 12.130] | | | P | | | P | P |
| Accessory Apartment | | | | | | C | C |
| Modular Home | P | P | P | P | P | P | P |
| Multi-Family Dwellings [>4 dwelling units; See Sec. 12.130] | | | P | | | P | P |
| Townhouses/Condominiums [See Sec. 12.130] | | | P | | | P | P |
| PUBLIC/CIVIC USES | | | | | | | |
| Accessory Parking lot, Municipal | | | | | | | P |
| Churches (places of worship) | C | C | C | C | C | C | C |
| Golf Courses & Country Clubs | P | C | C | C | C | C | C |
| 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 | C | C | C | C | C | C | C |
| Sporting Facilities, Arenas-Municipal | | | | | | | |
| Sporting Facilities, Arenas-Non-Municipal | | | | | | | |

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| USE | Districts | | | | | | |
|--|---|--|---|--|---|--|---------------------------|
| | Low/Medium Density | Medium Density | Medium Density | Medium Density | Medium/Medium High Density | Medium/Medium High Density | High Density Multi-Family |
| | Single Family Villages 12, 16, Flex 1A&1B | Single Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Limited Multi-Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Cluster Single Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Cluster Single Family Villages 6,7, Flex 1A&1B (Residential overlay in commercial Land Areas 5,13,15) | Multi-Family Villages 6,7, Flex 1A&1B (Residential overlay in commercial Land Areas 5,13,15) | Village 3, Flex 1A&1B |
| Sports Fields | P | P | P | P | P | P | P |
| UTILITIES | | | | | | | |
| Electrical Substations and Power Transmission Lines, Municipal | P | P | P | P | P | P | P |
| Electrical Substations and Power Transmission Lines, Non-Municipal | C | C | C | C | C | C | C |
| Oil & Gas Transmission Lines | C | C | C | C | C | C | C |
| Public Utility Buildings, Lines, Structures and Rights of Way, Municipal | P | P | P | P | P | P | P |
| Public Utility Buildings, Lines, Structures and Rights of Way, Non-Municipal | C | C | C | C | C | C | C |
| OTHER USES | | | | | | | |
| Adult Day Care | | | | | | | C |
| Agriculture (Horticulture) | P | P | P | P | P | P | P |
| Animal Rights - Category 1 [See Sec.12-120(D)] | | | | | | | |
| Animal Rights - Category 2 [See Sec.12-120(D)] | | | | | | | |
| Animal Rights - Category 3 [See Sec.12-120(D)] | | | | | | | |
| Animal Rights - Category 4 [See Sec.12-120(D)] | P | P | P | P | P | P | P |
| Apiary [See Sec. 12-120(E)] | | | | | | | |
| Assisted Living Facility | | | | | | | C |

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| USE | Districts | | | | | | High Density Multi-Family |
|--|--|---|--|---|---|--|---------------------------|
| | Low/Medium Density | Medium Density | Medium Density | Medium Density | Medium/Medium High Density | Medium/Medium High Density | |
| | Single Family Villages 12, 16, Flex 1A&1B | Single Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Limited Multi-Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Cluster Single Family Villages 6,7,8,9,11,18, Flex 1A&1B (Residential overlay in commercial Land areas 5, 13, 15) | Cluster Single Family Villages 6,7, Flex 1A&1B (Residential overlay in commercial Land Areas 5,13,15) | Multi-Family Villages 6,7, Flex 1A&1B (Residential overlay in commercial Land Areas 5,13,15) | Village 3, Flex 1A&1B |
| Bed and Breakfast Inn | C | C | C | C | C | C | C |
| Child Daycare (commercial) | | | | | | | C |
| Commercial Riding Facilities | | | | | | | |
| Gravel Pits, Clay Pits | | | | | | | P(Temporary) |
| Greenhouses (private, as an accessory use) | P | C | C | C | C | C | C |
| Greenhouses (commercial) | C | | | | | | |
| Kennels | | | | | | | |
| Model Home [See Sec.9.070] | P | P | P | P | P | P | P |
| Portable Storage Container [See Sec. 12.140-D] | | | | | | | |
| Residential Facilities For Elderly Persons [See Sec.12.160] | C | C | C | C | C | C | C |
| Rest Home, Nursing Home | | | | | | | C |
| Retirement Home/Retirement Center | | | | | | | C |
| Rock Crushers | P | P | P | P | P | P | P(Temporary) |
| 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 Sales Office (12 months maximum) | P | P | P | P | P | P | P |

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HOLBROOK FARMS
TABLE OF BULK AND INTENSITY REQUIREMENTS
COMMERCIAL AND FLEX ZONE

| | Commercial Land Use Areas 2,4,5,13,14,15,17, neighborhood commercial overlay | Flex Zone (Commercial Uses) Land Use Area 1A&1B |
|--|--|--|
| Minimum Lot Area | No minimum requirement; | No minimum requirement; |
| Minimum Lot Width/Frontage | No minimum requirement; | No minimum requirement; |
| Minimum Front Yard And Corner Yard | No minimum requirement; | No minimum requirement; |
| Minimum Rear Yard | 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 | 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 Living Area Per Residential Unit | NA | 600 sq. ft. for single level multi-family units Main floor not less than 600 sq. ft multi level units |
| Maximum Building Height Occupied Structure | None | None |
| Maximum Height Of Unoccupied Structure | None | None |
| Maximum Dwelling Units per Acre | NA | Refer to Land Use Plan |
| Minimum Open Space Requirement | 10% (of Holbrook Farms total project) | 10% (of Holbrook Farms total project) |

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HOLBROOK FARMS

TABLE OF BULK AND INTENSITY REQUIREMENTS RESIDENTIAL DISTRICTS

| | Low/Medium Density | Medium Density | Medium Density | Medium Density | Medium Density | Medium/Medium High Density Cluster Single Family | Medium/Medium High Density Multi-Family | High Density Multi-Family Village 3, Flex IA&IB |
|--|--|---|--|--|---|--|---|--|
| Minimum Lot Size | Single Family Villages 12, 16, Flex IA&IB | Single Family Villages 6,7,8,9,11,18, Flex IA&IB (Residential overlay in commercial Land areas 5, 13, 15) | Limited Multi-Family Villages 6,7,8,9,11,18, Flex IA&IB (Residential overlay in commercial Land areas 5, 13, 15) | Medium Density Limited Multi-Family Villages 6,7,8,9,11,18, Flex IA&IB (Residential overlay in commercial Land areas 5, 13, 15) | Medium Density Cluster Single Family Villages 6,7,8,9,11,18, Flex IA&IB (Residential overlay in commercial Land areas 5, 13, 15) | Medium/Medium High Density Cluster Single Family Villages 6,7, Flex IA&IB (Residential overlay in commercial Land areas 5,13,15) | Medium/Medium High Density Multi-Family Villages 6,7, Flex IA&IB (Residential overlay in commercial Land areas 5,13,15) | High Density Multi-Family Village 3, Flex IA&IB |
| Maximum Dwelling Units Per Acre | Single-Family Dwelling 8,000 Sq.Ft Other Allowed Uses 8,000 Sq.Ft | Single-Family Dwelling 2,800 Sq.Ft Other Allowed Uses 2,800 Sq.Ft | Limited Multi-Family 1,300 Sq. Ft. (Limited multi-family allowed as buffer near collector roads or civic infrastructure (ie power lines, substations, etc)) Other Allowed Uses 2,800 Sq.Ft | Single-Family Dwelling 2,800 Sq.Ft Other Allowed Uses 2,800 Sq.Ft | Single-Family Dwelling 2,800 Sq.Ft Other Allowed Uses 2,800 Sq.Ft | Attached, Stacked, or Clustered Units with Density Controlling Number of Units | Attached, Stacked, or Clustered Units with Density Controlling Number of Units | Attached, Stacked, or Clustered Units with Density Controlling Number of Units |
| Minimum Lot Width | 4 | 12 | 12 | 12 | 12 | 12 | 12 | 35** |
| Minimum Front Yard | 50' * | 36' * Single Family | 20' Multi-Family | 30' * Single Family | 30' * Single Family | NA | NA | NA |
| Minimum Rear Yard (Interior Lots) | 20 Ft. | 20 ft front load garage 2 Ft. rear load garage | 15 ft front load garage 2 Ft. rear load garage | 5 ft front load garage 2 Ft. rear load garage | 5 ft front load garage 2 Ft. rear load garage | NA | NA | NA |
| Minimum Front and Rear Yard (Perimeter) | 25 Ft. | 15 ft front load garage 5 Ft. rear load garage. | 15 ft front load garage 5 Ft. rear load garage. | 5 Ft front load garage 5 Ft. rear load garage. | 5 Ft front load garage 5 Ft. rear load garage. | NA | NA | NA |
| | | | | | | 25' | 25' | 25' |

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* 20' Minimum for flag lots
** Flex zone density can be up to 35 units per acre

| | Low/Medium Density Single Family Villages 12, 16, Flex IA&IB | Medium Density Single Family Villages 6,7,8,9,11,18, Flex IA&IB (Residential overlay in commercial Land areas 5, 13, 15) | Medium Density Limited Multi- Family Villages 6,7,8,9,11,18, Flex IA&IB (Residential overlay in commercial Land areas 5, 13, 15) | Medium Density Cluster Single Family Villages 6,7,8,9,11,18, Flex IA&IB (Residential overlay in commercial Land areas 5, 13, 15) | Medium/Medium High Density Cluster Single Family Villages 6,7, Flex IA&IB (Residential overlay in commercial Land Areas 5,13,15) | Medium/Medium High Density Multi-Family Villages 6,7, Flex IA&IB (Residential overlay in commercial Land Areas 5,13,15) | High Density Multi-Family Village 3, Flex IA&IB |
|---|---|---|---|---|--|--|--|
| Minimum Rear Yard (Corner Lots) | 15 Ft. | 5 Ft. | 5 Ft. | 5 Ft. | NA | NA | NA |
| Minimum Side Yard (Perimeter) | Residential Uses 8 Ft. Total Side Yards Not Less Than 16 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. | Residential Uses 0 Ft. Total Side Yards Not Less Than 5 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 5 ft between homes. | 0 Ft. Setback for Multi-Family. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 5 ft between homes. | Residential Uses 0 Ft. Total Side Yards Not Less Than 5 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 5 ft between homes. | Residential Uses 0 Ft. Total Side Yards Not Less Than 10 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 10 ft between building. | Residential Uses 0 Ft. Total Side Yards Not Less Than 10 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. All buildings to be a minimum of 10 ft between building. | Residential Uses 10 Ft. Total Side Yards Not Less Than 15 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft. |
| Minimum Side Yard (Corner Lot) | 20 Ft | 8 Ft | 5Ft | 5Ft | NA | NA | NA |
| Height | Max. 40 Ft. or 2 Story Min. 1 Story | Max. 40 Ft. or 2 Story Min. 1 Story | Max. 52 Ft. or 3 Story Min. 1 Story | Max. 52 Ft. or 3 Story Min. 1 story | Max. 52 Ft. or 3 Story Min. 1 story | Max. 52 Ft. or 5 Story Min. 1 story | Max. 72 Ft. or 5 Story Min. 1 story |
| Minimum Ground Floor Area Per Residential Unit | 1,000 Sq.Ft. (Ground Floor Not Less Than 850 Sq.Ft. on two story single family detached unit with attached 2 car garage Must have a minimum of 1450 Sq. Ft. total finished floor area For Stacked or 2- story Units) g | 900 Sq.Ft (Ground Floor Not Less Than 600 Sq.Ft. With Total of 1,300 Sq.Ft. Min. For Stacked or 2-story Units) g | 900 Sq.Ft (Ground Floor Not Less Than 500 Sq.Ft. With Total of 1,300 Sq.Ft. Min. For Stacked Units) g | 900 Sq.Ft (Ground Floor Not Less Than 500 Sq.Ft. With Total of 1,300 Sq.Ft. Min. For Stacked Units) g | 900 Sq.Ft (Ground Floor Not Less Than 400 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units) g | 900 Sq.Ft. (Ground Floor Not Less Than 400 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units) g | 600 Sq.Ft. |

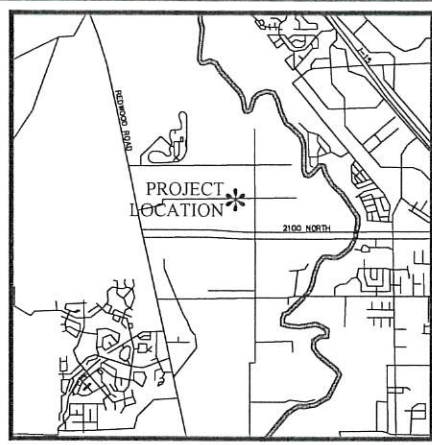
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Holbrook Farms

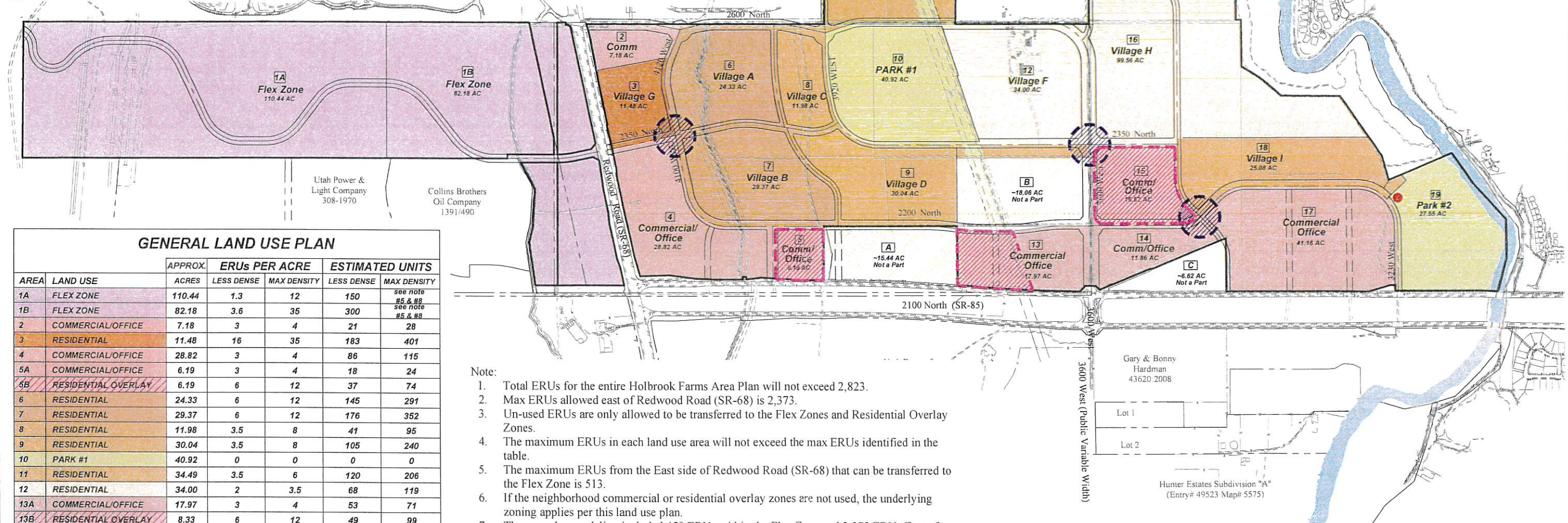
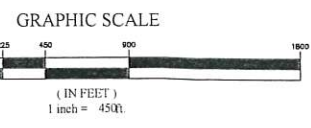
High Density Development Standards

- A. **Materials**: The Holbrook Farms multi-family units will be constructed using materials consistent with the overall theme of the Holbrook Farms community. Exterior materials will be stucco, fiber/cement siding, metal, stone, brick, or other similar durable materials as exterior materials. Vinyl and metal may be used as an accent for an exterior material. Materials must meet code allowances on sheet L00.
- B. **Landscaping**: The multi-family area of the Holbrook Farms project will be attractively landscaped in all open areas not covered by buildings, structures, parking, sidewalks or trails, sports courts, and pools. A detailed landscaping and irrigation plan will be submitted to the City for approval prior to construction. The plan will include shrubs, trees, and grass areas as per ordinance.
- C. **Amenities**: The following amenities will be planned for the Holbrook Farms multi-family area.
1. Clubhouse: The multi-family village(s) will contain a clubhouse that is sized according to the Lehi City code for Multi-family design standards.
 2. Swimming Pool/Tennis/Splash pads: The Holbrook Farms multifamily village(s) will have pool areas, tennis, or splash pads according to the required Lehi City design standards.
 3. Each multi-family area will have picnic tables with barbecue areas in the open space area.
 4. Each multi-family area will contain an appropriate number of playground structures designed to accommodate younger and older children for each of the four areas.
 5. Sports Courts shall be installed per the design standards.
- D. **Fencing**: The multi-family areas that will be fenced on at least three sides as per the Lehi City design standards. Fencing will be 6 foot sight obscuring vinyl or masonry fence. Where multi-family projects are planned adjacent to compatible uses or open space the fencing may be eliminated to create a cohesive community or open feel.

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GENERAL LAND USE PLAN

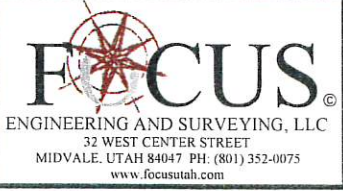
| AREA | LAND USE | APPROX. ACRES | ERUs PER ACRE | | ESTIMATED UNITS | |
|-----------------------------|---------------------|---------------|---------------|-------------|-----------------|------------------|
| | | | LESS DENSE | MAX DENSITY | LESS DENSE | MAX DENSITY |
| 1A | FLEX ZONE | 110.44 | 1.3 | 12 | 150 | see note #5 & #8 |
| 1B | FLEX ZONE | 82.18 | 3.6 | 35 | 300 | see note #5 & #8 |
| 2 | COMMERCIAL/OFFICE | 7.18 | 3 | 4 | 21 | 28 |
| 3 | RESIDENTIAL | 11.48 | 16 | 35 | 183 | 401 |
| 4 | COMMERCIAL/OFFICE | 28.82 | 3 | 4 | 86 | 115 |
| 5A | COMMERCIAL/OFFICE | 6.19 | 3 | 4 | 18 | 24 |
| 5B | RESIDENTIAL OVERLAY | 6.19 | 6 | 12 | 37 | 74 |
| 6 | RESIDENTIAL | 24.33 | 6 | 12 | 145 | 291 |
| 7 | RESIDENTIAL | 29.37 | 6 | 12 | 176 | 352 |
| 8 | RESIDENTIAL | 11.98 | 3.5 | 8 | 41 | 95 |
| 9 | RESIDENTIAL | 30.04 | 3.5 | 8 | 105 | 240 |
| 10 | PARK #1 | 40.92 | 0 | 0 | 0 | 0 |
| 11 | RESIDENTIAL | 34.49 | 3.5 | 6 | 120 | 206 |
| 12 | RESIDENTIAL | 34.00 | 2 | 3.5 | 68 | 119 |
| 13A | COMMERCIAL/OFFICE | 17.97 | 3 | 4 | 53 | 71 |
| 13B | RESIDENTIAL OVERLAY | 8.33 | 6 | 12 | 49 | 99 |
| 14 | COMMERCIAL/OFFICE | 11.86 | 3 | 4 | 35 | 47 |
| 15A | COMMERCIAL/OFFICE | 16.82 | 3 | 4 | 50 | 67 |
| 15B | RESIDENTIAL OVERLAY | 16.82 | 3.5 | 8 | 84 | 134 |
| 16 | RESIDENTIAL | 99.56 | 2 | 3.5 | 199 | 348 |
| 17 | COMMERCIAL/OFFICE | 41.16 | 3 | 4 | 123 | 164 |
| 18 | RESIDENTIAL | 25.08 | 3.5 | 8 | 122 | 195 |
| 19 | PARK #2 | 27.55 | 0 | 0 | 0 | 0 |
| TOTAL LAND USE AREA | | 691.4 | | | | |
| TOTAL APPROVED ERU'S | | 2,823 | | | | |

Note:

- Total ERUs for the entire Holbrook Farms Area Plan will not exceed 2,823.
- Max ERUs allowed east of Redwood Road (SR-68) is 2,373.
- Un-used ERUs are only allowed to be transferred to the Flex Zones and Residential Overlay Zones.
- The maximum ERUs in each land use area will not exceed the max ERUs identified in the table.
- The maximum ERUs from the East side of Redwood Road (SR-68) that can be transferred to the Flex Zone is 513.
- If the neighborhood commercial or residential overlay zones are not used, the underlying zoning applies per this land use plan.
- The area plan modeling included 450 ERUs within the Flex Zone and 2,373 ERUs East of Redwood Road (SR-68). For water and pressurized irrigation modeling a value of 2,000 ERUs east of the Utah Lake Distributing Canal and 823 ERUs west of the Utah Lake Distributing Canal was used.
- If a transfer of ERUs to the flex zone exceeds the initial 450 ERUs as planned, then the master plan utility sizing and fiscal analysis will need to be revised, with the Reviewing Departments review and approval.
- Total open space required = 69.17 AC. (10% of total area)
Total open space provided = 84.5 AC. (12.2% of total area)
Trails Open space = 20 AC.
Parks Open space = 64.5 AC. (excludes the areas used for storm water detention)

LEGEND

- POTENTIAL FIRE STATION (3-5 ACRES)
- NEIGHBORHOOD COMMERCIAL OVERLAY
- RESIDENTIAL OVERLAY

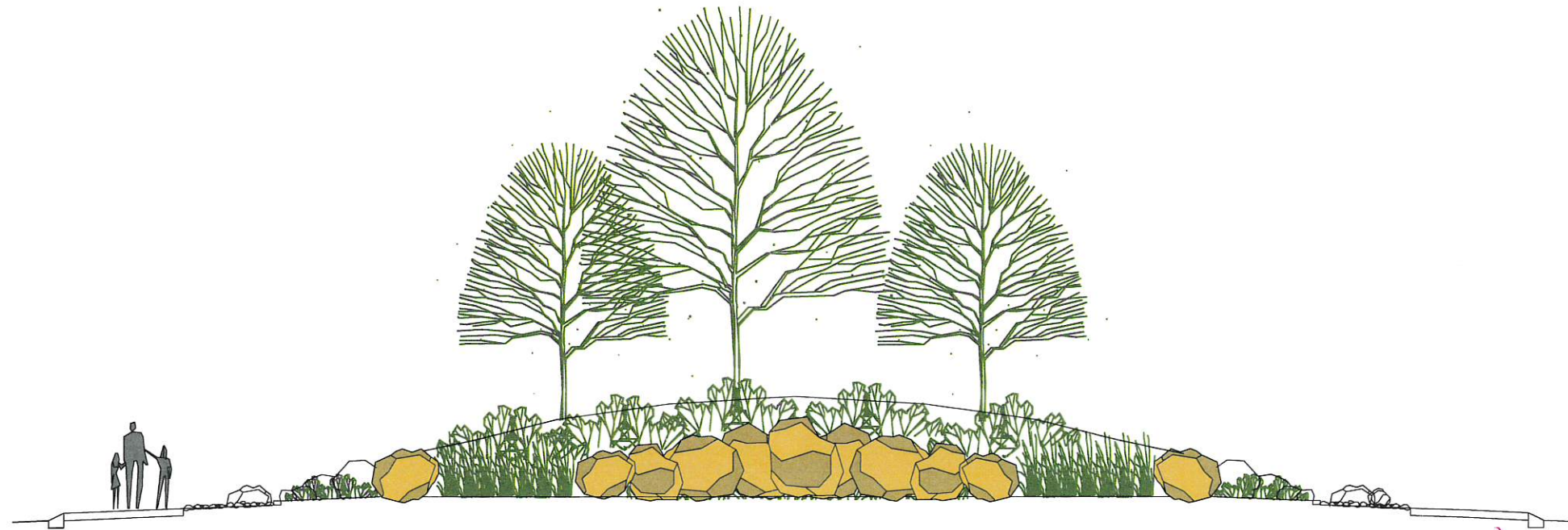


Holbrook Farms
Lehi City
Land Use Plan

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| | | | |
|--------|----------|--------|--------|
| Scale: | 1"=450' | Drawn: | TMR |
| Date: | 09/21/16 | Job #: | 14-273 |
| Sheet: | | | |

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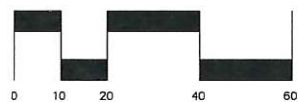


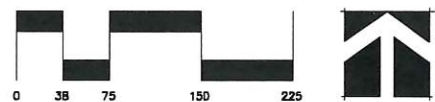
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Holbrook Farms

Primary Entrance Roundabout & Side Entry Monuments

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Park # 1

Holbrook Farms

Planned Community Concept Park Plan • Lehi, Utah

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2100 North

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Holbrook Farms

Planned Trailhead Concept Park Plan • Lehi, Utah

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Park # 2

