

MAIN STREET (SR-73)

# GRAY FARMS PLANNED COMMUNITY

**Map Legend**

	Commercial	5.06 acres
	Condominium	52 units/2.63 acres=19.84 units/acre
	Townhouse	64 units/6.00 acres=10.67 units/acre
	Single-Family	122 units/34.51 acres=3.53 units/acre
	Open Space/Trails	8.79 acres (Privately Owned)
	Road Crossings	
	Open Space/Trails	

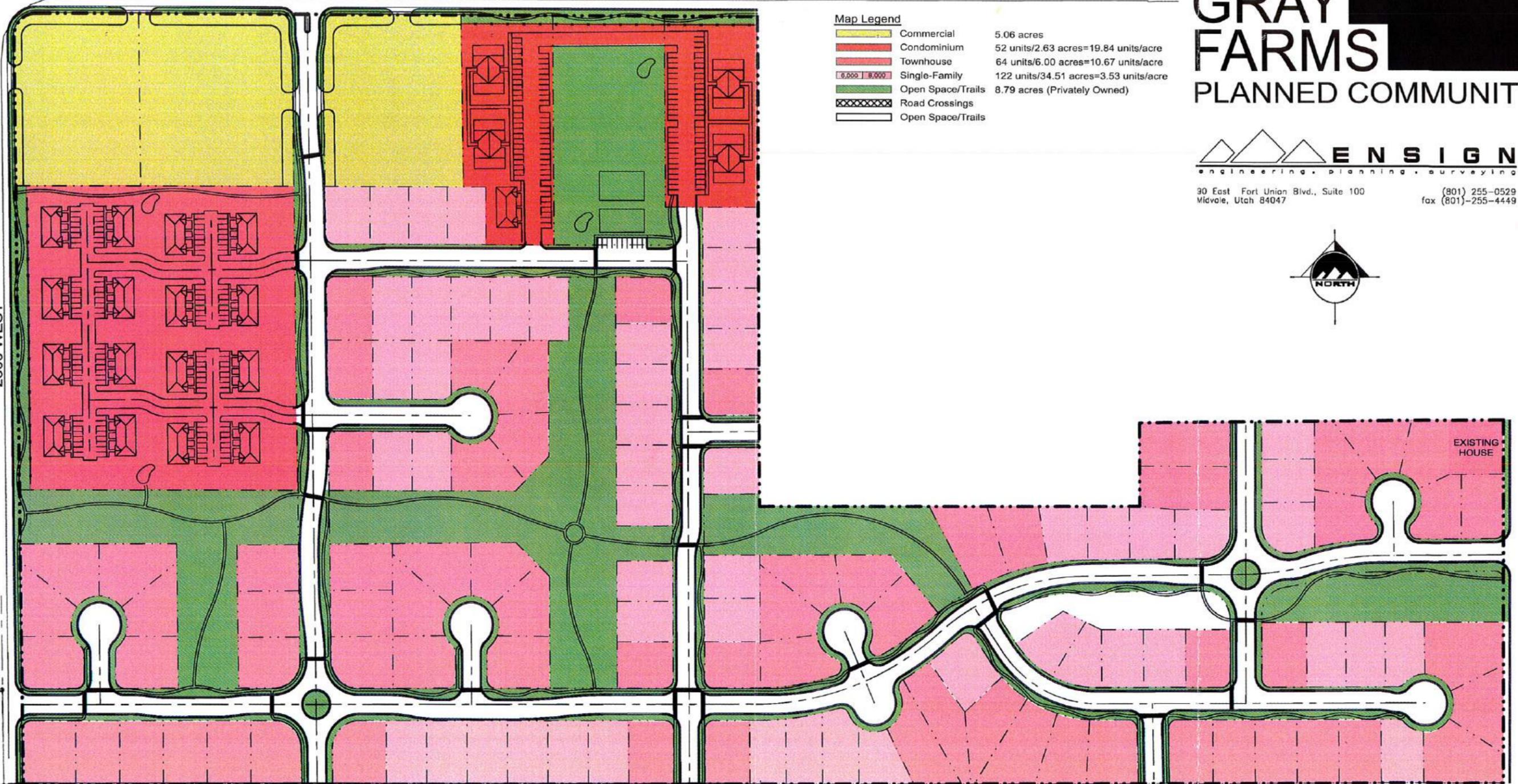


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2300 WEST

1700 WEST



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# Gray Farms Area Plan

## Tables of Bulk and Intensity Requirements

### Residential Areas

	Gray Farms R-1-8	Gray Farms R-1-6	Gray Farms Townhomes	Gray Farms Condos
Minimum Lot Size	Single-Family Dwelling 8,000 Sq. Ft. Other Allowed Uses 8,000 Sq. Ft.	Single-Family Dwelling 6,000 Sq. Ft. Other Allowed Uses 6,000 Sq. Ft.	Stacked Single-Family Units w/ Density Controlling Number of Units	Attached or Stacked Single-Family Units w/ Density Controlling Number of Units
Maximum Dwelling Units Per Acre	4	7	12	20
Minimum Lot Width	Residential Uses 60 Ft. Other Allowed Uses 120 Ft.	Residential Uses 60 Ft. Other Allowed Uses 120 Ft.	Residential Uses 65 Ft. Other Allowed Uses 80 Ft.	Residential Uses 65 Ft. Other Allowed Uses 80 Ft.
Minimum Front Yard*	20 Ft.	20 Ft.	15 Ft.	15 Ft.
Minimum Rear Yard (Interior Lots)	20 Ft.	20 Ft.	20 Ft.	20 Ft.
Minimum Rear Yard (Corner Lots)	15 Ft.	15 Ft.	20 Ft.	20 Ft.
Minimum Side Yards	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 8 Ft. Total Side Yards Not Less Than 16 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	20 Ft minimum between buildings or per International Residential Code	20 Ft. minimum between buildings or per International Residential Code
Minimum Side Yards* (Corner Yards)	20 Ft.	20 Ft.	20 Ft.	20 Ft.
Height	Max. 35 Ft. or 2 Stories Min. 1 Story	Max. 35 Ft. or 2 Stories Min. 1 Story	Max. 35 Ft. or 2 1/2 Stories Min. 1 Story	Max. 40 Ft. or 3 Stories Min. 1 Story
Minimum Ground Floor Area Per Residential	1,000 Sq. Ft.	900 Sq. Ft.	900 Sq. Ft. (Ground Floor Not Less Than 600 Sq. Ft. w/ Total of 1,200 Sq. Ft. Min. for Stacked Attached Units)	900 Sq. Ft. (Ground Floor Not Less Than 600 Sq. Ft. w/ Total of 1,200 Sq. Ft. Min. for Stacked Attached Units)
Minimum Area for Planned Residential Development	N/A	N/A	N/A	N/A
Perimeter Setback (Project Perimeter)	25 Ft.	25 Ft.	25 Ft.	25 Ft.

\*See typical site triangle at rear of this section



# Gray Farms Area Plan Table of Uses Residential Districts

Use	Districts				
	Gray Farms R-1-8	Gray Farms R-1-6	Gray Farms Townhomes	Gray Farms Condominiums	Gray Farms Open
Single-Family Dwelling	P	P	P	P	N
Two-Family Dwelling	N	N	P	P	N
Three-Family Dwelling	N	N	P	P	N
Four-Family Dwelling	N	N	P	P	N
Multi-Family Dwelling (>4 Dwelling Units)	N	N	P	P	N
Townhouses/Condominiums	N	N	P	P	N
Modular Home	P	P	P	P	N
Residential Facilities For Persons with Disabilities (Sec. 12-140)	C	C	C	C	N
Residential Facilities For Elderly Persons (Sec. 12-150)	C	C	C	C	N
Bed and Breakfast Inn	N	N	N	N	N
Resthome, Nursing Home	N	N	N	N	N
Retirement Home/ Retirement Center	N	N	N	N	N
Adult Day Care	N	N	N	N	N
Child Day-Care (in Home)	C	C	C	C	N
Child Day-Care (Commercial)	N	N	N	N	N
Schools	N	N	N	N	N
Churches	C	C	C	C	N
Parks & Playgrounds	P	P	P	P	P
Sports Fields	P	P	P	P	P
Open Space, Trails, & Greenways	P	P	P	P	P
Libraries	N	N	C	C	N

**C = Conditional Use**  
**P = Permitted Use**  
**N = Not Permitted**



# Gray Farms Area Plan Table of Uses Residential Districts

Use					
	Gray Farms R-1-8	Gray Farms R-1-6	Gray Farms Townhomes	Gray Farms Condominiums	Gray Farms Open
Civic/Public Buildings/ Public Facilities	C	C	C	C	C
Agriculture (Horticulture)	P	P	P	P	N
Agriculture (Livestock) Sec. 12-120 (D)	N	N	N	N	N
Kennels	N	N	N	N	N
Commercial Greenhouses	N	N	N	N	N
Apiary	N	N	N	N	N
Commercial Riding Facilities	N	N	N	N	N
Golf Courses & Country Clubs	N	N	N	N	N
Gravel Pits, Clay Pits	N	N	N	N	N
Rock Crushers	N	N	N	N	N
Sporting Facilities	N	N	P	P	C
Electrical Substations Transmission Lines	C	C	C	C	C
Oil & Gas Transmission Lines	C	C	C	C	C
Public Utility Bldgs. & Facilities	C	C	C	C	C
Utility Lines & Structures	C	C	C	C	C
Private Greenhouse as an accessory use	C	C	C	C	N
Private Swimming Pools/ Private Recreational Facilities	C	C	P	P	P
Temporary Construction Bldgs. & Yard (12 Months Max.)	P	P	P	P	N
Temporary Sales Office (12 Months Max.)	P	P	P	P	N
Animal Rights	N	N	N	N	N

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# Gray Farms Area Plan Tables of Bulk and Intensity Requirements Commercial Areas



	Lehi City Commercial	Gray Farms Commercial
Minimum Lot Size	N/A	None
Minimum Lot Width	60 Ft.	60 Ft.
Minimum Front Yard And Corner Yard	25 Ft.	25 Ft.
Minimum Rear Yard	As allowed by IBC and must recognize any easements	As allowed by IBC and must recognize any easements
Minimum Side Yards	As allowed by IBC and must recognize any easements	As allowed by IBC and must recognize any easements
Maximum Building Height Occupied Structure	Max. 60 Ft. or 4 Stories	Max. 60 Ft. or 4 Stories
Maximum Building Height Unoccupied Structure	Max. 60 Ft. or 4 Stories	Max. 60 Ft. or 4 Stories
Minimum Open Space Requirement	10%	10%

**Note:**

\* "N/A" indicates there is no standard in the Lehi Zoning Ordinance for this Requirement

\* "None" indicates there is no standard proposed with Gray Farms Area Plan for this Requirement

# Gray Farms Area Plan Table of Uses Commercial Districts

Use	Districts	
	Lehi City Commercial	Gray Farms Commercial
<b>Residential Uses</b>		
Bed and Breakfast Inn	P	C
Dwelling Unit (above ground floor)	N	N
Dwelling Unit for Caretaker for Security Guard (Must be within Primary Structure and not as an accessory unit)	C	C
Modular Home	N	N
Mixed-Use Single Family Residential & Commercial Structure/Project Complying w/ the Use and Development Standards	N	N
Nursing Home	C	N
Residential Facilities For Elderly Persons (Sec. 12-150)	N	N
Residential Facilities For Persons with Disabilities (Sec. 12-140)	N	N
Residential Treatment Facility (Sec. 12-160)	N	N
Retirement Home/Center	C	N
Single-Family Dwelling	N	N
<b>Non-Residential Uses</b>		
Church (Places of Worship)	P	C
Cultural and Artistic Uses, Such as Museums, Galleries, Performing Arts Studios	P	C
Golf Courses & Country Clubs	N	N
Open Space, Trails, & Greenways	P	P
Parks & Playgrounds	P	C
Schools	N	N
Sporting Facilities, Arenas	C	C
Public Bldgs., Utility Bldgs., & Facilities	C	C
Financial Institutions & Services	C	C
Financial Institutions & Services w/ Drive Through Facilities	C	C
Laboratory, Medical, Dental, Optical	C	C

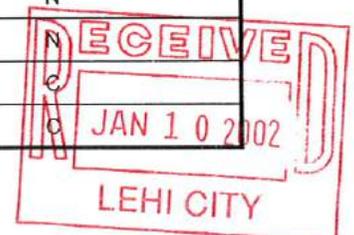
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# Gray Farms Area Plan Table of Uses Commercial Districts

Use	Districts	
	Lehi City Commercial	Gray Farms Commercial
Medical Research Facility	C	C
Medical & Dental Clinics	P	C
Offices, Professional	N	C
Research & Development Facilities	N	C
Veterinary Office, Operating Entirely Within an Enclosed Building & Keeping Animals Overnight Only for Treatment Purposes	P	C
Hospital (Small Animal)	C	C
Accessory Buildings & Uses Incidental to an Authorized Use	P	C
Automobile Service & Repair	C	C
Automobile Sales & Rental	C	C
Building Maintenance Services	C	C
Hardware Store w/ No Outside Storage	P	C
Hardware Store w/ Outside Storage	C	C
Campground	N	N
Car Wash	C	C
Building Materials Supply Store w/ No Outside Storage	P	C
Building Materials Supply Store w/ Outside Storage	C	C
Commercial Laundries, Linen Service, Diaper Service	C	C
Commercial Parking Lot/Structure	C	C
Commercial Recreational Facility	C	C
Conference Center, Convention Center	C	C
Convenience Store, with or without Gasoline Sales	C	C
Adult Day-Care	C	C
Child Day-Care (in home)	C	N/A
Child Day-Care (Commercial)	C	C
Equipment Sales & Rental	C	N
Funeral Home	P	N
Furniture Repair	C	
Service Station	P	
Healthcare Facility	C	

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# Gray Farms Area Plan Table of Uses Commercial Districts

Use	Districts	
	Lehi City Commercial	Gray Farms Commercial
Health Club	P	C
Heliport	N	N
Hotels & Motels	P	C
Launderette, Laundromat	P	C
Manufactured Home Sales & Service	C	N
Mini-Storage	N	N
Theater	P	C
Moving & Storage Facilities	C	C
Outdoor Sales, Display & Storage (Excluding Junk Yards & Salvage Yards)	C	C
Outdoor Storage of Materials, Products & Equipment Incidental & Allowed Use	C	N
Personal Services	C	C
Photo Finishing Lab	P	C
Plant Nursery w/ Outside Display	C	C
Liquor Stor/Bar/Private Club	C	N
Schools - Vocational & Technical	C	C
Recreational Vehicle Sales & Services	P	N
Restaurant	C	C
Fast Food Restaurant, w/ Drive Up Window	P	C
Retail Facilities & Services Accessory to a Principal Use	P	C
Retail Sales, General & Goods Establishments Including General Retail, Department Store, Grocery Store, Drug Store, Variety Store	P	C
Temporary Construction Bldgs. & Yard (12 Months Max.)	P	C
Temporary Sales Office (12 Months Max.)	P	C
Construction Sales & Service	C	N
Construction Service	C	N

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# Gray Farms Area Plan Table of Uses Commercial Districts

Use	Districts	
	Lehi City Commercial	Gray Farms Commercial
<b>Transportation Communication &amp; Utilities</b>		
Communication Facilities & Towers (Sec. 12-140)	C	N
Electrical Substations, Transmission Lines	C	C
Oil & Gas Transmission Lines	C	C
Utility Lines, & Structures	C	C
<b>Manufacturing</b>		
Brick Manufacture	N	N
Building Materials Storage & Wholesaling	N	N
Cabinet & Woodworking Shop	C	C
Arts, Crafts & Homemaking Shop	N/A	C
Commercial Storage or Distribution (Excluding Junkyards & Salvage Yards)	N	N
Concrete Block Manufacture	N	N
Contractor's Storage Yard	N	N
Gasoline & Oil Storage (Wholesale)	N	N
Heavy Industrial Assembly	N	N
Lumber Yard	N	N
Printing & Publishing Facilities	C	C
Repair Shop, w/ no Outside Storage	P	C
Recycling Center	N	N
Light Manufacturing & Assemble 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 Material, 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	N

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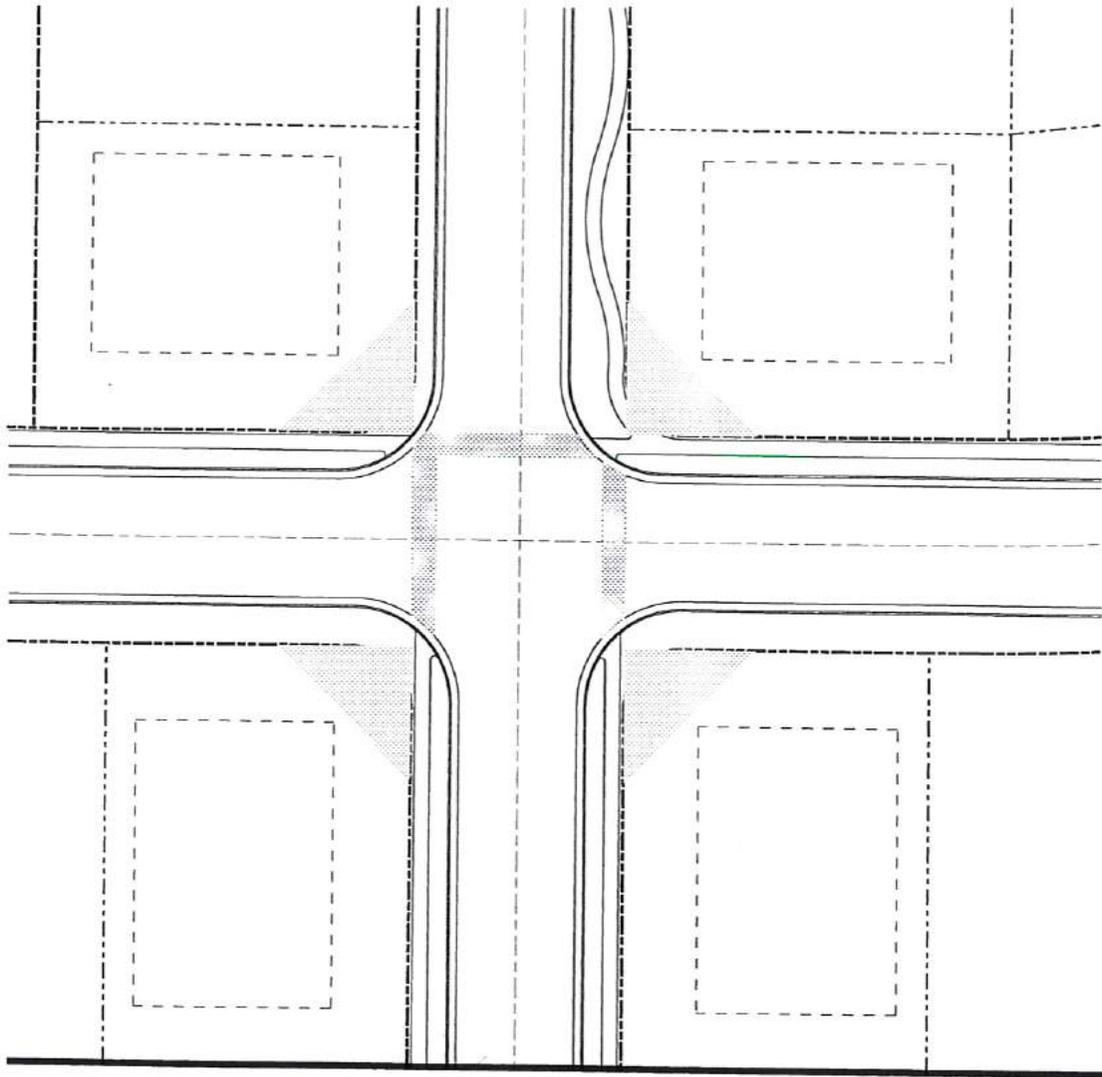


# Gray Farms Area Plan Table of Uses Commercial Districts

Use	Districts	
	Lehi City Commercial	Gray Farms Commercial
Recycling Collection Station	C	N
Rock, Sand and Gravel Storage & Distribution	N	N
Truck & Large Equipment Sales & Rental	C	N
Manufacture, Processing or Packaging of Food & Beverage Products, Personal Hygiene Products & Cosmetics, Drugs & Pharmaceuticals & 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 & Where All Equipment, Compressors, & Other Ancillary Equipment is Enclosed.	N	N
Tradesmen Shops w/ No Outside Storage	C	C
Truck & Large Equipment Repair	N	N
Truck Freight Terminal	N	N
Warehousing & Wholesale Distribution w/ Outside Storage	N	N
Warehousing & Wholesale Distribution w/ No Outside Storage	C	C
Welding Shop	N	N
<b>Resource Production</b>		
Agriculture (Horticulture)	P	C

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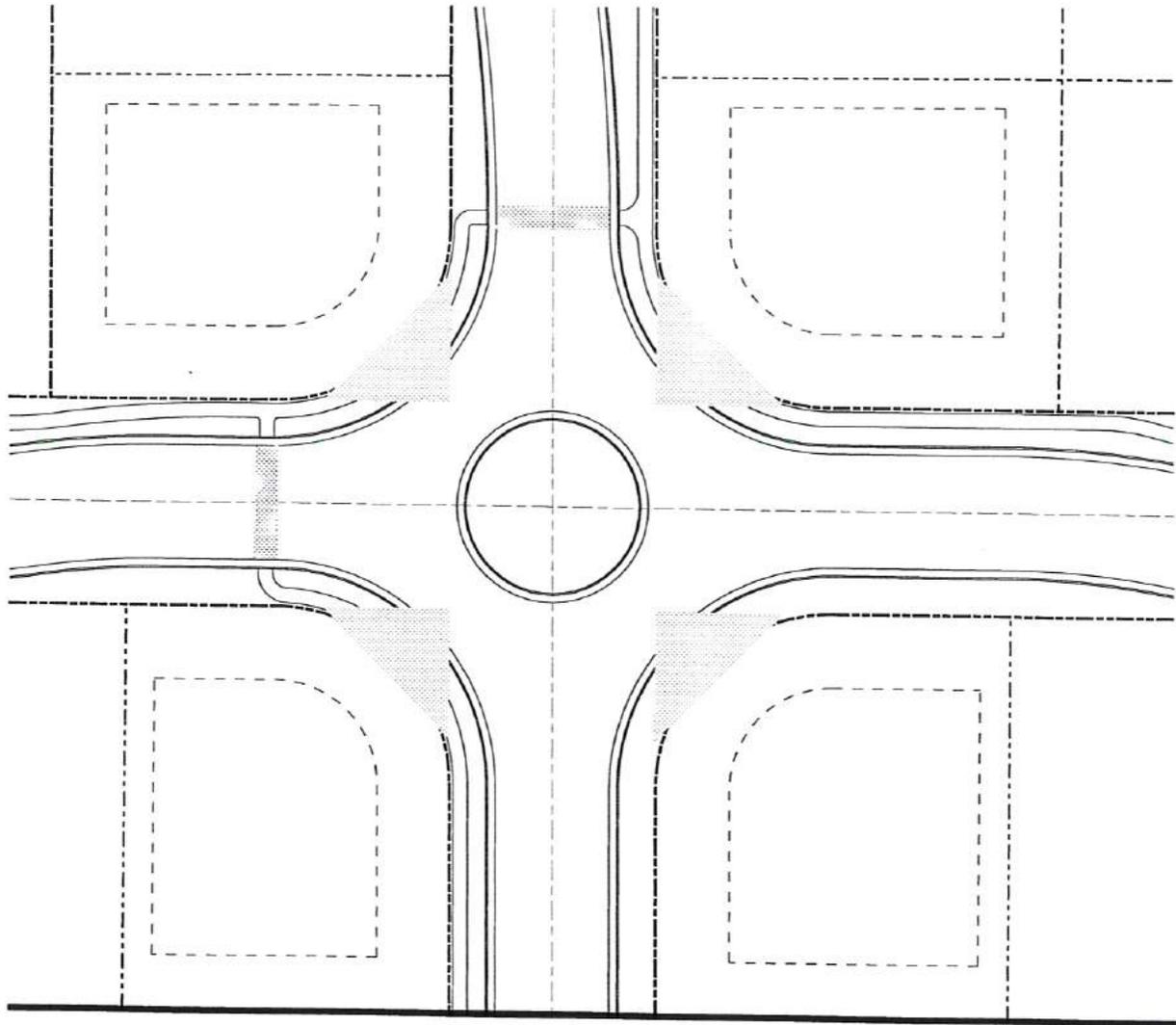


**SITE TRIANGLE @  
INTERSECTION**

SCALE 1" = 50'-0"

35' x 35'  
SITE TRIANGLE





# SITE TRIANGLE @ TRAFFIC CIRCLE

SCALE 1" = 50'-0"

35' x 35'  
SITE TRIANGLE

