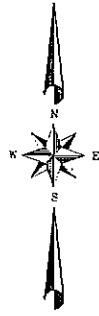
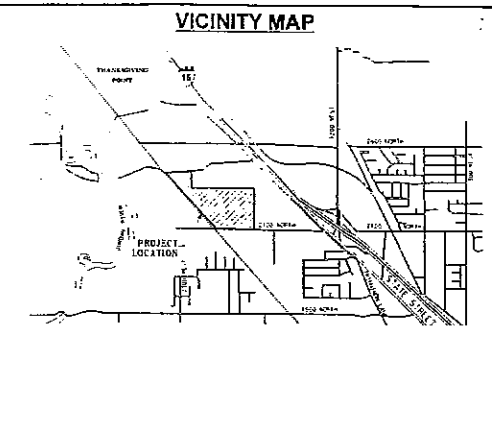


NORTHWEST CORNER OF SECTION 6, T5S, R1E, S.L.B.&M. UTAH COUNTY MONUMENT

N00°10'05"E 3.29  
 N89°10'40"E 197.24  
 N01°47'20"W 9.57  
 N87°33'52"E 463.56  
 N87°27'44"E 193.96



AMENITIES		TABULATIONS	
<b>Proposed Accessory</b>	<b>Proposed Amenities</b>	<b>DEVELOPMENT AREA</b>	60.83 ACRES
<b>A Section A - Accessory Recreation</b>	<b>C Section C - Roof Materials</b>	<b>BUSINESS PARK</b>	8.70 ACRES
A1 Basketball Court	C1 18 Building Units Kit. Avail.	<b>TOTAL AREA</b>	5.68 ACRES
A2 Tennis Court	C2 Architectural Grade Asphalt	<b>* OF LOTS</b>	13 LOTS
A3 Playground	C3 Storage Room	<b>TOTAL AREA</b>	2.29 ACRES
		<b>DENSITY</b>	2.29 UNITS/ACRE
<b>B Section B - Common Buildings or Facilities</b>	<b>D Section D - Street Beautification</b>	<b>SINGLE FAMILY (SHORT)</b>	
B1 Community Building	D1 Main Boulevard & 2300 West Area	<b>TOTAL AREA</b>	17.82 ACRES
	D2 To Be Landscaped and Contain	<b>* OF LOTS</b>	94 UNITS
	Meandering Sidewalks	<b>DENSITY</b>	5.27 UNITS/ACRE
<b>D Section D - Fencing</b>	<b>I Section I - Landscaping</b>	<b>SINGLE FAMILY (ATTACHED)</b>	
D1 Main Boulevard Fenced with	I1 Entry Sign at 2300 West	<b>TOTAL AREA</b>	9.80 ACRES
Visual Fencing	I2 Entry Sign at 2400 North	<b>* OF LOTS</b>	62 UNITS
D2 Community To Have	I3 Townhome Entry Sign	<b>DENSITY</b>	6.33 UNITS/ACRE
Fencing Standard		<b>TOWN HOMES</b>	
<b>E Section E - Attached Garages</b>	<b>K Section K - Special Basin Water Features</b>	<b>TOTAL AREA</b>	9.13 ACRES
E1 All Single Family Building Units	K1 Water Fountain at	<b>* OF UNITS</b>	64 UNITS
Have 2-Car Garages	Community Building	<b>DENSITY</b>	7.40 UNITS/ACRE
E2 All Multi-Family Building Units		<b>TOTAL AREA</b>	62.83 ACRES
Have 2-Car Garages		<b>* OF UNITS</b>	371 UNITS/ACRE
	<b>L Section L - Theme Lighting</b>	<b>CHURCH SITE</b>	5.41 ACRES
	L1 Project to Contain Theme Lighting	<b>OPEN AREA</b>	6.28 ACRES



COMMERCIAL  
8.70 ACRES

THANKSGIVING POINT - QUANTUM  
(ZONE - RC)

S89°44'51"E 1993.48

SINGLE FAMILY LOTS (LARGE)  
5.68 ACRES  
13 UNITS  
D2

SINGLE FAMILY LOTS (SHORT FRONTAGE)  
1.89 ACRES  
6 UNITS  
D2

SINGLE FAMILY LOTS (SHORT FRONTAGE)  
15.94 ACRES  
88 UNITS  
D2

TOWNHOMES  
9.13 ACRES  
64 UNITS  
D2E1G1

SINGLE FAMILY (ATTACHED)  
9.80 ACRES  
62 UNITS  
D2E1G1

CHURCH SITE  
5.41 ACRES

OPEN SPACE AREA  
6.28 ACRES

WEST 1/4 CORNER OF SECTION 6, T5S, R1E, S.L.B.&M. 1955 G.L.O. MONUMENT

SURVEY POINT OF BEGINNING  
N89°48'10"E ALONG THE 1/4 SECTION LINE 1460.39 FEET AND NORTH 14.08 FEET FROM THE WEST 1/4 CORNER OF SECTION 6

N89°48'10"E 1619.86

S89°46'55"W 1173.32

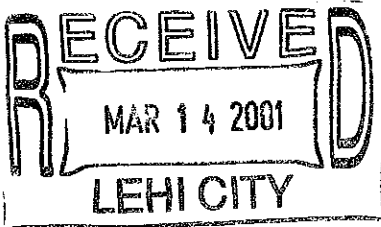
RECEIVED  
JUL 11 2002  
LEHI CITY

REVISION	DATE BY
3302 No. Main St. Spanish Fork, UT 84660 801-798-0555 Fax 801-798-9393	
PARSON'S MEADOW AREA PLAN LAND USE	
DESIGNER	DATE
L0418	4/30/01
DRAWN BY	SCALE
JSB	NTS
SHEET 1 OF 1	
PAGE 1	

**POINTE MEADOW AREA PLAN  
TABLES OF BULK AND INTENSITY REQUIREMENTS  
RESIDENTIAL AREAS**

	LEH CITY R-10	POINTE MEADOW SINGLE FAMILY LOTS (LARGE)	LEH CITY R-3	POINTE MEADOW TOWNHOMES	SINGLE FAMILY SMALL LOT AND SINGLE FAMILY ATTACHED	POINTE MEADOW SINGLE FAMILY LOTS (5,000 SQ.FT.)	POINTE MEADOW OPEN
<b>MINIMUM LOT SIZE</b>	Single-Family Dwelling 10,000 Sq. Ft. Other Allowed Uses 10,000 Sq. Ft.	Single-Family Dwelling 10,000 Sq. Ft. Other Allowed Uses 10,000 Sq. Ft.	Single-Family Dwelling 8,000 Sq. Ft. Two Family Dwelling 10,000 Sq. Ft. Four Family Dwelling 12,000 Sq. Ft. Other Allowed Uses 8,000 Sq. Ft.	Attached or Stacked Single-Family Units with Density Controlling Number of Units	Attached Single-Family Units with Density Controlling Number of Units	5,000 SQ.FT.	Minimum area of 1 Acre to be eligible for animal rights.
<b>MAXIMUM DWELLING UNITS PER ACRE</b>	3.5	3	12	12	8	8	N/A
<b>MINIMUM LOT WIDTH</b>	Residential Uses 80 Ft. Other Allowed Uses 160 Ft.		Residential Uses 75 Ft. Other Allowed Uses 150 Ft.	N/A	N/A	50 Ft.	N/A
<b>MINIMUM FRONT YARD</b>	25 Ft.	25	25 Ft.	N/A	20 Ft.	20 Ft.	N/A
<b>MINIMUM REAR YARD (Interior Lots)</b>	30 Ft.	15	30 Ft.	N/A	20 Ft.	15 Ft.	N/A
<b>MINIMUM REAR YARD (Corner Lots)</b>	15 Ft.	15	15 Ft.	N/A	15 Ft.	15 Ft.	N/A
<b>MINIMUM SIDE YARD</b>	Residential Uses 8 Ft. Total Side Yard Not Less Than 20 Ft. Other Allowed Uses 20 ft. Total Side Yards Not Less Than 40 ft.	Residential Uses 5 Ft. Other Allowed Uses 25 Ft. Total Side Yard Not Less Than 50 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	N/A	0 Ft. (Center of Twin), 5 Ft. (outside of twin)	5 Ft.	N/A
<b>MINIMUM SIDE YARD (Corner Lot)</b>	25 Ft.	15 Ft.	25 Ft.	20 Ft.	15 Ft.	15 Ft.	N/A
<b>HEIGHT</b>	Max. 35 Ft. or 2 Stories. Min. 1 Story	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. 35 Ft. or 2 1/2 Stories. Min. 1 Story	Max. 35 Ft. or 2 1/2 Stories. Min. 1 Story	N/A
<b>MINIMUM GROUND FLOOR AREA PER RESIDENTIAL</b>	1,000 Sq. Ft.	1,000 Sq. Ft.	900 Sq. Ft. (Ground Floor Not Less Than 600 Sq. Ft. with Total of 1,200 Sq. Ft. Min. for Stacked Attached Units)	1000 Sq. Ft. (Ground Floor Not Less Than 440 Sq. Ft.)	Single Level: 1000 Sq. Ft. 2 Story: 1200 Sq. Ft. (ground floor not less than 600 Sq. Ft.)	Single Level - 1000 Sq. Ft. Min. 2 Story - 1200 Sq. Ft. min. (Ground floor not less than 600 Sq. Ft.)	N/A
<b>MINIMUM AREA FOR PRO</b>	10 Acre Minimum	N/A	10 Acre Minimum	N/A	N/A	N/A	N/A
<b>PERIMETER SETBACK (Project Perimeter)</b>	30 Ft.	20 Ft.	30 Ft.	30 Ft.	20 Ft.	20 Ft.	N/A

RECEIVED  
SEP 27 2009  
LEHIGH



**PARSON'S MEADOW AREA PLAN  
TABLES OF BULK AND INTENSITY REQUIREMENTS  
RESIDENTIAL AREAS**

	LEHI CITY R-10	PARSON'S MEADOW SINGLE FAMILY LOTS (LARGE)	LEHI CITY R-3	PARSON'S MEADOW TOWNHOMES	PARSON'S MEADOW SINGLE FAMILY ATTACHED	PARSON'S MEADOW SINGLE FAMILY LOTS (5,000 SQ.FT.)	PARSON'S MEADOW OPEN
<b>MINIMUM LOT SIZE</b>	Single-Family Dwelling 10,000 Sq. Ft. Other Allowed Uses 10,000 Sq. Ft.	Single-Family Dwelling 10,000 Sq. Ft. Other Allowed Uses 10,000 Sq. Ft.	Single-Family Dwelling 6,000 Sq. Ft. Two Family Dwelling 8,000 Sq. Ft. Three Family Dwelling 10,000 Sq. Ft. Four Family Dwelling 12,000 Sq. Ft. Other Allowed Uses 8,000 Sq. Ft.	Attached or Stacked Single-Family Units with Density Controlling Number of Units	Attached or Stacked Single-Family Units with Density Controlling Number of Units	5,000 SQ.FT.	Minimum area of 1 Acre to be eligible for animal rights.
<b>MAXIMUM DWELLING UNITS PER ACRE</b>	3.5	3	12	12	8	8	N/A
<b>MINIMUM LOT WIDTH</b>	Residential Uses 80 Ft. Other Allowed Uses 160 Ft.		Residential Uses 75 Ft. Other Allowed Uses 150 Ft.	N/A	N/A	40 Ft.	N/A
<b>MINIMUM FRONT YARD</b>	25 Ft.	25	25 Ft.	N/A	20 Ft.	20 Ft.	N/A
<b>MINIMUM REAR YARD (Interior Lots)</b>	30 Ft.	30	30 Ft.	N/A	25 Ft.	25 Ft.	N/A
<b>MINIMUM REAR YARD (Corner Lots)</b>	15 Ft.	15	15 Ft.	N/A	15 Ft.	15 Ft.	N/A
<b>MINIMUM SIDE YARD</b>	Residential Uses 8 Ft. Total Side Yard Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 ft.	Residential Uses 10 Ft. Other Allowed Uses 25 Ft. Total Side Yard Not Less Than 50 Ft.	Residential Uses 8 Ft. Total Side Yards Not Less Than 20 Ft. Other Allowed Uses 20 Ft. Total Side Yards Not Less Than 40 Ft.	N/A	0 Ft. (center of Twin) 10 Ft. (outside of Twin)	5 Ft.	N/A
<b>MINIMUM SIDE YARD (Corner Lot)</b>	25 Ft.	25 Ft.	25 Ft.	N/A	20 Ft.	15 Ft.	N/A
<b>HEIGHT</b>	Max. 35 Ft. or 2 Stories. Min. 1 Story	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. 35 Ft. or 2 1/2 Stories. Min. 1 Story	Max. 35 Ft. or 2 1/2 Stories. Min. 1 Story	N/A
<b>MINIMUM GROUND FLOOR AREA PER RESIDENTIAL</b>	1,000 Sq. Ft.	1,000 Sq. Ft.	900 Sq. Ft. (Ground Floor Not Less Than 600 Sq. Ft. with Total of 1,200 Sq. Ft. Min. for Stacked Attached Units)	1000 Sq. Ft. (Ground Floor Not Less Than 440 Sq. Ft.)	Single Level - 1000 Sq. Ft. Min. 2 Story - 1200 Sq. Ft. min. (Ground floor not less than 600 Sq. Ft.)	Single Level - 1000 Sq. Ft. Min. 2 Story - 1200 Sq. Ft. min. (Ground floor not less than 600 Sq. Ft.)	N/A
<b>MINIMUM AREA FOR PRO</b>	10 Acre Minimum	N/A	10 Acre Minimum	N/A	N/A	N/A	N/A
<b>PERIMETER SETBACK (Project Permits)</b>	30 Ft.	30 Ft.	30 Ft.	30 Ft.	20 Ft.	20 Ft.	N/A

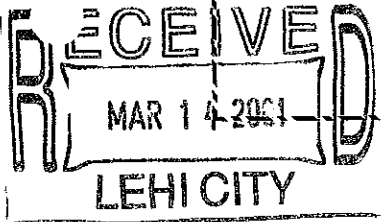
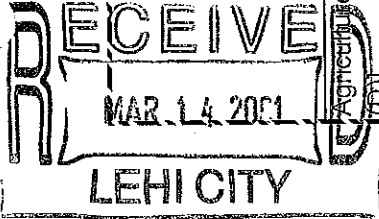


TABLE OF USES- RESIDENTIAL DISTRICTS

USE	DISTRICT						
	LEHI CITY R-1-12	PARSON'S MEADOW SINGLE FAMILY LOTS	LEHI CITY R-3	PARSON'S MEADOW TOWNHOMES	PARSON'S MEADOW SINGLE FAMILY ATTACHED	PARSON'S MEADOW OPEN	
Single-Family Dwelling	P	P	P	P	P	N	
Two-Family Dwelling		N	P	P	P	N	
Three-Family Dwelling		N	P	P	N	N	
Four-Family Dwelling		N	P	P	N	N	
Multi-Family Dwellings (>4 dwelling units)		N	C	N	N	N	
Townhouses/Condominiums		N	C	P	N	N	
Modular Home	P	P	P	P	N		
Residential Facilities For Persons with Disabilities (Sec. 12-140)	C	C	C	C	C	N	
Residential Facilities For Elderly Persons (Sec. 12-150)	C	C	C	C	C	N	
Bed and Breakfast Inn	C	N	C	N	N	N	
Resthome, Nursing Home		N	C	N	N	N	
Retirement Home/Retirement Center		N	C	N	N	N	
Adult day care		N	C	N	N	N	
Child day-care (in home)	C	C	C	C	C	N	
Child day-care (commercial)		N	C	N	N	N	
Schools	C	N	C	N	N	N	
Churches	C	C	C	C	C	N	
Parks and playgrounds	P	P	P	P	P	P	
Sports Fields	C	P	C	P	P	P	
Open space, Trails and Greenways	P	P	P	P	P	P	
Libraries	C	N	C	C	C	N	

\*No Modular Homes Are Planned



**DISTRICT**

USE	LEHI CITY R-1-12	PARSON'S MEADOW SINGLE FAMILY LOTS	LEHI CITY R-3	PARSON'S MEADOW TOWNHOMES	PARSON'S MEADOW SINGLE FAMILY ATTACHED	PARSON'S MEADOW OPEN
Agriculture (Livestock) [Sec.12-120 (D)]	N	N	N	N	N	N
Kennels	N	N	N	N	N	N
Commercial Greenhouses		N		N	N	N
Apiary		N		N	N	P
Commercial riding facilities		N		N	N	N
Golf Courses & Country clubs	C	N	C	N	N	N
Gravel pits, clay pits		N		N	N	N
Rock crushers		N		N	N	N
Sporting Facilities, Arenas		N		N	N	N
Electrical substations, transmission lines	C	C	C	C	C	C
Oil & gas transmission lines	C	C	C	C	C	P
Public Utility Buildings and Facilities	C	C	C	C	C	N
Utility lines and structures	C	C	C	C	C	P
Private Greenhouses as an accessory use	C	C	C	C	C	P
Private Swimming Pools/Private Recreation Facilities	C	C	C	P	C	P
Temporary construction buildings & yards (24 months maximum)	P	P	P	P	P	P
Temporary sales office (36 months maximum)	P	P	P	P	P	P
Animal Rights		N		N	N	N

**C= CONDITIONAL USE**  
**P= PERMITTED**  
**N= NOT PERMITTED**

**Parson's Meadow Area Plan  
Tables of Bulk and Intensity Requirements**

**Commercial Areas**

	LEHI CITY	PARSON'S MEADOW COMMERCIAL
MINIMUM LOT AREA	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 UBC and must recognize any easements and comply with Chapter 12-080	As allowed by UBC and must recognize any easements and comply with Chapter 12-080
MINIMUM SIDE YARD	As allowed by UBC and must recognize any easements and comply with Chapter 12-080	As allowed by UBC and must recognize any easements and comply with Chapter 12-080
MAXIMUM BUILDING HEIGHT OCCUPIED STRUCTURE	4 Stories or 60 Ft.	4 Stories or 60 Ft.
MAXIMUM HEIGHT OF UNOCCUPIED STRUCTURE	4 Stories or 60 Ft.	4 Stories or 60 Ft.
MINIMUM OPEN SPACE REQUIREMENT	10%	10%

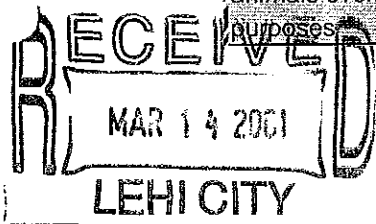
Note:  
 "(N/A)" indicates there is no standard in the Lehi Zoning Ordinance for this requirement.  
 "None" indicates that there is no standard proposed with Parson's Meadow Area Plan for this requirement.

**RECEIVED**  
 FEB 14 2001  
 LEHI CITY

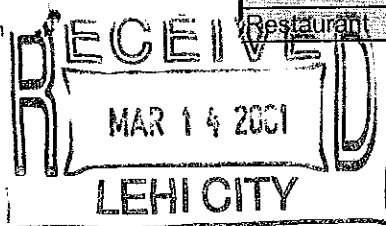
# PARSON'S MEADOW

## TABLE OF USES- COMMERCIAL AREA

	LEHI CITY	PARSON'S MEADOW COMMERCIAL
<b>RESIDENTIAL USES</b>		
Bed and Breakfast Inn	P	C
Dwelling Unit (above ground floor)	N	N
Dwelling unit for caretaker/security guard (must be within primary structure and not as an accessory unit)	C	C
Modular Home	N	N
Nursing Home	C	C
Residential Facilities for Elderly Persons (Sec. 12-150)	N	N
Residential Facilities for Persons with Disability (Sec. 12-140)	N	N
Residential Treatment Facility (Sec. 12-060)	N	N
Retirement Home/Center	C	N
Single-Family Dwelling	N	N
<b>NONRESIDENTIAL USES</b>		
Church (places of worship)	P	P
Cultural and artistic uses, such as museums, galleries, performing arts studios	P	C
Golf Courses and Country Clubs	N	N
Open space, Trails and Greenways	P	P
Parks and playgrounds	P	C
Schools	N	N
Sporting Facilities, Arenas	C	C
Public Buildings, Utility Buildings and Facilities	C	C
Financial Institutions and Services	C	C
Financial Institutions and Services with drive through facilities	C	C
Laboratory, medical, dental, optical	C	C
Medical Research Facility	C	C
Medical and Dental Clinics	P	P
Offices, professional	P	P
Research and development facilities	C	C
Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	P	P

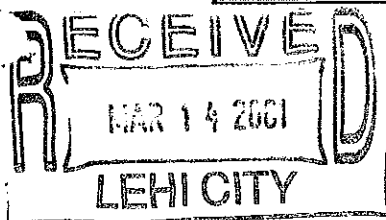


Hospital (Small Animal)	C	C
Accessory buildings and uses incidental to an authorized use	P	P
Automobile service and repair	C	C
Automobile sales/rental	C	C
Building maintenance services	C	C
Hardware Store with no outside	P	P
Hardware Store with outside storage	C	N
Campground	N	N
Car Wash	C	C
Building Materials Supply Store with no outside storage	P	P
Building Materials Supply Store with outside storage	C	N
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 and Rental	C	N
Funeral home	P	C
Furniture Repair	C	C
Service Station	P	C
Health Care Facility	C	C
Health Club	P	P
Heliport	N	N
Hotels and Motels	P	C
Launderette, Laundromat	P	P
Manufactured home sales and service	C	N
Mini-storage	N	N
Theater	P	P
Moving and storage facilities	C	C
Outdoor sales, display and storage (excluding junk yards and salvage yards)	C	C
Outdoor storage of materials, products and equipment incidental and allowed use	C	N
Personal services	P	P
Photo finishing lab	C	C
Plant Nursery with outside display	C	C
Liquor Store/Bar/Private club	C	N
Schools - Vocational and Technical	P	P
Recreational vehicle sales and services	C	C
Restaurant	P	P





Fast Food restaurant, with drive up window(s)	C	C
Retail facilities and services accessory to a principal use	P	C
Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	P	P
Temporary Construction buildings & yards (12 months maximum)	P	P
Temporary sales office (12 months maximum)	P	P
Construction Sales and Service	C	C
Construction Service	C	C
<b>TRANSPORTATION COMMUNICATION &amp; UTILITIES</b>		
Communication facilities and towers (Sec. 12-140)	C	N
Electrical substations, transmission lines	C	C
Oil & gas transmission lines	C	C
Utility lines, and structures	C	C
<b>MANUFACTURING</b>		
Brick manufacture	N	N
Building materials storage and wholesaling	N	N
Cabinet and woodworking shop	C	C
Arts, Crafts and Homemaking shop	N/A	C
Commercial storage or distribution (excluding junkyards and salvage yards)	N	N
Concrete block manufacture	N	N
Concrete Manufacture	N	N
Contractor's storage yard	N	N
Gasoline and oil storage (wholesale)	N	N
Heavy industrial assembly	N	N
Lumberyard	N	N
Printing and publishing facilities	C	C
Repair shop, with no outside storage	P	P
Recycling center	N	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 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
Recycling collection station	C	N
Rock, sand and gravel storage and distribution	N	N
Truck and large equipment sales and rental	C	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	N
Tradesmen shops with no outside storage	C	N
Truck and large equipment repair	N	N
Truck freight terminal	N	N
Warehousing and wholesale distribution with outside storage	N	N
Warehousing and wholesale distribution without outside storage	C	N
Welding shop	N	N
<b>RESOURCE PRODUCTION</b>		
Agriculture (Horticulture)	P	C

**Note:**

□ "(N/A)" indicates that the Lehi City Code does not currently include this use in Table 05-030-B, Table of Uses – Mixed Use, Nonresidential and Special Districts.  
 □ C= Conditional Use

P= Permitted

N= Not Permitted

