

# IVORY RIDGE

## TABLE OF USES - MIXED USE, NONRESIDENTIAL AND SPECIAL DISTRICTS

|   | Ivory Ridge MU | Ivory Ridge Open Space/Recreation |
|---|----------------|-----------------------------------|
| <b>RESIDENTIAL USES</b>   |                |                                   |
| Bed and Breakfast Inn   | P              | N                                 |
| Dwelling unit (ground floor and above ground floor)   | P              | N                                 |
| Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)            | C              | C                                 |
| Juvenile Group Home (Sec.12-160)  | N              | N                                 |
| Modular Home  | P              | N                                 |
| Mixed-use single family residential and commercial structure/project complying with the use and development standards | P              | N                                 |
| Mixed Use Commercial and Residential  | P              | N                                 |
| Nursing Home  | C              | N                                 |
| Residential Facilities for Elderly Persons (Sec.12-150)   | C              | N                                 |
| Residential Facilities for Persons with Disability (Sec.12-140)   | C              | N                                 |
| Retirement Home/Center  | C              | N                                 |
| Single-Family Dwelling  | P              | N                                 |
| <b>PUBLIC/CIVIC USES</b>  |                |                                   |
| Churches (places of worship)  | C              | N                                 |
| Cultural and artistic uses, such as museums, galleries, libraries, performing arts studios                            | P              | C                                 |
| Golf Courses, Country Clubs, and Putting Greens   | N              | P                                 |
| Parks, playgrounds, Open Space, Trails and Greenways  | P              | P                                 |
| Public/Civic Buildings  | P              | P                                 |
| Schools   | C              | N                                 |
| Sporting Facilities, Arenas, Municipal  | P              | P                                 |
| Sporting Facilities, Arenas, Non-Municipal  | P              | P                                 |
| Sports Fields   | P              | P                                 |

-Notes:

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|  | Ivory Ridge MU | Ivory Ridge Open Space/Recreation |
|--|----------------|-----------------------------------|
| <b>COMMUNICATION &amp; UTILITIES</b>   |                |                                   |
| Communication facilities and towers (See Sec.12-130)                         | C              | C                                 |
| Electrical substations and power transmission lines, Municipal               | P              | P                                 |
| Electrical substations and power transmission lines, Non-Municipal           | C              | C                                 |
| Oil & gas transmission lines   | C              | C                                 |
| Public Utility Buildings, lines, structures and rights of way, Municipal     | P              | P                                 |
| Public Utility Buildings, lines, structures and rights of way, Non-Municipal | C              | C                                 |
| <b>COMMERCIAL/NONRESIDENTIAL USES</b>  |                |                                   |
| Accessory buildings and uses incidental to an authorized use                 | P              | P                                 |
| Adult day care   | C              | N                                 |
| Automobile sales/rental  | C              | N                                 |
| Automobile service and repair  | C              | N                                 |
| Building maintenance services  | C              | N                                 |
| Building Materials Supply Store with no outside storage                      | P              | N                                 |
| Building Materials Supply Store with outside storage                         | C              | N                                 |
| Campground   | N              | N                                 |
| Car Wash   | P              | N                                 |
| Commercial Laundries, Linen Service, Diaper Service                          | P              | N                                 |
| Commercial Parking Lot/Structure   | P              | P                                 |
| Commercial Recreational Facility   | P              | P                                 |
| Conference Center, Convention Center   | C              | N                                 |
| Convenience store, with or without gasoline sales                            | C              | N                                 |
| Child Day-care (Commercial)  | C              | N                                 |
| Construction Sales and Service   | C              | N                                 |
| Construction Service   | C              | N                                 |
| Equipment Sales and Rental   | C              | N                                 |
| Financial Institutions and Services  | P              | N                                 |
| Financial Institutions and Services with drive through facilities            | P              | N                                 |
| Funeral home   | C              | N                                 |
| Furniture Repair   | C              | N                                 |

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|   | Ivory Ridge MU | Ivory Ridge Open Space/Recreation |
|---|----------------|-----------------------------------|
| Hardware Store with no outside storage  | P              | N                                 |
| Hardware Store with outside storage   | C              | N                                 |
| Health Care Facility  | P              | N                                 |
| Health Club   | P              | P                                 |
| Heliport  | C              | N                                 |
| Hotels and Motels   | C              | N                                 |
| Hospital (Small Animal)   | C              | N                                 |
| Laboratory, medical, dental, optical  | P              | N                                 |
| Launderette, Laundromat   | P              | N                                 |
| Liquor Store/<br>Bar/Private club   | N              | N                                 |
| Manufactured home sales and service   | N              | N                                 |
| Medical Research Facility   | C              | N                                 |
| Medical and Dental Clinics  | P              | N                                 |
| Model Home (Sec. 09.070)  | C              | N                                 |
| Moving and storage facilities   | C              | N                                 |
| Offices, professional   | P              | N                                 |
| Outdoor sales, display and storage (excluding junk yards and salvage yards)   | C              | N                                 |
| Outdoor storage of materials, products and equipment incidental to an allowed use   | C              | N                                 |
| Personal services   | P              | N                                 |
| Photofinishing lab  | P              | N                                 |
| Plant Nursery with outside display  | P              | N                                 |
| Recreational vehicle sales and services   | C              | N                                 |
| Regional Commercial/Retail sales (minimum 20 acre site)   | C              | N                                 |
| Restaurant  | C              | P                                 |
| Restaurant, fast food with drive up window(s)   | P              | N                                 |
| Research and development facilities.  | P              | N                                 |
| Retail facilities and services accessory to a principal use.  | P              | N                                 |
| Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store | P              | N                                 |
| Schools - Vocational and Technical  | P              | N                                 |

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|   | Ivory Ridge MU | Ivory Ridge Open Space/Recreation |
|---|----------------|-----------------------------------|
| Service Station   | C              | N                                 |
| Storage-Mini (Storage units)  | C              | N                                 |
| Temporary Construction buildings & yards (12 months maximum)  | C              | N                                 |
| Temporary sales office (12 months maximum)  | P              | N                                 |
| Theater   | P              | N                                 |
| Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes | C              | N                                 |

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# IVORY RIDGE

## TABLE OF USES - RESIDENTIAL DISTRICTS

|  | Ivory Ridge<br>Single Family | Ivory Ridge<br>Multi-Family |
|--|------------------------------|-----------------------------|
| <b>RESIDENTIAL DWELLING TYPES</b>  |                              |                             |
| Single-Family Dwelling   | P                            | P                           |
| Two-Family Dwelling ( Sec. 12.130)   | N                            | P                           |
| Three-Family Dwelling (Sec. 12.130)  | N                            | P                           |
| Four-Family Dwelling (Sec. 12.130)   | N                            | P                           |
| Modular Home   | P                            | P                           |
| Multi-Family Dwellings (>4 dwelling units; Sec. 12.130)                      | N                            | P                           |
| Townhouses/Condominiums (Sec. 12.130)  | N                            | P                           |
| <b>PUBLIC/CIVIC USES</b>   |                              |                             |
| Churches (places of worship)   | C                            | C                           |
| Golf Courses & Country Clubs   | C                            | C                           |
| Parks, Playgrounds, Open Space, Trails and Greenways                         | P                            | P                           |
| Public/Civic Buildings   | P                            | P                           |
| Schools  | C                            | C                           |
| Sporting Facilities, Arenas-Municipal  | C                            | P                           |
| Sporting Facilities, Arenas-Non-Municipal                                    | C                            | P                           |
| Sports Fields  | P                            | P                           |
| <b>UTILITIES</b>   |                              |                             |
| Electrical substations and power transmission lines, Municipal               | P                            | P                           |
| Electrical substations and power transmission lines, Non-Municipal           | C                            | C                           |
| Oil & gas transmission lines   | C                            | C                           |
| Public Utility Buildings, lines, structures and Rights of way, Municipal     | P                            | P                           |
| Public Utility Buildings, lines, structures and Rights of way, Non-Municipal | C                            | C                           |
| <b>OTHER USES</b>  |                              |                             |
| Adult day care   | C                            | P                           |
|  | P                            | P                           |

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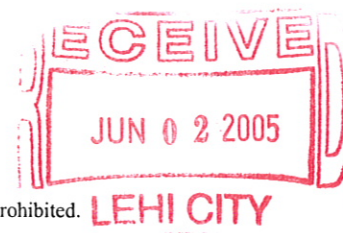
|   | Ivory Ridge<br>Single Family | Ivory Ridge<br>Multi-Family |
|---|------------------------------|-----------------------------|
| Agriculture (Horticulture)  |                              |                             |
| Agriculture (Livestock ) [Sec.12-120(D)]                          | N                            | N                           |
| Animal Rights (Large Animals)<br>[ Sec.12-120(D)]                 | N                            | N                           |
| Apiary  | N                            | N                           |
| Bed and Breakfast Inn   | C                            | C                           |
| Child day-care (commercial)                                       | C                            | C                           |
| Commercial riding facilities                                      | N                            | N                           |
| Gravel pits, clay pits  | N                            | N                           |
| Greenhouses (private, as an accessory use)                        | C                            | C                           |
| Greenhouses (commercial)  | N                            | N                           |
| Kennels   | N                            | N                           |
| Model Home (Sec.9.070)  | C                            | C                           |
| Residential Facilities For Persons with Disabilities (Sec.12.150) | C                            | C                           |
| Residential Facilities For Elderly Persons (Sec.12.150)           | C                            | C                           |
| Resthome, Nursing Home  | C                            | C                           |
| Retirement Home/Retirement Center                                 | C                            | C                           |
| Rock crushers   | N                            | N                           |
| Swimming Pools (private)/Private Recreation Facilities            | P                            | P                           |
| Temporary construction buildings & yards (12 months maximum)      | P                            | P                           |
| Temporary sales office (12 months maximum)                        | P                            | P                           |

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**IVORY RIDGE**  
**TABLE OF BULK AND INTENSITY REQUIREMENTS**  
**MIXED USE, NONRESIDENTIAL AND SPECIAL DISTRICTS**

| <b>Ivory Ridge<br/>MU</b>  |  |
|--|--|
| <b>Minimum Lot Area</b>  | None   |
| <b>Minimum Lot Width/Frontage</b>  | <b>Dwelling unit - None</b><br>Single Family Detached – 60'  |
| <b>Minimum Front Yard And Corner Yard</b>                                      | <b>Dwelling unit – None</b><br>Single Family Detached – 20'  |
| <b>Minimum Rear Yard</b>   | As allowed by UBC and must recognize any easements and comply with Chapter 12-080<br><br>Single Family Detached – 15'  |
| <b>Minimum Side Yard</b>   | As allowed by UBC and must recognize any easements and comply with Chapter 12-080<br><br>Single Family Detached – 5'   |
| <b>Minimum Ground Floor Area Per Residential Unit</b>                          | 900 sq. ft. for single family detached units<br>600 sq. ft. for single level multi-family units<br><b>Main floor not less than 600 sq. ft. multi level units</b> |
| <b>Minimum Living Area Per Residential Unit Where Allowed Above Commercial</b> | 600 sq. ft. for single level units.<br>Main floor not less than 600 sq. ft. multi level units  |

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| Ivory Ridge<br>MU                          |  |
|--|--|
| Maximum Building Height Occupied Structure | None   |
| Maximum Height Of Unoccupied Structure     | None   |
| Maximum Dwelling Units per Acre            | Mixed Use Commercial and Residential 12 UPA <sup>2</sup> |
| Minimum Open Space Requirement             | 10% (of Ivory Ridge total project)                       |

None = no standard proposed with Ivory Ridge Area Plan

Note = 60% of the ground floor area of the mixed use area is required to be commercial. 40% of the ground floor area will be residential. all other Residential units within the mixed use area will need to be stacked above commercial.

# IVORY RIDGE

## TABLE OF BULK AND INTENSITY REQUIREMENTS RESIDENTIAL DISTRICTS

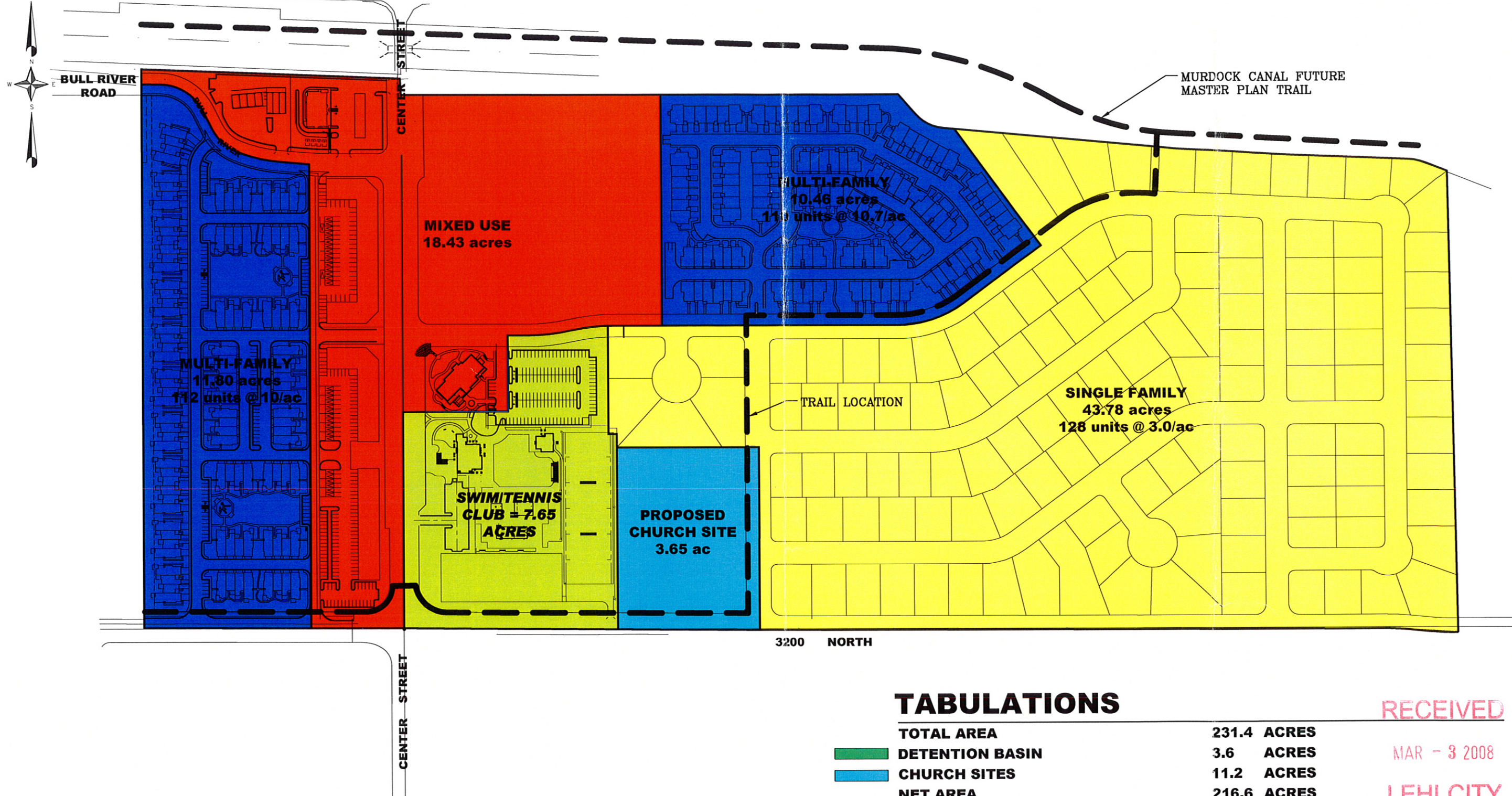
|  | Ivory Ridge Single Family   | Ivory Ridge Multi-Family   | Ivory Ridge Church Sites            |
|--|---|--|-------------------------------------|
| Minimum Lot Size                           | Single-Family Dwelling 8,000 Sq.Ft<br>Other Allowed Uses 8,000 Sq.Ft  | Attached, Stacked, or Clustered Units with<br>Density Controlling Number of Units  | NA                                  |
| Maximum Dwelling<br>Units Per Acre         | 4   | 12   | NA                                  |
| Minimum Lot<br>Width/Frontage              | 50' *   | NA   | 160'                                |
| Minimum Front Yard                         | 20 Ft.  | NA   | 25 Ft.                              |
| Minimum Rear Yard<br>(Interior Lots)       | 25 Ft.  | NA   | 25 Ft.                              |
| Minimum Front and<br>Rear Yard (Perimeter) |   | 25'  |                                     |
| Minimum Rear Yard<br>(Corner Lots)         | 15 Ft.  | NA   | 15 Ft.                              |
| Minimum Side Yard<br>(Perimeter)           | Residential Uses 8 Ft. Total Side Yards<br>Not Less Than 16 Ft. Other Allowed<br>Uses 20 Ft. Total Side Yards Not Less<br>Than 40 Ft. | Residential Uses 10 Ft. Total Side Yards<br>Not Less Than 20 Ft. Other Allowed Uses<br>20 Ft. Total Side Yards Not Less Than 40<br>Ft. | 25 Ft.                              |
| Minimum Side Yard<br>(Corner Lot)          | 20 Ft.  | NA   | 25 Ft.                              |
| Height                                     | Max. 40 Ft. or 2 Stories. Min. 1 Story  | Max. 40 Ft. or 2 1/2 Stories. Min. 1 Story   | Max. 35<br>Ft. or 2 1/2<br>Stories. |










\* 20' Minimum for flag lots

|  | Ivory Ridge Single Family | Ivory Ridge Multi-Family  | Ivory Ridge Church Sites |
|--|---------------------------|---|--------------------------|
| Minimum Ground Floor Area Per Residential Unit | 1,000 Sq.Ft               | 900 Sq.Ft.<br>(Ground Floor Not Less Than 500 Sq.Ft. With Total of 1,000 Sq.Ft. Min. For Stacked Attached Units) <sup>#</sup> | Min. 1 Story             |
|  |                           |   | NA                       |






### TABULATIONS

|   |  |                    |                       |              |
|---|--|--------------------|-----------------------|--------------|
| <b>TOTAL AREA</b>   |  | <b>231.4 ACRES</b> |                       |              |
|  | <b>DETENTION BASIN</b>                   | <b>3.6 ACRES</b>   |                       |              |
|  | <b>CHURCH SITES</b>                      | <b>11.2 ACRES</b>  |                       |              |
| <b>NET AREA</b>   |  | <b>216.6 ACRES</b> |                       |              |
|  | <b>SINGLE FAMILY</b>                     | <b>136.3 ACRES</b> | <b>404 (2.96 U/A)</b> | <b>62.9%</b> |
|  | <b>MEDIUM DENSITY SINGLE FAMILY</b>      | <b>22.7 ACRES</b>  | <b>148 (6.53 U/A)</b> | <b>10.5%</b> |
|  | <b>MULTI-FAMILY</b>                      | <b>22.3 ACRES</b>  | <b>222 (10.0 U/A)</b> | <b>10.3%</b> |
|  | <b>MIXED USE</b>                         | <b>18.43 ACRES</b> | <b>52 (2.82 U/A)</b>  | <b>8.5%</b>  |
|  | <b>OPEN SPACE/RECREATION<sup>1</sup></b> | <b>32.50 ACRES</b> |                       | <b>15.0%</b> |

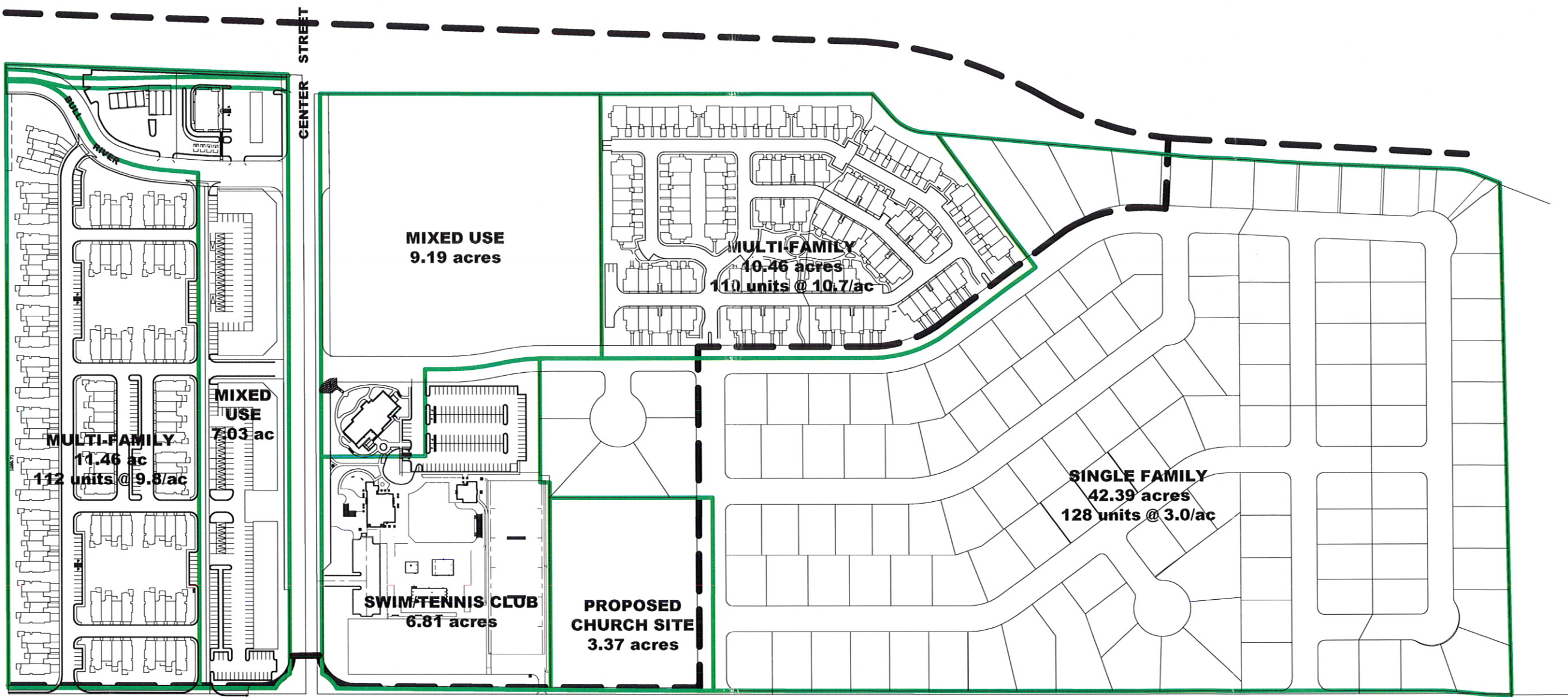
<sup>1</sup> OPEN SPACE AREA INCLUDES LANDSCAPE ISLANDS, CENTER STREET MEDIAN, AND ROUND ABOUT ISLANDS, SWIM/TENNIS, TRAILS, TOWNHOUSE LANDSCAPING AREAS, COMMERCIAL LANDSCAPING AREAS.  
<sup>2</sup> ALL AREAS ARE TO CENTERLINE OF ROADWAY

|  |                    |        |          |           |     |
|--|--------------------|--------|----------|-----------|-----|
| DESIGNER:  | BTC                | DATE:  | 8/24/05  | DRAWN BY: | RWH |
| PROJECT:   | 2004-680           | SCALE: | 1 : 250  |           |     |
| IVORY RIDGE PLANNED COMMUNITY<br>LEHI, UTAH  |                    |        |          |           |     |
| LAND USE PLAN NORTHEAST PARCEL   |                    |        |          |           |     |
| REVISION   | ADD MEDIUM DENSITY | DATE   | 12/12/07 | BY        | JRW |
|  <b>LPI</b><br>Consulting Engineers<br>and Surveyors, Inc.<br>3302 No. Main St.<br>Spanish Fork, UT 84660<br>801-798-0555<br>Fax 801-798-9393 |                    |        |          |           |     |
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| PAGE L12   |                    |        |          |           |     |





BULL RIVER ROAD



3200 NORTH

CENTER STREET

### TABULATIONS

|                              |             |                |       |
|------------------------------|-------------|----------------|-------|
| TOTAL AREA                   | 223.8 ACRES |                |       |
| DETENTION BASIN              | 3.6 ACRES   |                |       |
| CHURCH SITES                 | 9.9 ACRES   |                |       |
| NET AREA                     | 209.5 ACRES |                |       |
| SINGLE FAMILY                | 133.1 ACRES | 404 (3.04 U/A) | 63.5% |
| MEDIUM DENSITY SINGLE FAMILY | 22.1 ACRES  | 148 (6.69 U/A) | 10.5% |
| MULTI-FAMILY                 | 21.9 ACRES  | 222 (10.1 U/A) | 10.5% |
| MIXED USE                    | 16.2 ACRES  | 52 (3.2 U/A)   | 7.7%  |
| OPEN SPACE/RECREATION        | 31.5 ACRES  |                | 15.0% |

### OPEN SPACE BREAK DOWN

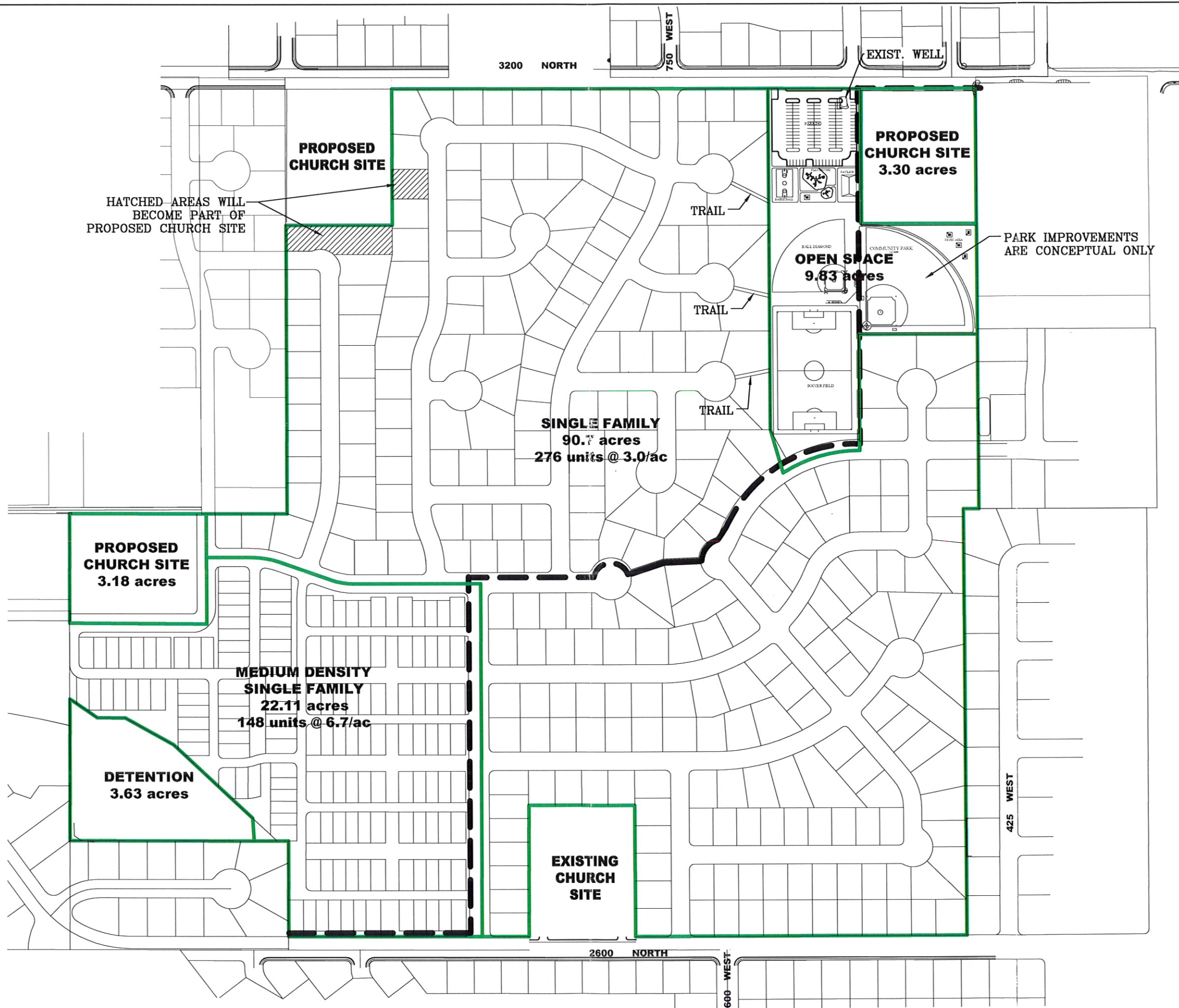
|                       |                   |
|-----------------------|-------------------|
| SWIM/ TENNIS          | 6.81 ACRES        |
| PARK                  | 9.83 ACRES        |
| NE MULTI-FAMILY       | 2.57 ACRES        |
| NW MULTI-FAMILY       | 2.63 ACRES        |
| MEDIUM DENSITY SINGLE | 8.85 ACRES        |
| TRAILS                | 0.81 ACRES        |
| <b>TOTAL</b>          | <b>31.5 ACRES</b> |

<sup>1</sup> EXCLUDES 70' R/W FOR CENTER STREET AND EXISTING ASPHALT AREA FOR BULLRIVER ROAD.  
<sup>2</sup> ALL AREAS ARE TO CENTERLINE OF ROADWAY FOR NON MASTER PLAN ROADS


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DESIGNER: BTG DATE: 9/01/05 DRAWN BY: BWF  
 PROJECT: 2004-660 SCALE: 1 : 250  
 REVISION: ADD MEDIUM DENSITY DATE: 12/12/07 RWH  
 3302 No. Main St. Spanish Fork, UT 84660  
 801-798-0555 801-798-9393  
**LPI** Consulting Engineers and Surveyors, Inc.  
 IVORY RIDGE PLANNED COMMUNITY LEHI, UTAH  
 DENSITY CALCULATIONS NORTHEAST PARCEL  
 PAGE L14



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|  |                    |          |          |
|--|--------------------|----------|----------|
| DESIGNER:  | BTC                | PROJECT: | 2004-660 |
| DATE:  | 9/01/05            | SCALE:   | 1 : 300  |
| DRAWN BY:  | RBA                |          |          |
| REVISION   | ADD MEDIUM DENSITY | DATE     | 12/12/07 |
|  |                    | BY       | LRVH     |
| 3302 No. Main St.<br>Spanish Fork, UT 84660<br>801-798-0555<br>Fax 801-798-9393  |                    |          |          |
|  Consulting Engineers and Surveyors, Inc. |                    |          |          |
| IVORY RIDGE PLANNED COMMUNITY<br>LEHI, UTAH  |                    |          |          |
| DENSITY CALCULATIONS SOUTHWEST PARCEL  |                    |          |          |
| PAGE<br><b>L15</b>   |                    |          |          |

# Ivory Ridge

## Density Bonus Items

- A. **Active Recreation:** The Ivory Ridge plan contains the Ivory Ridge Swim and Tennis Club. This club includes 4 indoor tennis courts and six outdoor tennis courts. The club will include a large aquatics area. Inside the club house will have a dedicate fitness or work out facility.
- B. **Common Buildings or Facilities:** The Ivory Ridge Swim and Tennis club will have two common buildings. The first building will be used to enclose four tennis courts. The second building will be the main clubhouse. This building will include common meeting rooms, reception area or ballroom, exercise facility, meeting rooms, etc.
- C. **Fencing:** Ivory Ridge will include decorative fencing that will be installed throughout the entire development. The collector streets namely 3200 North and Center Street will have masonry fencing consistent with City standards. The remaining portion of the project will have decorative fencing in harmony with the architectural features of the community.
- D. **Attached Garage:** All single family and town home units within the Ivory Ridge community will contain attached, enclosed two car garages. All live work apartments will have enclosed covered garages to meet the requirements to satisfy the off street parking requirements.
- E. **Materials:** All commercial buildings, single family homes and multi-family homes will be built using 100 percent brick, stucco, stone, or other similar durable materials as exterior materials (with the exception of roofing materials, eaves, doors, windows, and other similar architectural details).
- F. **Roof Materials:** All single family and multi-family homes within Ivory Ridge will be constructed with architectural grade asphalt shingles.
- G. **Street Beautification:** Center Street will be installed with a 10-foot landscaped island median. A landscaped round-about will be installed at the intersection of 3200 North and Center Street. The project will have a landscaped trail system that will connect 2600 North Street to the future Murdock Canal master trail system. A detailed street tree planting plan will be incorporated into all streets within the community. Trees will be required to be installed and will be enforced by the HOA.
- H. **Landscaping Entries:** Ivory Ridge will have eight different landscaped entry sign monument locations within the development.

The above items allowed the project to have 835 residential units as approved in the concept plan as approved by Lehi City Council.



# Ivory Ridge

## High Density Development Standards

- A. **Materials**: The Ivory Ridge multi-family units will be constructed using materials consistent with the overall theme of the Ivory Ridge community. Exterior materials will be stucco, stone, brick, or other similar durable materials as exterior materials. Aluminum or vinyl siding and cinder block will not be allowed.
- B. **Landscaping**: The multi-family area of the Ivory Ridge 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**: We currently have the following amenities planned for the Ivory Ridge multi-family area.

1. Clubhouse: the clubhouse requirement for the multi-family area will be grouped into the swim and tennis clubhouse. The recommended clubhouse size by ordinance is approximately 6,000 square feet complete with restrooms combined for all of the multi-family units. The Ivory Ridge Swim and Tennis Club Clubhouse is planned to be a minimum of 6,000 sf.
2. Swimming Pool: The Ivory Ridge Swim and Tennis club will have pool areas including playgrounds, tot pools and competition lanes.
3. Each multi-family area will have picnic tables with barbecue areas in the open space area. Additional tables and barbecue areas will be located at the swim and tennis club.
4. Each multi-family area will contain a playground structure designed to accommodate younger and older children for each of the four areas.
5. The Ivory Ridge Swim and Tennis club will have 4 indoor tennis courts with 6 outdoor tennis courts.
6. 2 volleyball courts will be placed in the swim and tennis club open space.

- D. **Fencing**: There are three multi-family areas that will be fenced on at least three sides of the project. The live work apartments will not be fenced due to the type of use. Fencing will be 6 foot sight obscuring vinyl with pillars or masonry fence. The live work apartments will not be fenced due to the type of use.

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**Ivory Ridge**  
**Items of Clarification**

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1. The buffer requirement of 25' between commercial and residential uses will not be required due to the mixed use area having residential units above commercial uses.
2. All rear loaded units to have 4' Aprons.
3. All private roads in multi-family areas will have 24' Asphalt minimum. These roads to have no parking on both sides.
4. Center Street Cross Sections will be as shown in the Traffic section and as recommended by the traffic study.

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Utah's Number One Homebuilder

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