

CHAPTER 05**ESTABLISHMENT OF ZONES**

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Section 05.010. Zoning by Districts.*(Amended 10/10/00; 08/07/01)*

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 map accompanying 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 zones:

- 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)
- Medium Density Residential (R-2)
- High Density Residential (R-3)
- Mixed Use Commercial/Residential (MU)
- Commercial (C)
- Commercial/Food Processing (C-1)
- Technology and Manufacturing (T-M)
- Business Park (BP)
- Light Industrial (LI)
- Historical/Industrial (HI)
- Industrial (I)
- Planned Community (PC)
- Resort Community (RC)

Section 05.020. Zoning Districts Purpose.*(Amended 1/11/00, 10/10/00, 5/22/01; 08/07/01; 11/15/05)*

Consistent with the goals and policies of the Lehi City General Plan the zoning districts are formulated to

provide and achieve the following purposes:

A. 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.

B. 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 for 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.

C. The Residential Districts of Lehi City (**RA-1, R-1-22, R-1-15, R-1-12, R-1-10, R-1-8, R-2 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.

D. The purpose of the Low Density Residential Districts (**RA-1, R-1-22, R-1-15, R-1-12, R-1-10, and R-1-8**) is to provide for single-family residential areas and single-family dwelling units on larger individual

lots. 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. 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.

E. The purpose of the **Mixed Use (MU) District** is to foster and provide an area of mixed, compatible residential, commercial and office uses in certain areas of the City.

F. The **Commercial (C) District** is intended to provide controlled and compatible locations for retail, office and business/commerce activities, to enhance employment opportunities, to encourage the efficient use of land, to enhance property values and the strength of the city's tax base, and insure high quality design and functionality of commercial areas. Uses typical to this District may include retail sales and services, offices and institutional uses.

G. **Commercial/Food Processing (C-1) District.** The purpose of the Commercial/Food Processing District 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.

H. The **Business Park (BP) District** is established to provide a clean, attractive and nuisance free location for corporate offices, light assembly and accessory warehouse development, and larger scale public facilities. Examples of the activities that may be allowed include corporate offices, laboratories and research facilities, medical and dental clinics, professional and vocational schools, government offices and medical research facilities. The BP district requires buildings to be located in a park-like campus setting with extensive landscaping and consideration of building design and siting to create an attractive and desirable environment for larger scale corporate and public uses.

I. 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.

J. **Light Industrial District (LI).** The purpose of the 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.

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

L. The **Industrial (I) District** is formulated to recognize existing industrial sites and activities within the City of Lehi, and unincorporated County areas that will become part of the City, to provide economic stability and opportunity, and to provide employment opportunities for City residents.

M. 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 within the community 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.

N. **Resort Community (RC) District.** The purpose of the Resort Community Zone 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.

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 (2) separate, but related Sections. These are:

A. The Table Of Uses – Agriculture and Residential Districts (Table 05-030-A); and

B. The Table Of Uses – Mixed Use, Nonresidential and Special Districts (Table 05-030-B).

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 (identified as "P" in the Table of Uses) and uses allowed as a Conditional Use (identified as "C" in the Table of Uses). Uses not identified as either a Permitted or Conditional Use are deemed to be prohibited.

Section 05.040. Table of District Yard, Bulk and Intensity Requirements.

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.

Section 05.050. Off-Street Parking Requirements. *(Amended 12/12/00)*

A. Table of Off Street Parking. Accompanying the Table of Uses is a Table of Off-street Parking Requirements. This Table identifies the off-street parking requirements for the uses allowed within each Zoning District. If a use not indicated on the Table is proposed, the amount of off-street parking shall be determined by the Planning Commission following a recommendation from the DRC.

B. General Requirements.

1. Every building, structure, improvement, and use shall provide permanent, maintained off-street parking as specified in this Chapter. The parking shall be a continuing obligation of the property

owner as long as the use continues. It shall be unlawful for a landowner to eliminate required off-street parking unless otherwise provided on the parcel and approved by the City.

2. If parking is located on a lot or parcel under different ownership, a perpetual easement must be recorded in the office of the Utah County Recorder prior to final approval.

3. Any lights provided or required to illuminate a parking area shall be arranged in a manner that will reflect light away from adjacent properties.

4. All parking lots and parking structures shall be hard surfaced with asphalt or concrete. The materials shall be approved by the City Engineer and be capable of handling the anticipated size and weight of vehicles, including public safety vehicles.

5. Each parking lot shall be surrounded by a concrete curb, or other border approved by the City Engineer to ensure the life of the surface and to limit the access to approved ingress and egress.

6. Parking shall be designed to avoid backing onto a public street. If an applicant is unable to do so, the Planning Commission may approve parking which backs onto a public street.

7. No parking shall occur in any alley, driveway, traffic isle or delivery area, nor shall it interfere with the ingress/egress of a site.

C. Parking Dimensions.

1. Each off-street parking space shall have minimum dimensions of not less than nine (9) feet in width and eighteen (18) feet in length.

2. Compact parking stalls of (9) feet in width and sixteen (16) feet in length may be utilized as approved by the Planning Commission and subject to the following:

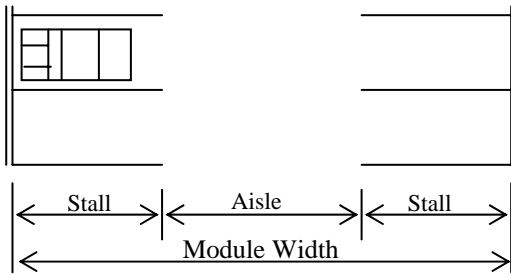
- (a) Compact stalls may be used only in parking lots with fifty (50) stalls or greater.
- (b) Compact stalls may be used only in irregular or odd shaped portions of the site, where standard stall sizes cannot be utilized.
- (c) No more than ten (10) percent of the total number of required parking stalls shall be designated for compact car parking.

(d) Compact stalls may be used only where the tires of parked cars contact wheel stops or curbing that allows for vehicle overhang. However, the overhang area must be a landscaped area, not a sidewalk or other pedestrian walkway.

(e) Compact stalls shall not be located immediately adjacent to a building entrance.

3. Unless otherwise approved by the Planning Commission, each parking module, defined as one access aisle servicing a row of parking on each side of the aisle, shall have a minimum width of sixty two (62) feet, except however, module width may be reduced to sixty (60) feet where compact stalls are used on one side of the aisle. Minimum aisle width shall be twenty-four (24) feet when using 9’x20’ stalls and twenty-six (26) feet when using 9’x18’ or 9’x16’ stalls unless otherwise approved by the Planning Commission.

Parking Module



D. Handicapped Parking. As part of the minimum off street parking requirements, all property owners and applicants for development approvals are required to comply with the minimum standards for the provision of handicapped parking spaces as identified and required by the Americans with Disabilities Act (ADA), as amended. The parking stalls shall be identified by typical handicapped symbols and should be placed in areas that are most convenient to the entrance to the structure.

E. Reduction in Required Parking.

1. For all Uses and activities located within the Mixed Use District no minimum parking requirements are identified. Rather it is the policy of the City to maintain all existing uses that do not meet the parking requirements of this Code within the Mixed Use District and to encourage additional uses and activities. However, in reviewing and approving new Uses within the Mixed use (MU) district the Zoning Administrator, Development Review Committee,

and Planning Commission will be guided by the parking requirements as contained in Table 05.050. Parking requirements for the Mixed Use (MU) district shall be as approved by the Zoning Administrator, Development Review Committee, and Planning Commission.

2. In all other zones, an applicant may request for a reduction in the amount of parking spaces. The applicant must clearly demonstrate that the required number of parking stalls is unnecessary for the proposed use and any possible future use of the building. Requests to lower the amount of parking spaces must be approved by the City Council following a Planning Commission recommendation. Any request which lowers the amount of parking stalls by more than twenty (20) percent shall not be approved by the City Council.

F. Landscaping.

1. An area equal to ten percent (10%) of the total size of the parking lot must be landscaped and pervious, exclusive of all required open space, perimeter plantings and required setback areas. For uses requiring less than twenty (20) parking spaces the ten percent (10%) requirement shall not be required to be located within the parking area but shall be added to and provided within the other required landscape, buffer and screening areas.

2. Landscaped islands and peninsulas shall be included in the design of parking areas. Landscaped islands must be a minimum of 10 feet in width and are required at the ends of parking rows at a maximum spacing of one per every 24 parking spaces. Flowering trees or other types of ornamental planting should be used on end islands. Subject to Planning Commission approval, islands can be grouped to form one large island.

3. Changes in grade, planting, and/or berms shall be provided to reduce the visual impact of large parking areas.

4. A minimum setback and separation of twenty-five (25) feet shall be required for all surface parking lots, or as approved by the Planning Commission:

- (a) From road right-of-way.
- (b) To perimeter property lines.

5. The landscaping shall consist of grass, trees, shrubs and other attractive plant materials. The landscaping shall also include an automatic

sprinkling system and a border to separate the plants from the parking lot to protect the planting area.

G. Maintenance. All parking lots and structures shall be maintained and kept free of garbage and debris. Striping of parking stalls shall be kept in a manner that allows each stall to be identified. Potholes, cracks, and other damage to the surface shall be repaired in a timely manner.