CHAPTER 16

PLANNED RESIDENTIAL DEVELOPMENT (PRD)
(Amended 08/14/18)

Section 16.010. Purpose.
A Planned Residential Development (PRD) may be allowed at the discretion of the Planning Commission and City Council in any agricultural or residential district by complying with the provisions of this Chapter. The Planned Residential Development provisions of this Code are an overlay zoning district provision to allow design flexibility in the development of lands within the City, the placement of buildings on lots and development areas, and to encourage the realization of several potential public benefits. The intent is to:

A. provide flexible development options where the standard lot pattern is not practical or desirable due to physical constraints;

B. provide flexibility in architectural design, placement of buildings, use of open space and outdoor living areas, provision of circulation facilities and parking, and related site and design considerations;

C. promote the preservation of open and natural areas;

D. allow for common open areas within a development area while still achieving the density of the base zone;

E. support reductions in development costs and ongoing maintenance costs;

F. provide for efficient use of public services and improvements;

G. encourage and preserve opportunities for energy efficient development; and

H. promote an attractive and safe living environment.

Section 16.020. Description.
A Planned Residential Development (PRD) is a site plan or subdivision area containing houses and dwelling units with some or all of the lots reduced below the minimum lot sizes required by the zoning district, but where the overall project and site area meets the density standard of the zoning district. These projects require that the planning for lots and the locations of houses and dwellings be achieved in a coordinated, functional and unified manner. Because the exact location of each house or dwelling is determined during the review and approval phases, greater flexibility in development standards is possible while assuring that the character of the underlying district is maintained.

Section 16.030. Allowed Uses.
Planned Residential Developments allow all of the uses that are allowed in the underlying zone by right, or as a conditional use, with appropriate conditions.

Section 16.040. Requirements for Planned Residential Development Projects.
(Amended 4/11/00; 08/13/02; 12/08/15)

A. Qualifying Districts. Planned Residential Developments may be allowed at the discretion of the Planning Commission and City Council in all agricultural and residential districts within the City with a minimum area requirement of ten acres.

B. Procedure for Approval. Planned Residential Developments are allowed subject to the requirements of this Chapter and the site plan and subdivision requirements, review, and procedures as contained in this Code.

C. Density. The overall project may not exceed the density allowed by the underlying zoning district plus any additional density bonus allowed at the dis-
cretion of the Planning Commission and City Council.

D. **Calculation of Density.** The number of dwelling units allowed in a Planned Residential Development is to be calculated in the following manner:

1. The following areas shall be subtracted from the gross site area to determine net usable area:
   - (a) areas of steep slopes, wetlands, or areas below the high water level of Utah Lake as defined in Section 12.060-K of this Code;
   - (b) the area of any perennial channels, measured from top of bank to top of bank of the flow channel;
   - (c) existing public streets, any areas of additional right-of-way required to comply with the Lehi City Master Transportation Plan; and
   - (d) areas to be set aside for public buildings or institutional uses including churches and schools.

2. Net usable site area shall be multiplied by the density allowed by the underlying zoning district as established in Table 05-040-A to identify the maximum number of allowed units.

3. Density for areas in the 100-year floodplain as shown on the FEMA Flood Insurance Rate Maps shall be as determined by the Planning Commission and City Council on a case-by-case basis at the time of Concept Plan approval.

4. If the Planned Residential Development is located in more than one zoning district, the total allowed number of units shall be calculated by adding the number of units allowed by each zoning district. However, the dwelling units may be placed without regard to district boundaries, provided the total units do not exceed that allowed by the underlying zoning districts.

E. **Lot Sizes.** There shall be no minimum lot size requirement of area, width, or depth. However, lot sizes shall be adequate to promote compatibility with adjoining activities on and off the development site as determined by the Planning Commission and City Council.

F. **Housing Types Allowed.** Allowed housing types shall be consistent with the types of housing allowed by the underlying zoning district. The proposed locations for all houses and dwelling units, or building envelopes for all structures, shall be shown on the plat or site plan in enough detail so that compliance with the required development standards is assured.

G. **Building Setbacks.** Along the perimeter of the development site or project area, all development shall meet the building setback standards of the underlying zoning district. Within the site, building setbacks and separation shall be established as part of the preliminary development plan approval by the reviewing and approval bodies of the City sufficient to promote a functional, attractive, and compatible development. Setbacks may be reduced, but shall be sufficient to allow for the installation of all required public utilities.

H. **Height.** The height limit of the underlying zoning district shall apply.

I. **Required Open Space.** At least 20% of the total Planned Residential Development site shall be devoted to open space as defined in Chapter 39 of this code, or payment in lieu of open space provided. Additional density may be authorized for the provision of open space greater than the required 20% minimum. Open Space proposed for dedication may be received by the City at the discretion of the City Council. All open space shall be in common ownership, city ownership, or held in a form acceptable to the City to guarantee public access.

J. **Open Space Design.**

1. The required open space shall be landscaped with sod and irrigation sprinklers and a minimum 25% of the proposed open space shall be water wise landscaping as defined in Chapter 39 of this Code.

2. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Deciduous trees shall be a minimum 2” caliper and coniferous trees shall be a minimum six feet in height.

3. Detention and retention basins shall not be counted toward meeting the minimum open space requirement. Open space design and location issues shall be kept separate and independent of drainage issues.
K. Location of Open Space. The location of open space conserved through clustered residential development shall be consistent with the policies contained in the General Plan Parks, Open Space, and Recreational Facilities Element. Required open space areas shall be contiguous, not a collection of remnants, and the majority of residential lots or units within the PRD shall abut the open space. Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

(New 08/12/03)

A. Purpose. The architectural standards and criteria in this section are intended to provide high quality neighborhoods that are aesthetically attractive and desirable places to live. The standards require variations in neighborhood appearance, a sense of individuality for each home, and street scenes that function well and have visual interest. In making neighborhoods a more attractive and desirable place to live, the City hopes to increase neighborhood longevity, create a greater sense of community pride, and provide a high quality of life for Lehi’s citizens.

B. Product Mix. Each PRD project shall provide a variety of home styles to ensure a diverse and interesting street scene. Neighborhoods that have nearly identical homes and streets without variation in product placement and form are not allowed. In order to ensure that the neighborhood is non-repetitive, the same home elevation or homes with the same color scheme shall not be built on adjacent lots on the same street or on lots directly or diagonally across the street from one another.

C. Corner Lots. Attention shall be paid to corner lots. At least one home plan per neighborhood shall be designed specifically for corner home sites. This home plan is required to include wrap-around architecture to provide visual interest on both the front and corner side yard of the home, and the ability to turn the garage for side entry. An example would be continuing a full-wrap of material accent onto the side façade, adding a wraparound porch, or facing the home on a diagonal towards the intersection.

D. Garages. The home and front yard rather than the garage shall be the primary emphasis of the front elevation. House plans shall not have the garage extend forward of the main architecture of the home. The use of side load or swing-in type garages is encouraged.

E. Architectural Features. The architectural features described in this subsection are required for each home within a PRD based on the type of exterior materials used. Houses using vinyl, aluminum, stucco or other siding as the exterior material shall incorporate at least 12 of the architectural features listed in this subsection in their design. Houses with a combination of siding and hard surface such as brick wainscot or hard surface front with siding on side and rear shall incorporate at least ten of the architectural features listed in this subsection in their design. Houses using all hard surface for exterior materials such as brick or stone shall incorporate at least eight of the architectural features in their design. The architectural features selected shall be appropriate to the architectural style of the home. Prior to issuance of a building permit within an approved PRD, the Chief Building Official shall verify that these architectural standards have been satisfied. The Chief Building Official may request input from the Reviewing Departments, Planning Commission, and City Council as deemed necessary.

1. Front Porch must be at least four feet wide and four feet long. Landings and stoops do not count.

2. Wrap around porch.

3. Decorative gables, curved gables and dormers with 2” x 6” fascia that break up otherwise long, uninterrupted rooflines.
4. Hip roof or Dutch hip roof with 2" x 6" fascia.

5. 8/12 roof pitch or greater with 2" x 6" fascia.

6. Architectural grade asphalt shingles, or wood or simulated wood shake shingles.

7. Wood or simulated wood garage door.

8. Decorative valance windows in garage door.


10. One large garage door split into two single doors.

11. Side entry garage with windows in the exterior garage wall that faces the front yard.

12. Full recess garages, with or without a covered breezeway.
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13. Attached trellis beneath the garage roof fascia and above garage door header trims.

14. Overhead detached trellis forward of the garage, spanning the driveway.

15. Decorative front door including wood or simulated wood doors and doors with etched or stained glass windows.

16. Bay or bow window.

17. Oval, octagon, or other feature window.

18. Arched window.

19. Oversized windows, larger than minimum building code requirement.

20. Decorative window trim.
21. Decorative shutters and window mullions for all street-facing windows. Styles other than standard vinyl rectangular shutters are encouraged.

22. Decorative window planter boxes.

23. Pot shelves.

24. Balconies, covered or open.

25. Decorative railings or porch columns.

26. Quoins corners, mullions, or similar decorative trim.

27. Cantilevers “pop outs” and setbacks to different parts of the home that break up otherwise long uninterrupted wall planes.

28. Decorative chimney or chimney accents and details.


A subdivision plat may be approved concurrently with the approval of the Planned Residential Development. To do so, the applicant must request preliminary plat approval concurrently with the Planned
Residential Development approval. The combined Planned Residential Development and subdivision application shall be subject to the review and appeal procedures and the subdivision procedures and requirements of this Code.

Planned Residential Developments (PRDs) are to be reviewed in a three-step process: Concept Plan, Preliminary Plat, and Final Plat.

A. Concept Plan. The Concept Plan gives the applicant, staff, Planning Commission, and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meetings to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for the layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat. Overall density of the proposed PRD will be discussed as part of the Concept Plan, however, the total density of the PRD shall be established as part of the preliminary plat approval. Sections 11.010 – 11.040 of the Development Code identify the requirements for Concept Plan.

B. Preliminary Plat. The Preliminary Plat examines items such as density, including the number, type, and location of all dwelling units and other associated structures, parking, impact on surrounding areas, adequacy of services, project amenities, and plan for service improvements, consistent with the preliminary subdivision requirements of this Code. Preliminary approval shall only be granted when there is a reasonable certainty that the Planned Residential Development will fulfill all requirements of this Code for subdivision approval. The preliminary application requirements for a Planned Residential Development are those identified for a preliminary subdivision plat as identified in Section 11.070.

C. Final Plat. Review of the final plat is an administrative and technical matter. The applicant shall submit the detailed and technical information necessary to demonstrate that all City standards, requirements, and conditions have been met. Approval shall only be granted if the final plat is in conformance with the preliminary approval and the requirements of the City for final subdivision plat approval as identified in Section 11.120 have been met.

Section 16.080 Application Requirements.
(Amended. 1/13/04)
Applications for preliminary and final plat review and approval shall contain all information required by the City for subdivision approval as required in Chapter 11, as well as the following:

A. A statement of how the purpose and intent of this Chapter will be achieved by the proposed Planned Residential Development (PRD). The statement shall include sketches or illustrations of the proposed character of the development, including architecture of buildings and a description of how the development will relate to surrounding land uses. The statement shall also include a description of existing neighborhood features and neighborhood and community amenities to be provided by the development.

B. A summary report identifying the different land uses, including the amount of land for housing, open areas, streets, and parking; the number and type of housing units; and a statement of how necessary services will be provided.

Section 16.090 Approval Criteria.
The preliminary plat can be approved if the review and approval body finds that all of the following approval criteria have met:

A. The plat fulfills the purposes for Planned Residential Developments;

B. The plat meets all the requirements of this Chapter and all other applicable Chapters, particularly the development standards as contained within this Code;

C. There is a certainty that the applicable development standards and service standards will be met;

D. Adequate public facilities exist or can be provided to serve the proposed Planned Residential Development; and

E. The proposed Planned Residential Development provides greater amenities for residents of the City and efficiency in the provision of City services than would be achieved by a conventional development pattern.
Section 16.100. Provision of Services.
(Amended 1/13/04)
It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the Planned Residential Development consistent with the requirements generally imposed on subdivision or site plan approvals. All services shall be provided at no cost to the public.

Section 16.110. Certificates of Occupancy.
Certificates of occupancy will not be issued unless all improvements and conditions of approval have been fulfilled to the satisfaction of the City Engineer and Chief Building Official, or the applicant has filed a guarantee with the City to ensure completion and warranty of all required improvements and conditions.

Section 16.120. Maintenance of Common Areas.
Unless dedicated and accepted by the City, an enforceable maintenance agreement for any common-owned areas shall be created and recorded. The agreement shall be approved by the City Attorney to assure that the City's interests are maintained and protected.

Section 16.130. Phased Development Procedures.
An applicant may submit a preliminary subdivision plat or preliminary site plan for the entire Planned Residential Development area that proposes phased final subdivision plats or phased final site plans. However, dedication of open space as required by Section 16.040(I) shall be required for the entire Planned Residential Development at the time of final subdivision approval of the first phase of the Planned Residential Development area.

Section 16.140. Amendments to the Development Plan.
Applicants may be granted revisions to approved preliminary or final Planned Residential Development plans. Requests for revisions shall be submitted in writing to the City. Changes and amendments to approved preliminary and final Planned Residential Development plans shall be processed following the same procedure as the original review and approval unless they are determined to meet the standards for a Minor Revision as identified in Section 14.020 of this Code.