

# Traverse Mountain

## Table of Uses

# HIGHWAY COMMERCIAL PLANNING DISTRICT

	Traverse Mountain Area Plan
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P = Permitted Use, C = Conditional Use, N = Not Allowed

<b>Residential Uses</b>	
Bed and Breakfast Inn	P
Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C
Juvenile Group Home [See Sec. 12-180]	N
Rehabilitation and Treatment Facilities [See Section 12-190]	N
Modular Home	N
Mixed-use residential and commercial uses which may include residential built above commercial. This is only a Permitted Use in the 27.3 acre parcel east of Morning Glory Road.	P
Nursing Home	C
Residential Facilities for Elderly Persons [See Sec. 12-170]	C
Residential Facilities for Persons with Disabilities [Sec. 12-160]	C
Retirement Home/Retirement Center	C
Single-Family Dwelling	N
<b>Public/Civic Uses</b>	
Church (places of worship)	P
Cultural and artistic uses, such as museums, galleries, performing arts studios	P
Golf Courses, Country Clubs, and Putting Greens	P
Parks, playgrounds, Open space, trails and greenways	P
Public/Civic Buildings	P
Schools	C
Sporting Facilities, Areas, Municipal	P
Sporting Facilities, Areas, Non-Municipal	C
Sports Fields	P
<b>Communication &amp; Utilities</b>	
Communication facilities and towers [See sec. 12-150]	C
Electrical substations, transmission lines, Municipal	P
Electrical substations, transmission lines, Non-Municipal	C
Oil & gas transmission lines	C
Public Utility Buildings, lines, structures and rights of way, Municipal	P
Public Utility Buildings, lines, structures and rights of way, Non-Municipal	P
<b>Commercial/Nonresidential Uses</b>	
Accessory buildings and uses incidental to an authorized use	P
Adult day care	C
Athletic instruction, including dance, gymnastics, and martial arts	C
Automobile sales/rental sites less than 1 acre	N
Automobile sales/rental sites 1 acre or larger	C
Automobile service and repair	C
Building maintenance services	C
Building materials supply store with no outside storage	P
Building materials supply store with outside storage	C
Campground	N
Car wash	P
Check Cashing, Title Loans & Other Credit Services	C
Commercial Laundries, Linen Service, Diaper Service	C
Commercial Parking Lot/Structure	C
Commercial Recreational Facility	P
Conference Center, Convention Center	P

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

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	Traverse Mountain Area Plan
Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	P
Schools - Vocational and Technical	P
Service station	P
Storage-Mini (Storage units) [See Sec. 12.140A]	C
Body Art Facility	N
Temporary construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P
Theater	P
Veterinary office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	C
<b>Manufacturing</b>	
Brick manufacture	N
Building materials storage and wholesaling	N
Cabinet and woodworking shop	C
Commercial storage or distribution (excluding junkyards and salvage yards)	N
Concrete block manufacture	N
Concrete manufacture	N
Contractor's storage yard	N
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
Gasoline and oil storage (wholesale)	N
Heavy industrial assembly	N
Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a Do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure.	C
Lumberyard	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.	N
Printing and publishing facilities	P
Repair shop, with no outside storage	P
Recycling center	N
Recycling collection station	C
Rock, sand and gravel storage and distribution	N
Rock, sand and gravel and topsoil commercial screening and sales	N
Rock crushers, screening, and blasting	C
Truck and large equipment sales and rental	N
Tradesmen shops with no outside storage	P
Truck and large equipment repair	N
Truck freight terminal	N
Warehousing and wholesale distribution with outside storage	N
Warehousing and wholesale distribution without outside storage	C

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## HIGHWAY COMMERCIAL PLANNING DISTRICT

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Welding shop	N
<b>Resource Production</b>	
Agriculture (horticulture)	P

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# Traverse Mountain - Table of Uses

## HIGH DENSITY RESIDENTIAL-HDR: 6.1-20 Units/Acre

### Traverse Mountain Area Plan

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

<b>Residential Dwelling Types</b>	
Single Family Dwelling	P
Two-Family Dwelling [See Sec. 12.130]	P
Three-Family Dwelling [See Sec. 12.130]	P
Four-Family Dwelling [See Sec. 12.130]	P
Accessory Apartment	N
Modular Home	P
Multi-Family Dwellings [>4 dwelling units See Sec. 12.130]	P
Townhouses/Condominiums [See Sec. 12.130]	P
<b>Public/Civic Uses</b>	
Accessory Parking Lot Municipal	N
Churches (places of worship)	P
Golf Courses & Country Clubs	P
<i>Libraries</i>	C
Parks and Playgrounds, Open Space, Trails and Greenways	P
Public/Civic Building/Public Facilities	P
Schools	P
Sporting Facilities, Arenas-Municipal	N
Sporting Facilities, Arenas- Non-Municipal	N
Sports Fields	P
<b>Utilites</b>	
Electrical substations/transmission lines-Municipal	P
Electrical substations/transmission lines-Non-Municipal	C
Oil & gas transmission lines	C
Public Utility Buildings, lines stuctures and Rights of way, Municipal	P
Public Utility Buildings, lines stuctures and Rights of way, Non-Municipal	C
<b>Other Uses</b>	
Adult Day Care	C
Agriculture (Horticulture)	P
Agriculture (Livestock) [See. 12-120 (E)]	N
Animal Rights (Large Animals) [See Sec. 12-120(E)]	N
Apiary	N
Assisted Living Facility	C
Bed and Breakfast inn	C
Child day-care (commercial)	C
<i>Child day-care (in home)</i>	C
Commercial riding facilities	P
Gravel pits, clay pit	N
Greenhouses (private, as an accessory use)	C
Greenhouses (commercial)	N
Kennels	N
Model Home [see Sec 9.070]	P
Residential Facilities for Persons with Disabilities (Sec. 12-160)	C
Residential Facilities for Elderly Persons (Sec. 12-170 )	C
Resthome/Nursing Home	C
Retirement Home/Retirement Center	C
Rock crushers, screening, and blasting	C
Swimming Pools (private)/Private Recreation Facilities	P
Temporary construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P

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# Traverse Mountain Table of Uses

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

Use	Traverse Mountain
P = Permitted Use, C = Conditional Use, N = Not Allowed	
<b>Residential Dwelling Types</b>	
Single Family Dwelling	P
Two-Family Dwelling [See Sec. 12.130]	P
Three-Family Dwelling [See Sec. 12.130]	P
Four-Family Dwelling [See Sec. 12.130]	P
Accessory Apartment	N
Modular Home	P
Multi-Family Dwellings (>4 dwelling units See Sec. 12.130)	C
Townhouses/Condominiums [See Sec. 12.130]	C
<b>Public/Civic Uses</b>	
Accessory Parking Lot Municipal	N
Churches (places of worship)	P
Golf Courses & Country Clubs	P
<i>Libraries</i>	C
Parks and Playgrounds, Open Space, Trails and Greenways	P
Public/Civic Building/Public Facilities	P
Schools	P
Sports Fields	P
<b>Utilities</b>	
Electrical substations/transmission lines-Municipal	P
Electrical substations/transmission lines-Non-Municipal	C
Oil & gas transmission lines	C
Public Utility Buildings, lines structures and Rights of way, Municipal	P
Public Utility Buildings, lines structures and Rights of way, Non-Municipal	C
<b>Other Uses</b>	
Adult Day Care	C
Agriculture (Horticulture)	P
Agriculture (Livestock) [See. 12-120(E)]	N
Animal Rights (Large Animals) [See Sec. 12-120(E)]	N
Apiary	N
Assisted Living Facility	C
Bed and Breakfast inn	C
Child day-care (commercial)	C
<i>Child day-care (in home)</i>	C
Commercial riding facilities	N
Gravel pits, clay pit	N
Greenhouses (private, as an accessory use)	C
Greenhouses (commercial)	N
Kennels	N
Model Home [see Sec 9.070]	P
Residential Facilities for Persons with Disabilities (Sec. 12-150)	C
Residential Facilities for Elderly Persons (Sec. 12-150)	C
Resthome/Nursing Home	C
Retirement Home/Retirement Center	P
Rock crushers, screening, and blasting	C
Swimming Pools (private)/Private Recreation Facilities	P
Temporary construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P

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# Traverse Mountain Table of Uses

## LOW DENSITY RESIDENTIAL (LDR) <4 Units/Acre

Use	Traverse Mountain Area Plan
P = Permitted Use, C = Conditional Use, N = Not Allowed	
<b>Residential Dwelling Types</b>	
Single Family Dwelling	P
Two-Family Dwelling [See Sec. 12.130]	N
Three-Family Dwelling [See Sec. 12.130]	N
Four-Family Dwelling [See Sec. 12.130]	N
Accessory Apartment	N
Modular Home	P
Multi-Family Dwellings [>4 dwelling units See Sec. 12.130]	N
Townhouses/Condominiums [See Sec. 12.130]	N
<b>Public/Civic Uses</b>	
Accessory Parking Lot Municipal	N
Churches (places of worship)	P
Golf Courses & Country Clubs	P
<i>Libraries</i>	C
Parks and Playgrounds, Open Space, Trails and Greenways	P
Public/Civic Building/Public Facilities	P
Schools	P
Sporting Facilities, Arenas-Municipal	N
Sporting Facilities, Arenas-Non-Municipal	N
Sports Fields	P
<b>Utilites</b>	
Electrical substations/transmission lines - Municipal	P
Electrical substations/transmission lines - Non-Municipal	C
Oil & gas transmission lines	C
Public Utility Buildings, lines structures and Rights of way, Municipal	P
Public Utility Buildings, lines structures and Rights of way, Non-Municipal	C
<b>Other Uses</b>	
Adult Day Care	N
Agriculture (Horticulture)	P
Agriculture (Livestock) [See. 12-120(E)]	N
Animal Rights (Large Animals) [See Sec. 12-120(E) 1- 3]	P
Apiary	N
Assisted Living Facility	C
Bed and Breakfast inn	C
Child day-care (commercial)	N
Child day-care (in home)	C
Commercial riding facilities	N
Gravel pits, clay pit	N
Greenhouses (private, as an accessory use)	C
Greenhouses (commercial)	N
Kennels	N
Model Home [see Sec 9.070]	P
Residential Facilities for Persons with Disabilities (Sec. 12-160)	C
Residential Facilities for Elderly Persons (Sec. 12-170)	C
Resthome/Nursing Home	N
Retirement Home/Retirement Center	N
Rock crushers, screening, and blasting	C
Swimming Pools (private)/Private Recreation Facilities	P
Temporary construction buildings & yards (12 months maximum)	P
Temporary sales office (12 months maximum)	P

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