

**CHAPTER 05****ESTABLISHMENT OF ZONES***(Amended 09/11/18, 11/16/21)*

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**Section 05.010. Zoning by Districts.***(Amended 10/10/00, 08/07/01, 04/22/08, 09/09/08, 09/11/12, 01/13/15, 02/24/15; 11/15/22)*

In accordance with the requirement of the Utah Code that zoning within municipalities be by districts, Lehi City, as shown on the Lehi City Zoning Map is divided into the following zoning districts or zones which govern the use, intensity, area and other requirements for the use of land as required by this Code. The Lehi City Zoning Map identifies the geographic distribution of each zone within Lehi City, Utah. All development, use, activity, and authorized permits and licenses shall adhere to all the provisions, standards, and requirements of the applicable zone. To meet the purposes of this Code and the Lehi City General Plan, the City of Lehi is divided into the following zoning districts:

Transitional Holding -5 (TH-5)  
 Agriculture-5 (A-5)  
 Agriculture-1 (A-1)  
 Residential/Agriculture (RA-1)  
 Residential (R-1-22)  
 Residential (R-1-15)  
 Residential (R-1-12)  
 Residential (R-1-10)  
 Residential (R-1-8)  
 Residential (R-1-Flex)  
 Medium Density Residential (R-2)  
 Intermediate High Density Residential (R-2.5)  
 High Density Residential (R-3)  
 Mixed Use Commercial/Residential (MU)  
 Regional Commercial (CR)  
 Commercial (C)  
 Heavy Commercial (C-H)  
 Commercial/Food Processing (C-1)  
 Neighborhood Commercial (NC)  
 Technology and Manufacturing (T-M)  
 Business Park (BP)  
 Light Industrial (LI)

Historical/Industrial (HI)  
 Planned Community (PC)  
 Resort Community (RC)  
 Public Facilities (PF)  
 Transit Oriented Development (TOD)

**Section 05.020. Zoning Districts Purpose.***(Amended 1/11/00, 10/10/00, 5/22/01, 08/07/01, 11/15/05, 04/22/08, 09/09/08, 06/09/09, 07/28/09, 07/09/13, 02/24/15, 02/13/18, 08/14/18; 01/22/19; 12/8/20)*

Consistent with the goals and policies of the Lehi City General Plan, the zoning districts are formulated to provide and achieve the following purposes:

The **Transitional Holding-5 (TH-5)** District is designated primarily for the annexation of land where no water is dedicated upon annexation and where no city culinary water or pressurized irrigation water services will be provided. Characteristic of this district is a continuation of uses and services existing at the time of annexation. All new uses must comply with Table 05-030-A, Table 05-040-A, and Table 12-060 of the Lehi City Development Code. Property may be annexed into the TH-5 district without the requirement of a General Plan amendment. It is, however anticipated that when the property is rezoned, it will comply with the General Plan designation. Otherwise, a General Plan amendment will be required.

Following annexation into the TH-5 District, a single lot may be partially rezoned to a different zoning district so long as the portion of the lot remaining in the TH-5 district is not smaller than one acre.

A. The **Agriculture-5 (A-5), Agriculture-1 (A-1) and Residential/Agriculture (RA-1) Districts** are designed to preserve lands suited for farming and ranching operations protected from the encroachment of incompatible uses. Additionally, these districts are intended to allow viable agricultural uses to remain on lands potentially suited for the eventual development of other uses, pending proper timing and the provision of the required services including all public utilities, streets, parks, schools and other facilities, so that an orderly development pattern is encouraged.

B. The Residential Districts of Lehi City (**RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-1-Flex, R-2, R-2.5 and R-3**) are formulated to provide a range of housing choices to meet the needs of Lehi City residents, to offer a balance of housing types and densities, and to preserve and maintain the City's residential areas as safe and convenient places to live. These districts are intended for well-designed residential areas free from any activity that may weaken the residential strength and integrity of these areas.

Typical uses include single-family dwellings, two-family dwellings, multi-family dwellings, condominiums, and townhouses. Also allowed are parks, open space and conservation areas, pedestrian pathways, trails and walkways, utility facilities and public service uses required to meet the needs of the citizens of the City and residents of each of the City's neighborhoods.

C. The purpose of the Very Low Density Residential Agricultural Districts (**A-5, A-1, and R-1-22**) is to provide for single-family residential areas within a rural setting. RA-1 may also be permitted on properties that are no larger than two acres in size.

D. The purpose of the Very Low Density Residential Districts (**R-1-22, RA-1, R-1-15**) is to provide for large-lot single-family residential areas and/or hobby farm developments.

E. The purpose of the Low Density Residential Districts (**R-1-12, R-1-10, R-1-8, and R-1-Flex**) is to provide for single-family residential areas and dwelling units on individual lots.

1. The standard zones for the Low Density Residential District are the R-1-Flex zone and R-1-12.
2. A property may be zoned to an R-1-8 or R-1-10 zone only in cases where a parcel of property is immediately adjacent to existing R-1-8 or R-1-10 zoning on at least three sides.

F. An additional purpose of the R-1-Flex District is to break from traditional single-family zoning with fixed lot requirements, which typically results in neighborhoods where all of the lots are similar in size. The R-1-Flex District allows a diversity of lot sizes while still keeping within the density standard of the district. The intent is to allow for flexibility in lot size standards, and to promote diversification and stability of neighborhoods while assuring that the character of the single-family district is maintained.

1. All developments within the R-1-Flex District that are less than ten gross acres in size shall meet the following requirements:
  - (a) maximum density of three and one quarter (3.25) units per acre; and
  - (b) minimum lot size of 8,000 square feet.
2. All developments within the R-1-Flex District that are ten gross acres or greater, in size shall meet the following additional requirements:
  - (a) maximum density of 3.5 units per acre;

- (b) minimum lot size of 8,000 square feet;
- (c) each development shall contain a mix of lot sizes. 40 percent must be 12,000 square feet or larger, 30 percent must be between 10,000-11,999 square feet, and 30 percent must be between 8,000 and 9,999 square feet in size. When calculating the required number of lots, the number may be rounded down to the nearest whole number; and
- (d) PUD or PRD developments may be allowed. In such cases, the lot size mix requirement in subparagraph 2(c) does not apply.

G. The purpose of the **Medium Density Residential District (R-2)** is to identify and encourage the development of medium density residential uses, including single family and two-family dwellings.

H. The purpose of the **Intermediate High Density Residential District (R-2.5)** is to provide an attractive setting for small lot single family and low-rise townhouses and condominiums in a Planned Unit Development. The R-2.5 zone is intended to provide greater housing affordability and mix of housing types. All developments within the R-2.5 Zone shall meet the following requirements:

1. Only Planned Unit Developments will be allowed in the R-2.5 Zone and must be approved in accordance with Chapter 17, Planned Unit Developments, of this Code. Use of the R-2.5 Zone and approval of a Planned Unit Development is at the discretion of the Planning Commission and City Council.
2. A Concept Plan shall be filed concurrent with any request to amend the Land Use Element of the General Plan to an Intermediate High-Density Residential designation. The Concept Plan shall be filed in accordance with the Concept Plan requirements contained in Chapter 11 of this Code.
3. A Concept Plan shall be effective for a period of one year from the date that the Concept Plan and General Plan Amendment are reviewed by the City Council, at the end of which time an application for a Zoning Map amendment shall have been submitted and under review by the City. If an application for a Zoning Map Amendment to the R-2.5 Zone has not been filed within the one-year period, the Concept Plan shall be void. The City Council may grant an extension of the Concept Plan according to the provisions of Section 10.120.

4. Properties designated as an Intermediate High Density Land Use or R-2.5 Zone for which the Concept Plan has become void shall require the applicant to submit a new Concept Plan for review subject to the then existing provisions of this Code and General Plan.

5. To accommodate requests for changes to the Concept Plan, the City may allow the Concept Plan to be amended. Amendments shall follow the same requirements for initial review of a Concept Plan including review by Staff, Planning Commission and City Council.

I. The purpose of the **High-Density Residential District (R-3)** is to provide an environment and opportunities for higher density residential uses, including single family detached and attached residential units, apartments, condominiums and townhouses.

J. The purpose of the **Mixed Use (MU) District** is to allow developments designed with a mix of uses including retail, office, entertainment, recreation, open space and residential that create a quality design and urban community or village feel. The mixed use development standards help to encourage vibrant, active centers with a variety of uses in a pedestrian friendly environment and promote architectural quality in building designs. Density for individual projects shall be determined and distributed on a project-by-project basis throughout the MU Districts. Residential densities are set by Map 05.010. Maximum TOD and Mixed Use Density Map.

K. The **Regional Commercial (CR) District** is created to provide for a variety of retail and service-oriented commercial uses that serve a broad geographical market beyond the Lehi area. This zone is generally applied to properties along major transportation corridors with the infrastructure to support them and is designed to promote high quality commercial developments that can take advantage of the zone's close proximity to I-15 and other major transportation corridors. Development within this zone should be designed in a manner that presents a favorable image of the City and is encouraged to be developed in large, well-planned and cohesive projects rather than smaller, piecemeal projects.

L. The **Commercial (C) District** is intended to provide controlled and compatible locations for retail, office, business, and commerce activities. The Commercial zone is envisioned to enhance employment opportunities, to strengthen the city's tax base, and

ensure high quality design and functionality of commercial areas. Uses typical to this District may include retail sales and services, offices and institutional uses.

M. The **Heavy Commercial (C-H) District** is intended to provide appropriate locations for warehousing, auto and truck services, and light manufacturing that do not impact existing and planned residential areas. This district supports opportunities for commercial uses that contribute to the local tax base, and to create high quality areas for businesses that are more impactful to surrounding areas than retail and office uses. Typical uses include office/warehouse, light manufacturing, auto and truck service and repair, distribution centers, and some retail/office.

N. The purpose of the **Commercial/Food Processing District (C-1)** is to allow for the continued operation of existing food processing businesses that involve the slaughtering and processing of livestock. However, animal rendering and feed lots are prohibited, and livestock may not be corralled outdoors for any period of time. It is also intended to allow future retail, office and business/commerce activities. Uses typical to this District include existing food processing businesses as well as future retail sales and services, offices and institutional uses.

O. The **Neighborhood Commercial (NC) District** is created to provide an area where goods and services are available in close proximity or adjacent to residential areas. The purpose of this zone is to allow for the development of smaller-scale retail and service-oriented businesses that are compatible with the adjacent neighborhoods. Developments within this zone should be designed for a sensitive transition between the Neighborhood Commercial uses and surrounding residential uses. In order to prevent disturbance to neighboring residential areas, businesses operating hours shall be between the hours of 6 AM and 11 PM Sunday through Thursday and 6 AM to 12 AM Friday and Saturday. Structures in this zone are limited in size to a 5,000 square foot footprint unless otherwise approved by the Planning Commission based on a determination that the building meets the intent of this zone.

P. The **Business Park (BP) District** is established to provide a clean, attractive and nuisance free location for corporate offices, laboratories, vocational schools, research facilities, medical and dental clinics, hospitality, supplementary retail and restaurants, and larger scale public facilities.

Q. The **Technology and Manufacturing (T-M)**

**District** is to provide for and encourage the development of well-planned and designed technological and manufacturing parks. These areas are characterized by uses such as research, development, manufacturing, fabrication, processing, storage, warehousing and wholesale distribution. These areas are to be located in proximity to adequate transportation facilities and infrastructure so that the needs of these users may be met in an efficient manner with consideration to adjoining uses.

R. The purpose of the **Light Industrial District (LI) District** is to identify and provide locations for light industrial uses that produce no appreciable impact on adjacent properties, a desire for clean and attractive industrial locations, and to provide employment opportunities for residents of Lehi City.

S. The purpose of the **Historical/Industrial (HI) District** is an exclusive district for the protection and continued operation of industrial uses of historic significance to the City.

T. The **Planned Community (PC) District** is established to encourage the comprehensive planning and coordinated development of areas identified as appropriate for a mix of uses and use densities. The PC district allows the City to establish land use and site-specific provisions which enable the City to address unique areas that warrant a comprehensive set of specific land use policies and standards. Additionally, the PC district encourages the coordinated and unified development of an area and allows use and design flexibility for the landowner within an overall framework of development standards.

U. The purpose of the **Resort Community (RC) District** is to recognize and provide for the orderly development of certain properties as a tourist, convention, hospitality, business, and gathering destination. A Resort Community Zone may include a cohesive and complimentary mixture of land uses, including commercial, residential, recreational, and/or business park. Uses should focus on services for tourists, visitors, and the local community.

V. The **Public Facilities (PF) District** is established to provide areas for publicly owned buildings and facilities.

1. Lehi City recognizes that, in attempting to serve the general public, there are unique needs that are difficult to address through standard residential or commercial zoning regulations. Therefore, the intent of this zone is to create a balance between the needs of the City and other

governmental or public entities and the interests of adjacent property owners, who should be aware of the potential use of neighboring publicly owned lands and have assurance of continued public use.

2. Some uses in the PF District will be allowed in other zoning districts to initially accommodate public facilities in appropriate areas without undue difficulty; however, it is intended that the PF District would then be applied by the City to all such facilities for ease of recognition on the Lehi City Planning Zone Map and accurate statistical indexing of land uses.

3. The establishment of a PF District may only be initiated by Lehi City; however, changes from a PF District to another district may be initiated by any party.

4. When a property in the PF zone changes from one land use to another as defined in the Table of Uses for the PF zone, Lehi City will hold a public hearing and send a notice to all property owners whose holdings are located partly or entirely within 300 feet of the PF-zoned property.

5. Uses typical to the PF District may include:
  - (a) public parks, playgrounds, swimming pools, trails, and similar public recreation facilities.
  - (b) public schools.
  - (c) public cemeteries.
  - (d) public buildings such as administrative buildings, libraries, courthouse, museums, public safety buildings, and similar structures.
  - (e) municipal reservoirs, well sites, pump stations, maintenance shops, storage areas and similar public utility buildings and structures; and
  - (f) municipal parking lots and parking areas to serve a public use.

W. The **Transit Oriented Development (TOD) District** is established to provide for the implementation of the Lehi City General Plan and to reduce automobile dependence by creating self-sustaining, walkable neighborhoods, in which residents may walk to work, shopping, recreational opportunities, and mass transit. Density for individual projects shall be determined and distributed on a project-by-project basis throughout the TODs. Residential densities are set by Map 05.010. Maximum TOD and Mixed Use Density Map.

**Section 05.030. Table of Permitted and Conditional Uses.**

The Table of Uses identifies the uses allowed within each Zoning District of the City. The Table of Uses is divided into two separate, but related Sections. These are:

- A. Table 05-030-A, Agriculture and Residential Districts; and
- B. Table 05-030-B, Non-Residential Zones.

The purpose of the Table of Uses is to implement the goals and policies of the Lehi City General Plan. The Table of Uses identifies uses allowed as a Permitted Use labelled as 'P' and uses allowed as a Conditional Use labelled as 'C'. Uses not identified as either Permitted or Conditional are deemed to be prohibited.

**Section 05.040. Table of District Yard, Bulk and Intensity Requirements.** *(Amended 3/11/08; 11/15/22)*

A. Accompanying the Table of Uses is a companion Table of Bulk and Intensity Requirements. The Table of Bulk and Intensity Requirements identifies the intensity, site development standards, site coverage standards, and other requirements for the uses allowed within each Zoning District.

B. The following exceptions to the Bulk and Intensity Requirements listed on Tables 05.040 A and B may be allowed on a case-by-case basis at the discretion of the City Council and following review and recommendation from the Reviewing Departments and Planning Commission. The applicant shall file a Concept Plan application as part of a request for an exception.

1. Exceptions may be allowed to the minimum lot width or frontage for subdivisions that are designed with curvilinear street layouts, or coving, or that incorporate traffic calming elements in their design.

Exceptions may be allowed to the minimum lot size, maximum dwelling units per acre, lot width or frontage, or other design considerations for subdivisions located along a master planned major roadway or master planned trail or that include a planned park, historic monument or other public facility that warrants special consideration in lieu of payment to the developer for right-of-way, property dedication, or other improvements required by the General Plan, Master Transporta-

tion Plan or Design Standards and Public Improvements Specifications Manual.

2. In order to determine the amount of any additional density allowed, the applicant shall provide two concept plan designs: one based on a standard layout that meets all of the bulk and intensity requirements and the other showing the proposed layout with the exceptions. The standard layout shall determine the base number of lots and units.

3. The City Engineer shall review all proposed exceptions to evaluate the density that could be achieved under a standard layout that meets all of the bulk and intensity requirements and any additional density that may be allowed in lieu of right-of-way, improvements, property dedication or other considerations received by the City. The Engineer shall recommend to the Reviewing Departments, Planning Commission and City Council the number of additional lots and units that may be allowed, if any.

