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AMENDMENTS AND REVISIONS TO THE LEHI CITY DEVELOPMENT CODE

Revisions Adopted on 2/25/97:

1. Table 05-040-A - Table of Bulk and Intensity Requirements - Agricultural and Residential Districts, clarifying the minimum ground floor area per residential unit in the R-3 Zoning District as a 900 sq. ft. minimum.
2. Sections 01-010, 04-020, and all sections of the Code where a 21-day report is required - Requirement for a DRC report 21 days prior to Planning Commission consideration of various requests, modified to require the report within 21 days and not less than 7 days and changes placed in all sections of the Development Code.
3. Section 11-050 - Clarification of two lot subdivision requirement review and approval requirements.
4. Section 27-020 - Revision to the annexation provisions and requirements.
5. Sections 05-010, 05-020, 27-040, and Tables 05-030 and 05-040 - Creation of two new residential zoning districts, R-1-15 and R-1-20.
6. Table 05-030 - Revision to the Table of Uses - Agriculture and Residential Districts, to change manufactured home to modular home as a permitted use.

Revisions Adopted on 5/27/97:

1. Chapter 35, Definitions - added for adult entertainment businesses.
2. Section 35 - Revisions to definitions, clarifying the definition of a story and a basement, and adding a definition for Tradesman shops.
3. Chapter 12, Development Standards - Adding Section 12-050 - Supplementary Requirements for Adult Entertainment Business.
4. Table 05-030-B - Various revisions to the Table of Uses for Mixed Use, nonresidential, and special districts.
5. Table 05-040-B - Revisions to the Table of Bulk and Intensity Requirements Mixed Use, nonresidential, and special use districts, changing the minimum rear yard requirements in the Commercial and Light Industrial Zoning Districts from 25 feet to as allowed by the UBC.
6. Section 12-080 - Revisions to project buffering and screening requirements.
7. Table 05-030-A - Table 05-030-A - Revisions to the Table of Uses Agriculture and Residential Districts, adding churches and schools as a Conditional Use in the A-1 and A-1 Zoning Districts.

Revisions Adopted on 6/24/97:

1. Table 05-030-B - Revisions to the Table of Uses Mixed Use, nonresidential, and special districts revising residential uses in the Mixed Use zoning district.
2. Table 05-050 - Revision to the Table of Off-Street Parking Requirements to include parking stall requirements.

Revision Adopted on 7/5/97:

1. Section 16-040 - Clarification of open space areas in Planned Residential Design Projects.

Revision Adopted on 8/26/97:

1. Table 05-030-B - Revision to the Table of Uses, Mixed Use, nonresidential, and special districts, adding building materials supply store with outside storage as a Conditional Use in the Commercial, Light Industrial, and Industrial Zones.

Revision Adopted on 9/9/97:

1. Section 23-050 - Revision of sign approvals, to clarify the spacing required between billboards and off-premise signs as 1,000 foot radius.

Revisions Adopted on 10/14/97:

1. Table 05-040-A - Table of Bulk and Intensity Requirements agriculture and residential districts, to redefine minimum side yards in the R-1-20, R-1-15, and R-1-12 zoning districts.
2. Section 35 - Clarification in the definitions of construction sales and service and construction service.
3. Section 12-140 - Amendment to the Supplementary Requirements for Residential Facilities for persons with a disability.

4. Section 12-050 - Amendment to the Supplementary Requirements for Residential Facilities for the Elderly.
5. Chapter 12, Development Standards - adding Section 12-160, Supplementary Requirements for Juvenile Group Homes.
6. Chapter 12, Development Standards - adding Section 12-170, Appeal of Denial of Application for residential facilities for persons with a disability, residential facility for the elderly, or juvenile group home.

Revisions Adopted on 11/25/97:

1. Section 11/140 - Effective period of final subdivision plat approval. To allow for an extension of the effective period of approval by the City Council.
2. Table 05-030-A - Table of Uses agricultural and residential districts, changing residential facilities for persons with a disability and the elderly from a permitted to a conditional use.
3. Table 05-030-B - Table of Uses Mixed Use, nonresidential, and special districts, adding juvenile group home as a Conditional Use and changing residential facilities for persons with a disability and the elderly from a permitted to a Conditional Use.

Revision Adopted on 12/9/97:

1. Section 03-050 - Revisions to the Development Review Committee, including its organization, role, and function.

Revision Adopted on 3/24/98:

1. Section 06-020 - Allowed Uses in Planned Community Zoning Districts, clarifying the maximum units per acre allowed.

Revisions Adopted 5/26/98:

1. Table 05-040-B - Table of Bulk and Intensity Requirements Mixed Use, Nonresidential, and Special Districts, modifying the maximum allowed height of an unoccupied structure in the Light Industrial and Industrial Zones.
2. Section 11-050 - Two Lot Subdivision with an Existing Home, omitting the requirement for curb and walk on the lot with the existing home.
3. Table 05-040-A - Table of Bulk and Intensity Requirements - Agricultural and Residential Districts, clarifying allowed units per acre in the R-2 zoning district.

Revision Adopted 6/9/98:

1. Table 05-030-A and Table 05-040-A - Table of Bulk and Intensity Requirements, Agricultural and Residential Districts, changing private swimming pools/private recreation facilities from a Conditional Use to a Permitted Use in the R-1-20, R-1-12, R-1-8, R-2, and R-2 zoning districts.

Revision Adopted 7/28/98:

1. Section 11-180 and 11-310 - Guarantees and Bonds, clarifying available bonding options.

Revision Adopted 8/11/98:

1. Section 12-070 - Compatibility Assessment - Fences, Walls, and Hedges, clarifying fencing requirements for corner lots and adding definitions.

Revision Adopted 9/22/98:

1. Section 12-060-K - Critical Areas, clarifying development regulations for property located within critical areas (flood plains, steep slopes, etc).

Revisions Adopted 10/27/98:

1. Section 12-130-B - Supplementary Requirements for Mixed Use, Nonresidential, and Special Districts, regulating personal and private communication systems, towers, and facilities.
2. Table 05-030-B - Table of Uses Mixed Use, Nonresidential, and Special Districts, adding communication facilities and towers as conditional uses in the Mixed Use zoning district.

Revision Adopted 12/8/98:

1. Figure 7 - Preliminary Subdivision Plat Approval, expediting the subdivision review process eliminating the public hearing process for Planning Commission and City Council on the preliminary subdivision plat approval.

Revision Adopted 1/12/99:

1. Section 12-090(C), Parking Areas, giving the Planning Commission the authority to approve variations on the minimum setback requirement of 25 feet.

Revision Adopted 2/9/99:

1. Section 24-030-B - Expansion or enlargement of nonconforming buildings and structures, clarifying that the expansion or enlargement of nonconforming structure is not to exceed 30% of the main floor area.

Revisions Adopted 4/13/99:

1. Section 16-100 - Clarifying that dedication of open space will be required for the entire PRD at the time of final subdivision approval of the first phase.
2. Section 05-010 - Zoning by Districts - Adding the Transitional Holding-5 (TH-5) zoning district.
3. Table 05-030-A - Table of Uses - Agriculture and Residential Districts - Adding the Transitional Holding-5 (TH-5) zoning district.
4. Table 05-040-A - Table of Bulk and Intensity - Adding the Transitional Holding-5 (TH-5) zoning district.
5. Section 05-020 - Zoning District Purpose - Adding the Transitional Holding-5 (TH-5) zoning district.
6. Figure 17 - Two Lot Subdivision with Existing Home Preliminary and Final Plat Approval - Eliminating the public hearing requirement.
7. Figure 18 - Adding Figure 18 - Concept Review process.

Revisions Adopted 5/25/99:

1. Chapter 35, Definitions - Adding the definitions for split level main floor, split entry main floor, and two-story main floor.
2. Table 05-040-A and Table 05-040-B - Amending the square footage requirement for two-story homes with an attached garage from 1000 on the main floor to 850 on the main floor with a minimum of 1450 total.

Revision Adopted 7/13/99:

1. Section 11-050 - Amending the requirements on a two lot subdivision with an existing home.

Revision Adopted 8/10/99:

1. Section 10-110 - Amending the method of determining the effective period of a development approval and provisions for an extension.

Revision Adopted 1/11/00:

1. Chapter 6, Planned Community Zone – Revision of the entire chapter to add needed predictability and guidance to the development process in the PC Zone.

Revision Adopted 2/08/00:

1. Section 03.030, Planning Commission – Adding provisions for alternate Planning Commission Members.

Revision Adopted 3/14/00:

1. Section 12.120-D, Keeping of Animals in Residential Districts – Revision of language affecting animal rights in agricultural zones and allowance for rabbits, chickens, and ducks as household pets in single family zones.

Revisions Adopted 3/28/00:

1. Chapter 2, Interpretation & Effect – Adding a new section to address lots in two or more districts.
2. Section 12.020-C - Development Standard General Requirements – Removing the provisions for lots in two (2) or more districts from Chapter 12 so they could be added to Chapter 2.
3. Chapter 20, Home Occupations – Adding administrative approval procedures for Minor home occupations.

Revisions Adopted 4/11/00:

1. Section 6.080 - Allowed Density for Planned Communities - Clarifying the method of calculation of density.
2. Section 12.020 - Development Standard General Requirements – Removing the provisions for Construction in Critical Areas so they could be consolidated with Section 12.060.
3. Section 12.060 – Infrastructure Provision and Environmental Criteria – Revising regulations for Critical Areas.

4. Section 16.040 - Requirements for Planned Residential Design Projects – Clarifying the method of calculation of density and prohibiting the use of detention ponds as required open space.
5. Section 17.040 - Planned Unit Development Standards - Clarifying the method of calculation of density and prohibiting the use of detention ponds as required open space.

Revisions Adopted 6/13/00:

1. Section 6.100 – Location of Open Space - Clarifying that detention/retention basins cannot be counted towards meeting minimum open space requirement.

Revisions Adopted 10/10/00:

1. Chapter 5, Establishment of Zoning Districts – Adding the R-1-10 and R-1-22 zones and removing the R-1-20 Zone.
2. Section 12.120 – Supplementary Requirements for Agriculture and Residential Districts – Adding provisions for animal rights to the R-1-22 zone.
3. Section 27.040 – Water Rights Conveyance – Adding the R-1-10 and R-1-22 Zones and removing the R-1-20 Zone from the Water Rights Conveyance table.

Revisions Adopted 12/12/00:

1. Section 05.050 – Off Street Parking Requirements and Table 05-050 – Table of Off-Street Parking Requirements - Adding general parking standards, provisions for compact stalls, and revising parking stall and aisle dimensions.

Revisions Adopted 01/09/01:

1. Table 05-030-B – Table of Uses Mixed Use, Nonresidential, and Special Districts - Changing retail sales to a permitted use in the Mixed Use Zone.
2. Section 19.030 - Special Exceptions – Adding specific standards for approval of flag lots.
3. Chapter 18, Right to Farm – Adding specific fencing standards for development adjacent to an agricultural area or activity, clarifying how irrigation issues must be dealt with and other general revisions.
4. Table 05-040-B -Table of Bulk and Intensity Requirements Mixed Use, Nonresidential, and Special Districts – Eliminating building height requirements in the Commercial Zone.

Revisions Adopted 02/13/01:

1. Chapter 11, Development Application Requirements – Amending requirements and procedures for bonding of improvements.

Revisions Adopted 02/27/01:

1. Chapter 17, Planned Unit Developments - Adding landscaping standards and regulations for development adjacent to arterial and collector streets.

Revisions Adopted 03/27/01:

1. Table 05-030-A - Amending the allowed uses in the R-2 and R-3 Zones for multifamily dwellings.
2. Table 05-040-A - Clarifying minimum lot size in the R-2 and R-3 Zones for multifamily dwellings.
3. Chapter 12, Property Development Standards - Adding new standards for Multi-Family Housing in the R-2 and R-3 Zones.

Revisions Adopted 05/08/01:

1. Table 05-050 - Table of Off-Street Parking Requirements – Modifying parking requirements for elementary, junior high and high schools.

Revisions Adopted 05/22/01:

2. Figure 7 - Preliminary Subdivision Plat Approval - Adding public hearings as a requirement in the preliminary subdivision approval process.
3. Chapter 11, Development Application Requirements - Amending preliminary and final subdivision and site plan requirements.
4. Chapter 3, Administration - Revising public notice requirements for development applications.
5. Section 05.020 (D) - Zoning Districts Purpose - Removing multiple family dwellings from the R-2 Zone.

Revisions Adopted 07/10/01:

1. Chapter 7 – Adding a new Historic Preservation Overlay District and Landmark Sites Ordinance.

Revisions Adopted 08/07/01:

1. Chapter 5, Establishment of Zones - Adding Resort Community Zone to the text, table of uses, and table of bulk and intensity.
2. Chapter 27, Annexation Procedures - Revising the Table of Water Rights Conveyance Requirements.
3. Chapter 28, Resort Community Zone - Adding the Resort Community Zone.

Revisions Adopted 01/08/02:

1. Table 05-040-A - Table of Bulk and Intensity Requirements Agricultural and Residential Districts - Adding provisions for flexibility for projects adjacent to a major roadway or planned trail.
2. Table 05-040-B -Table of Bulk and Intensity Requirements Mixed Use, Nonresidential, and Special Districts – Adding flexibility for frontage requirements for commercial projects.
3. Section 11.180 - Recording the Approved Final Subdivision Plat – Clarifying City policy in relation to gaps and overlaps on subdivision plats.
4. Chapter 21, Temporary Uses - Revising the requirements for Temporary Uses.

Revisions Adopted 02/26/02:

1. Chapter 27, Annexation and Water Rights Conveyance Requirements – Updating the requirements for annexations.

Revisions Adopted 03/26/02:

1. Section 12.190 – Zoning Requirements for Sexually Oriented Businesses – Updating requirements for SOB’s.
2. Chapter 35, Definitions – Updating definitions for SOB’s.

Revisions Adopted 04/09/02:

1. Table 05-030-A - Table of Uses Agriculture and Residential Districts – Amending Municipal facilities and projects from conditional to permitted uses.
2. Table 05-030-B – Table of Uses Mixed Use, Nonresidential, and Special Districts - Amending Municipal facilities and projects from conditional to permitted uses.
3. Chapter 11, Development Application Requirements – Amending public utility easement requirements.

Revisions Adopted 07/09/02:

1. Table 05-030-A - Table of Uses Agriculture and Residential Districts – Removing In-Home Child Day Care and adding Model Homes.
2. Table 05-030-B – Table of Uses Mixed Use, Nonresidential, and Special Districts - Amending Business Park uses, deleting In Home Child Day Care, and adding Model Homes.
3. Chapter 9, Conditional Use Permits - adding requirements for model homes.
4. Table 12.060 – Table of Public Improvement Requirements, adding trails to the required public improvements.
5. Chapter 20, Home Occupations - amending regulations regarding In Home Day Care and Preschools.
6. Chapter 35, Definitions - amending the definition of In Home Day Care and Preschools.

Revisions Adopted 08/13/02:

1. Chapter 11, Application Requirements - Revising concept plan requirements and combining preliminary and final site plan requirements and processes.
2. Chapter 16, Planned Residential Development - adding requirements for concept plan, and modifying allowed density for critical areas.
3. Chapter 17, Planned Unit Development - adding requirements for concept plan, and modifying allowed density for critical areas.

Revisions Adopted 09/24/02:

1. Chapter 23, Signs - updating and revising various sections including the prohibition of billboards and off premise signs.

Revisions Adopted 02/25/03:

1. Chapter 25, Variances - designating routine and uncontested matters that may be handled by the Zoning Administrator and associated procedures.

Revisions Adopted 03/11/03:

1. Chapter 11, Application Requirements - updating requirements for bonds and guarantees for site plans.
2. Table 05.040-A, Table of Uses Agriculture and Residential Districts - amending the minimum ground floor area for stacked, attached residential units in the R-2 Residential Zone.

Revisions Adopted 03/25/03:

1. Table 05.040-A, Table of Uses Agriculture and Residential Districts - amending the setbacks for the R-1-8 and R-1-10 Zones for remodeling projects on houses not less than 2 years old.

Revisions Adopted 04/22/03:

1. Section 12.060, Infrastructure Provision and Environmental Criteria - further defining the high water level of Utah Lake.

Revisions Adopted 07/08/03:

1. Table 05.040-A, Table of Uses Agriculture and Residential Districts - allowing for reductions in minimum lot frontage for residential subdivisions that are designed with curvilinear street layouts, coving, or that incorporate traffic calming elements.
2. Chapter 18, Right to Farm - clarifying agricultural fencing requirements.

Revisions Adopted 08/12/03:

1. Chapter 16, Planned Residential Developments - adding architectural standards.
2. Chapter 17, Planned Unit Developments - adding architectural standards.

Revisions Adopted 09/09/03:

1. Figure 19, Lehi City Fencing Requirements - clarifying allowed fence heights for residential dwellings.

Revisions Adopted 10/14/03:

1. Chapter 26, Accessory Uses - amending the minimum setback required for private swimming pools.

Revisions Adopted 11/18/03:

1. Table 05-030-A, Table of Uses Agriculture and Residential Districts - adding large animal rights as a conditional use in the R-1-12 and R-1-15 Zones.
2. Section 11.050, Two Lot Subdivision with an Existing Home - simplifying requirements for two lot subdivisions.
3. Chapter 11, Application Requirements - specifying that financial institutions for bonding must have an operating branch in the State of Utah.
4. Section 12.120 -D, Keeping of Animals in Agricultural, Residential and Planned Community Districts - adding limited animal rights in the R-1-12 and R-1-15 residential zones.
5. Chapter 17, Planned Unit Developments - amending the area requirements for a PUD.

Revisions Adopted 1/13/04:

1. Sections 16.080 and 16.100, Planned Residential Developments - removing references to private services and facilities.

Revisions Adopted 2/10/04:

1. Table 05-040-A, Table of Bulk and Intensity Requirements Agricultural and Residential Districts - reducing the rear yard setback in the R-1-8 Zone from 30 to 25 feet.

Revisions Adopted 3/23/04:

1. Section 03.050, Development Review Committee - raising the maximum valuation for final review authority of a site plan by the Chief Building Official and Public Works Director.

Revisions Adopted 4/27/04:

1. Table 05.030-B, Table of Uses Mixed Use, Nonresidential and Special Districts - adding Municipal Sporting Facilities as a permitted use in the MU (Mixed Use) zone.
2. Chapter 23, Signs - regulating on-premise and off-premise directional signs for new subdivisions/developments.

Revisions Adopted 7/13/04:

1. Chapter 12, Development Standards - regulating the occupancy of a temporary structure or trailer in a single-family zone.

Revisions Adopted 8/10/04:

1. Chapter 21, Temporary Uses - amending the duration of temporary use.
2. Chapter 20, Home Occupations - amending the requirements for approval of a Minor Home Occupation permit and clarifying the number of children allowed for in home daycare.

Revisions Adopted 11/09/04:

1. Section 11.240, Site Plan Approval Process - raising the maximum valuation for final review authority of a site plan by the Chief Building Official and Public Works Director.
2. Section 11.380, Lot Line Adjustments - amending the provisions for lot line adjustments.
3. Section 12.020, General Requirements - amending the minimum setback required for private swimming pools.
4. Table 05.040B, Table of Bulk and Intensity Requirements for Mixed Use/Non Residential Districts - adding density and living area requirements for residential uses in the Mixed Use and Business Park Zones.

Revisions Adopted 12/14/04:

1. Table 05-040-A, Table of Bulk and Intensity Requirements for Residential Districts - increasing the minimum ground floor area per residential unit in the R-1-22, A-1 and A-5 Zones.
2. Chapter 6, Planned Community - amending the minimum eligibility requirements.

Revisions Adopted 4/12/05:

1. Table 05.030 B, Section 12.140, and Chapter 35, adding provisions for portable storage containers.

Revisions Adopted 5/10/05:

1. Table 05.030 B and Table 05.040 B, revising provisions for residential uses and densities in the Business Park Zone.

Revisions Adopted 6/14/05:

1. Table 05-030 B, allowing schools as a Conditional Use in the Business Park zone.

Revisions Adopted 8/9/05:

1. Table 05.030-B, Table of Uses Mixed Use, Nonresidential and Special Districts - adding storage units as a Conditional Use in the Mixed Use zone.
2. Chapter 12, Development Standards - adding standards for storage units.
3. Table 05.040 A, Table of Bulk and Intensity Requirements Agriculture and Residential Districts - amending the Maximum Dwelling Units per Acre in the R-1-22 Zone.
4. Chapter 12, Development Standards - adding requirements for Commercial Day Care Services.

Revisions Adopted 10/25/05:

1. Table 05.050, Off Street Parking Requirements - clarifying requirements for multi-family units.
2. Table 05.040B Accessory Uses - changing references to the Uniform Building Code (UBC) to the International Building Code (IBC).
3. Chapter 26, Accessory Uses - changing references to the Uniform Building Code (UBC) to the International Building Code (IBC).

Revisions Adopted 11/15/05:

1. Chapter 5, Establishment of Zoning Districts - adding a new Commercial-1 Zone.
2. Table 05.030 B - Adding a new Commercial-1 Zone.
3. Table 05.040 B – Adding a new Commercial-1 Zone.

4. Section 11.210 - Guarantees and Bonds, deleting Irrevocable Line of Credit Bonds.
5. Section 11.310 - Guarantees and Bonds, deleting Irrevocable Line of Credit Bonds.

Revisions Adopted 1/10/06:

1. Chapter 23, Signs - amending billboard provisions to allow replacement of a one sided sign with a two sided sign.

Revisions Adopted 2/14/06:

1. Chapter 35, Definitions - amending the definitions for hotels and motels.

Revisions Adopted 2/28/06:

1. Chapter 12, Section 12.060 - Environmental Criteria, adding requirements for slope easements.
2. Chapter 23, Signs - adding new provisions for temporary signs.

Revisions Adopted 3/14/06:

1. Chapter 18, Right to Farm - clarifying minimum fencing mitigation requirements.

Revisions Adopted 5/09/06:

1. Chapter 12, Development Standards - adding requirements for hotels and motels.

Revisions Adopted 7/11/06:

1. Table 05.040 B - Amending the side yard setbacks in the Business Park Zone.
2. Chapter 9, Conditional Uses - clarifying conditions for approval.
3. Chapter 30, Vested Rights - clarifying the status of vested rights for development applications.

Revisions Adopted 9/12/06:

1. Table 05.040 A – changing the frontage requirement in the R-1-12(Residential) Zone from 100 feet to 90 feet.
2. Chapter 12 – Adding standards and requirements for flag lots, fencing above 6 feet in height, and issuance of building permits on existing lots that do not meet current zoning standards.
3. Chapter 19, Special Exceptions - repealed.

Revisions Adopted 11/28/06:

1. Section 03.040 – removing the reference to Special Exceptions listed under the duties of the Board of Adjustment.
2. Section 10.050 – removing Special Exceptions from the listed applications.
3. Section 26.060 – allowing handicapped access facilities that encroach into required setback and yard areas to be authorized by the Planning Commission as a Conditional Use.

Revisions Adopted 01/09/07:

1. Table 05.040-B Table of Bulk and Intensity Requirements, amending the maximum building height in the Mixed Use zone (State Street only).

Revisions Adopted 02/27/07:

1. Chapter 12, Development Standards - amending regulations for wireless telecommunications facilities.

Revisions Adopted 03/27/07:

1. Chapter 11, Application Requirements - amending the requirements for revisions to approved subdivision and site plan construction drawings.
2. Chapter 11, Application Requirements - amending the improvement requirements for two-lot subdivisions with a flag lot.
3. Section 12.210, Flag Lot Standards - amending the improvement requirements and the maximum length of the pole portion/driveway for two-lot subdivisions with a flag lot.

Revisions Adopted 05/22/07:

1. Section 11.210 and Section 11.310, Guarantees and Bonds - amending requirements regarding mechanic or materialman's liens.

Revisions Adopted 07/10/07:

1. Chapter 3, Administration - amending the notice period for public hearings from 14 to 10 days.
2. Chapter 4 – Amendments to the City General Plan, Development Code and Zoning District Map, amending the notice period for public hearings from 14 to 10 days.
3. Chapter 27, Annexations - amending the notice period for public hearings from 14 to 10 days.
4. Appendix Figures 1-18, updating figures to reflect changes to hearing requirements and other miscellaneous updates.
5. Chapter 26, Accessory Uses, Building and Structures - amending the minimum side and rear setbacks required for accessory buildings and structures.
6. Table 05.030B - adding race tracks for go carts, ATV and motocross or other motorized sports facilities/recreational facilities including commercial and private facilities as a Conditional Use in the I (Industrial) and LI (Light Industrial) zones.

Revisions Adopted 08/28/07:

1. Chapter 33, Sports Entertainment Zone - adding a new zone and associated regulations for the Sports Entertainment Zone.

Revisions Adopted 09/25/07:

1. Table 05.030A, Table of Uses Agriculture and Residential Districts - adding accessory parking lots, municipal as a permitted use in the R-3 Zone.

Revisions Adopted 01/08/08:

1. Chapter 5, Zoning Districts - adding a section regulating commercial design standards.
2. Chapter 11, Application Requirements - amending Section 11.210 and Section 11.310 Guarantees and Bonds to allow bonds to be issued by a financial institution that does not have an operating branch in the State of Utah under special circumstances.

Revisions Adopted 02/26/08:

1. Chapter 34, Enforcement - amending enforcement terms and procedures.

Revisions Adopted 03/11/08:

1. Chapter 5, Zoning Districts - adding provisions for exceptions to Bulk and Intensity requirements.
2. Chapter 35, Definitions - adding a definition for coving.

Revisions Adopted 04/01/08:

1. Table 05.040, Table of Bulk and Intensity Requirements - amending the maximum building height of occupied structure requirements in the Mixed Use zone.

Revisions Adopted 04/08/08:

1. Chapter 19, Wind Energy Facilities - adding new provisions for wind energy facilities.

Revisions Adopted 04/22/08:

1. Chapter 3, Administration - adding new provisions for a Parks, Trails and Trees Advisory Committee.
2. Chapter 5, Zoning Districts - adding a new Neighborhood Commercial Zone and amending the Commercial Design Standards to include new standards for Neighborhood Commercial projects.
3. Table 05.040B Table of Bulk and Intensity Requirements - adding the Neighborhood Commercial Zone.
4. Chapter 12 - adding regulations for check cashing businesses.
5. Chapter 35, Community Forestry - adding new provisions for Community Forestry.
6. Chapter 36, Definitions - renumbering Chapter 35 to 36 and amending the definition of Personal Services and Check Cashing Services.

Revisions Adopted 05/13/08:

1. Table 05.030B - amending the uses allowed in the Mixed Use, Non-residential, and Special District zones; and adding the Neighborhood Commercial Zone and Uses.

Revisions Adopted 07/08/08:

1. Section 27.070—Water Rights Conveyance Requirements - Giving the City Council discretion to allow water right dedication on annexations of 1,000 acres or more to be deferred until the time of development.

Revisions Adopted 09/09/08:

1. Chapter 4, Amendments - removing the wording that creates the March/September window for filing amendments to the Lehi City General Plan.
2. Chapter 5, Zoning Districts - creating a new Moderate High Density Residential (R-2.5) Zone.
3. Tables 05.030A and 05.040A, adding the new Moderate High Density Residential (R-2.5) Zone.
4. Chapter 12, Development Standards – Adding development standards for the R-2.5 zone.
5. Section 27.040, Water Rights Conveyance – Adding the R-2.5 Zone to the Water Rights Conveyance table.

Revisions Adopted 11/18/08:

1. New Chapter 12-A, Hillside Preservation and Grading - including regulations and procedures for development in areas with steep slopes.
2. Chapter 26, Accessory Uses - Buildings and Structures, changing height requirements for accessory buildings.

Revisions Adopted 12/09/08:

1. Table 05.030 A - adding swimming pools to the TH-5 (Transitional Holding) zone.
2. Chapter 20, Home Occupations - adding a requirement for fencing on child day care and preschool businesses.
3. Chapter 23, Signs - making broad changes throughout the entire chapter.
4. Chapter 30, Vested Rights - clarifying the length of time an application is valid.

Revisions Adopted 04/14/09:

1. Chapter 12 – adding a provision for rehabilitation and treatment facilities
2. Chapter 35 – adding a definition for rehabilitation and treatment facilities
3. Table 05.030 B – adding rehabilitation and treatment facilities to the LI Zone.

Revisions Adopted 06/09/09:

1. Chapter 5 - adding a new PF (Public Facilities) zone.
2. Table 05-030 A - Correcting the references for Residential Care Facilities.

Revisions Adopted 07/28/09:

1. Chapter 5 - Zoning Districts, Chapter 6 - Planned Community, Chapter 10 - Development Applications, Chapter 11 - Application Requirements, Chapter 28 - Resort Community, and Chapter 33 - Sports Entertainment, clarifying the procedure for extensions to development approvals.
2. Section 11.210 and 11.310, Guarantees and Bonds - amending provisions for bond releases and clarifying that the Bonds are for the sole benefit of Lehi City.
3. Chapter 12, Development Standards - clarifying fencing buffer requirements and adding standards for title loan and pawn shop businesses.
4. Chapter 19, Wind Energy - modifying requirements for small wind energy facilities.
5. Chapter 23, Signs - modifying the placement requirements for signs within utility easements and adjacent to roadways.
6. Chapter 36, Definitions - clarifying existing definitions and adding new definitions.
7. Table 05.030B, Table of Uses for Mixed Use, Non-Residential and Special Districts - modifying the allowed uses in those districts.

Revisions Adopted 12/08/09:

1. Table 05-030B, Table of Non-residential Uses - amending uses related to body art and other miscellaneous uses.
2. Chapter 20, Home Occupations - adding a new section for prohibited Home Occupations and clarifying requirements for a business license.
3. Chapter 36, Definitions - adding definitions for Body Art and Xeriscape.

Revisions Adopted 04/27/10:

1. Chapter 5, Establishment of Zones - amending parking lot landscaping requirements.

2. Table 05-030-A – adding Accessory Apartments to the Table of Uses.
3. Chapter 11, Development Application Requirements - amending the number of copies required for development.
4. Chapter 12, Property Development Standards - amending the buffering and screening requirements.
5. Chapter 36, Definitions - amending the definition of Family and adding a definition for Accessory Apartments.

Revisions Adopted 07/27/10:

1. Chapter 20, Home Occupations - allowing Planning Staff to forward a Home Occupation application to DRC for review if deemed necessary.
2. Chapter 36, Definitions relating to daycare and preschool regulations.

Revisions Adopted 12/14/10:

1. Table 05.030 A – adding Assisted Living Facility as a Conditional Use in the R-3 Zone.
2. Table 05.050 – adding parking requirements for Assisted Living Facilities.
3. Chapter 23, Signs - including numerous revisions and changes as part of an overall update to the sign regulations.

Revisions Adopted 03/08/11:

1. Chapter 12 - Section 12.020 E, Property Development Standards - changing the setbacks for swimming pools.
2. Chapter 26 - Section 26.080, Accessory Uses - changing the setbacks for swimming pools.

Revisions Adopted 03/22/11:

1. Table 05.040 B – amending the front and side yard setbacks for the Commercial zone.

Revision Adopted 04/26/11:

1. Chapter 11, Sections 11.220 and 11.320 – Guarantees and Bonds

Revisions Adopted 06/14/11:

1. Chapter 12-A – Hillside Preservation and Grading

Revisions Adopted 09/27/11:

1. Chapter 12 – amending the regulations for Portable Storage Containers.

Revisions Adopted 10/11/11:

1. Table 05.040 A – amending the side yard setbacks in residential zones.

Revisions Adopted 11/15/11:

1. Table 05.030 B – adding Impound Yards as a Conditional Use in the Light Industrial and Industrial zones.
2. Chapter 6, Planned Community - amending Concept Plan provisions.
3. Chapter 11.140, Development Application Requirements - allowing the Mayor to sign the final plat.
4. Chapter 12 – adding new provisions for Impound Yards.
5. Chapter 18, Right to Farm - amending fencing requirements for new developments.
6. Chapter 36 – adding a new definition for Towing and Impound Yards.

Revisions Adopted 12/13/11:

1. Table 05-030 B – adding electric go-cart tracks as a Conditional Use in the Mixed Use zone.
2. Section 12.140 H – adding supplementary Requirements for electric go-cart tracks.
3. Chapter 27, Annexations - requiring that existing homes be assigned a city address upon annexation.

Revisions Adopted on 04/24/12:

1. Table -05.030 B – adding Tobacco Sales Shops as a Conditional Use in the Light Industrial zone.
2. Chapter 12 – creating new requirements for Tobacco Sales Shops.
3. Chapter 36 – adding a new definition for Tobacco Sales Shops.

Revisions Adopted on 05/22/12:

1. Chapter 12 – Section 12.140 D, amending the regulations for portable storage containers.
2. Chapter 36 - adding a definition for portable storage containers as a temporary storage device.

Revisions Adopted on 06/12/12:

1. Chapter 36 – Utah Shoreline Protection Overlay Zone

Revisions Adopted on 07/10/12:

1. Chapter 4 – amending the process for General Plan, Zone Change and Development Code Amendments.
2. Chapter 10 – amending the amount of time an approval is valid for and the process for requesting extensions.
3. Chapter 11 – amending the subdivision review process.
4. Chapter 19 – renewable energy regulations

Revisions Adopted on 08/14/12:

1. Chapter 12 – buffering requirements for commercial use adjacent to residential use, modifying buffer width.

Revisions Adopted on 08/28/12:

1. Chapter 23 – amending enforcement section to give discretion to enforcement officers and reducing the number of days the City will hold a sign after it has been confiscated.
2. Chapter 34 – adding a statement that gives this chapter precedence over all chapters in the Code when dealing with violations and enforcement.
3. Table 05-040 B – adding a note that the amount of required open space in the BP District may be reduced if additional amenities are provided on a site plan.

Revisions Adopted on 09/11/12:

1. Chapter 5 – adding new zones and removing Commercial Design Standards.
2. Chapter 37 – adding a new chapter that combines the Commercial Design Standards from Chapter 5 and adding Downtown Revitalization standards.
3. Chapter 38 – adding new definitions and amending several existing ones.
4. Table 05-030 B – amending this table to add the new CR and HC zones and adding Table 05-030 C.
5. Table 05-040 B – amending this table to add the new CR and HC zones and adding Table 05-040 C.

Revisions Adopted on 10/02/12:

1. Chapter 12 – amending fencing standard for corner lots by removing the requirement that the neighboring lot must be developed.

Revisions Adopted on 10/23/12:

1. Chapter 12 – amending clear view area at street intersections standard by making clarifications and adding a diagram.

Revisions Adopted on 11/13/12:

1. Table 05-030 A – amending this table to allow apiaries in all residential zones as a permitted use and allowing large animals and livestock as a permitted use in the TH-5 zone.
2. Chapter 12 – amending animal rights section by organizing and allowing some additional animals. An apiary requirement section has been added.
3. Table 12.070 – this is a new table showing the number of allowed animals and bee hives in residential and agricultural zones.

Revisions Adopted on 01/08/13:

1. Chapter 20 – amending this section by removing the distinction between major and minor home occupations, removing the need for Planning Commission approval, and other minor changes.
2. Chapter 37 – adding a new section for exceptions and amending the other sections to remove wording referring to exceptions by the Planning Commission. Some small housekeeping amendments to the Design Standards.
3. Chapter 38 – amending the xeriscape definition to be clearer.

Revisions Adopted on 02/12/13:

1. Table 05-040-B - amending the minimum front yard and corner yard setback requirements for all non-residential zoning districts.

Revisions Adopted on 03/26/13:

1. Table 12.060 - Public Improvement Requirements, amending the table to address commercial properties by adding a Non-Residential New Development column, requiring all subdivisions to provide sidewalk and up to 300 feet of sidewalk for rural single lots, and addressing power requirements.

Revisions Adopted on 07/09/13:

1. Chapter 5 – amending the Neighborhood Commercial zone.

Revisions Adopted on 11/ 12/ 13:

1. Chapter 12-A, Hillside Preservation and Grading - adding a new Chapter 12-B for Grading Permits.
2. Chapter 38, Definitions - amending the definition of ‘Family’.

Revisions Adopted on 12/ 10/13:

1. Chapter 12, Development Standards - revising the Animal Rights Ordinance.
2. Chapter 23, Signs - including the addition of new provisions for electronic billboards.

Revisions Adopted on 03/11/14:

1. Table 05-040-A – changing the rear yard setbacks in R-2 zones and the building height for apartments and multi-family buildings in the R-3 zone.
2. Chapter 20, Home Occupations - bringing regulations for Daycares and Preschools in conformance with the State Code.
3. Chapter 38, Definitions - clarifying Daycares and Preschools.

Revisions Adopted on 03/25/14:

1. Chapter 12, Development Standards - Section 12.110 Lighting Regulations.

Revisions Adopted on 05/13/14:

1. Chapter 3, Administration - changing the Development Review Committee (DRC) to Reviewing Departments.
2. Chapter 21, Temporary Uses - adding regulations for Mobile Food Vendors.
3. Chapter 38, Definitions - adding a definition for Mobile Food Vendors.

Revisions Adopted on 06/10/14:

1. Chapter 12, Property Development Standards - removal of Multi-Family standards.
2. Chapter 37, Design Standards - addition of Multi-Family Residential Design Standards with the inclusion of architectural and site design standards.
3. Table 37.080 – creating a new table listing the amount of required amenities by number of units proposed for new multi-family residential developments.

Revisions Adopted on 07/08/14:

1. Chapter 11, Development Application Requirements - amending the bonding requirements.
2. Section 12.150 – adjusting the height of antenna or antenna support structures from 100’ to 120’.
3. Chapter 27, Annexation Procedures - amending the water rights conveyance requirements.
4. Chapter 38, Definitions - amending the definition of Tobacco Products Shop.

Revisions Adopted on 08/26/14:

1. Section 12.120 – changing setback requirements for barns, stables, stalls, corrals and pens.
2. Section 21.080 – amending regulations for Mobile Food Vendors.
3. Chapter 38, Definitions - adding definitions for barns, stables, stalls, corrals and pens.

Revisions Adopted on 12/09/14:

1. Chapter 37 – added parking standards section with new standards for dimensions, parking structures, shared parking agreements, and bicycle parking.
2. Table 05.050 – updated parking requirements, added new uses, and moved to Chapter 37, Table 37.090.

Revisions Adopted on 01/13/15:

1. Chapter 5 – adding requirements for a TOD (Transit Oriented Development)
2. Chapter 9 – amending the text for the Model Home Ordinance and moving Model Homes to Chapter 12.
3. Chapter 38 – creating a chapter for TOD's (Transit Oriented Developments), moved Definitions to Chapter 39

Revisions Adopted on 02/10/15:

1. Section 10.110 – Scope of Development Approvals
2. Chapter 11 – revised the Concept Plan approval process, Preliminary and Final Plat Requirements
3. Section 12-B.050 – Grading Permit Issuance

Revisions Adopted on 02/24/15:

1. Chapter 5 – Added requirements for a new R-1-Flex zone, including adding it to Tables 05-030-A and 05-040-A
2. Table 05-030 – Non-municipal utility lines

Revisions Adopted on 03/24/15:

1. Table 05-030-B – made several changes to the Permitted and Conditional Uses allowed in Commercial, Industrial and Business Park zones.
2. Section 27.070 – updated the requirements to the Water Rights Conveyance Table

Revisions Adopted on 05/26/15:

1. Chapter 37 –made changes to the Commercial Design Standards and Exceptions sections to allow additional parking between the buildings and the street for large regional developments.

Revisions Adopted on 07/28/15:

1. Chapter 12 – made changes regarding animal rights clarifying the number of allowed animals.
2. Table 12.070 – updated table to reflect changes regarding animal rights clarifying the number of allowed animals.

Revisions Adopted on 09/08/15:

1. Section 34.010, Enforcement - clarified the language.

Revisions Adopted on 12/08/15:

1. Chapter 16, PRD – clarifying what improvements are required for open space, including a requirement that 20% of the open space consist of xeriscaping.
2. Chapter 17, PUD - clarifying what improvements are required for open space, including a requirement that 20% of the open space consist of xeriscaping.

Revisions Adopted on 01/12/16:

1. Table 05.030 A – updating the uses in residential zones.
2. Table 05.030 B – updating the uses in commercial zones.
3. Chapter 18, Right to Farm – clarifying the ownership of fencing that is required, mitigating impacts adjacent to agricultural uses.
4. Section 12.130 A – removing the special provisions for storage units in Mixed Use zones along State Street.
5. Chapter 39, Definitions – adding a definition for Climate Controlled Indoor Storage and Conference Center/Reception Center.

Revisions Adopted on 01/26/16:

1. Chapter 5, Zoning Districts – updating the Table of Uses for Group Homes
2. Chapter 12, Development Standards – amending the requirements for Group Homes
3. Chapter 37, Design Standards – updating the parking requirements for Group Homes
4. Chapter 39, Definitions – updating the definition for Rehabilitation and Treatment Facility and adding definitions for Group Homes, Group Homes for Persons with a Disability and Juvenile Group Facility.

Revisions Adopted on 02/09/16:

1. Chapter 23, Signs – updating the off-premise sign regulations to allow the conversion of off-premise signs to an EDS.

Revisions Adopted on 03/08/16:

1. Chapter 36-B – creating a new chapter 36-B for the Jordan River Protection Overlay Zone which creates a river buffer and regulations for development along the Jordan River.

Revisions Adopted on 04/26/16:

1. Chapter 37, Design Standards – creation of new connectivity standards that require a connectivity index, set block length maximums, set cul-de-sac length maximums, and provides definitions.

Revisions Adopted on 05/24/16:

1. Table 05.030-A – adding Commercial Equestrian Riding Facilities.

Revisions Adopted on 08/09/16:

1. Chapter 11, Application Requirements – including requirements of circulation plans for site plans and subdivisions. Included language to clarify when grading permit applications are required.
2. Chapter 37, Design Standards – changing standards to allow a full module of parking between the building and street for industrial and warehouse buildings; clarified language throughout the chapter.
3. Table 37.090 – changing the parking requirement for townhomes and condos.

Revisions Adopted on 09/13/16:

1. Table 05.030-A – updating requirements for Beekeeping.
2. Chapter 6, Planned Community – updating requirements for Planned Community.
3. Chapter 12, Development Standards – changing the requirement for Beekeeping and for street addresses for Flag Lots.
4. Table 12.070 – updating requirements for Beekeeping.
5. Chapter 12-B – updating requirements for Grading.
6. Chapter 19, Renewable Energy System – adding requirements for ground-mounted solar systems.
7. Chapter 39, Definitions – updating the definitions for Assisted Living and Bee Colonies.

Revisions Adopted on 10/25/16:

1. Chapter 10, Applications & Procedures – changing to include a time limit on continued applications.

Revisions Adopted on 12/13/16:

1. Replacing all references to the Board of Adjustments with Land Use Hearing Examiner as per the Lehi City Municipal Code: affecting Chapters 1-4, 10, 14, 20, 24, 32, 34 and Figure 11.

Revisions Adopted on 02/14/17:

1. Chapter 13, Public Facilities – adding Power as an ‘essential public facility’ for development in Lehi.

Revisions Adopted on 02/28/17:

1. Table 05-030-C – adding Adult Daycare as a permitted use in the Mixed Use zone.
2. Chapter 11, Application Requirements – updating the bonding process to be in conformance with the State Code.
3. Chapter 38, TOD’s – updating TOD ordinance.

Revisions Adopted on 08/29/17:

1. Chapter 20, Home Occupations – changing the percentage of the livable floor area of the home that can be used.
2. Chapter 19, Renewable Energy Systems – updating the requirements for Ground Mounted Solar Energy Systems.
3. Table 05-030-B – removing office/warehouse as an allowed use in the Commercial zone.

Revisions Adopted on 11/14/17:

1. Chapter 17, PUD – changing to allow single family attached housing, such as townhomes, at the discretion of the City under a PUD overlay.
2. Chapters 1-5 – general updates for grammar and formatting.

Revisions Adopted on 01/16/18:

1. Chapter 39, Definitions – updating the definition for Tobacco Products Shop
2. Section 12.220 - changing the approval process for Model Homes from Conditional to Permitted
3. Table 05.030-A – changing model homes from a Conditional Use to a Permitted Use
4. Chapter 38, Transit Oriented Development – changing to allow density considerations

Revisions Adopted on 02/13/18:

1. Chapter 5, Establishment of Zones - adding provisions and requirements for a Heavy Commercial zone
2. Tables 05.030 B – adding requirements for Heavy Commercial zone.

Revisions Adopted on 02/27/18:

1. Chapter 11, Development Application Requirements – updating the required width of public utility easements
2. Section 37.050, Connectivity Standards – adding new standards for street connectivity

Revisions Adopted on 03/13/18:

1. Chapter 23, Signs – amending sign regulations to make them content neutral and re-formatted the chapter
2. Section 12.070 – moving flagpoles out of Chapter 23 into this section of the Code

Revisions Adopted on 04/10/18:

1. Table 05.040-B – adding requirements for Heavy Commercial zone.
2. Chapter 21, Temporary Uses – updating requirements for Food Trucks.
3. Chapter 39, Definitions – adding a definition for Food Truck

Revisions Adopted on 05/08/18:

1. Chapter 26, Accessory Uses – amending setback requirements for accessory buildings.

Revisions Adopted on 05/22/18:

1. Chapters 6, 8, 9 & 10 – clarifying chapter regulations
2. Chapter 20, Home Occupations – amending regulations for Home Occupations
3. Chapter 39, Definitions – amending the definition for Bed and Breakfast

Revisions Adopted on 07/10/18:

1. Chapter 1, Title, Authority and Purpose – clarifying the policy on pending litigation.
2. Chapters 13, 14 & 15 – clarifying chapter regulations.
3. Chapter 30, Vested Rights – clarifying the policy on vested rights.
4. Chapter 37, Design Standards – updating the multi-family residential design standards and open space requirements.

Revisions Adopted on 07/31/18:

1. Chapter 38, Transit Oriented Development – added standards for urban open space, phasing, FAR requirements and pedestrian pathways.

Revisions Adopted on 08/14/18:

1. Chapter 5, Establishment of Zones - clarifying the intent of the Public Facilities zone
2. Chapters 16, 17 & 18 – clarifying chapter regulations

Revisions Adopted on 08/28/18:

1. Table 05.030.B – allowing distilleries in the Heavy Commercial zone.
2. Chapter 21, Accessory Uses – removing model homes as a temporary use and removing the section allowing site plans to be granted an extension for up to one year.

3. Chapter 26 – adding regulations for Accessory Dwelling Units
4. Chapter 39 – adding a definition for Accessory Dwelling Unit

Revisions Adopted on 09/11/18:

1. Chapters 5, 19, 22, 24, 25, 27, 28, 29 & 30 – clarifying chapter regulations

Revision Adopted on 09/25/18:

1. Tables 05.030.A & 05.030.B – changing regulations for temporary commercial sales trailers.
2. Chapter 37 – updated to include additional sidewalk requirements in the Connectivity Standards

Revisions Adopted on 10/09/18:

1. Chapter 11 – reformatting and updating requirements for lot addresses, preliminary plats, construction drawings, Site plan approval period, bonding and eliminating the requirements for As Builts.
2. Chapter 12 – changing requirements regarding accessory buildings, pools, required landscape and public improvement plans, flag lots, and rehabilitation and treatment facilities.

Revisions Adopted on 11/13/18:

1. Table 05.030.B – changing automobile service & repair to a conditional use in the Heavy Commercial zone
2. Chapters 31-36 – clarifying chapter regulations

Revisions Adopted on 01/08/19:

1. Table 05.030.B – adding Flex/Office/Retail/Commercial/Warehouse as a Permitted Use in certain zones.
2. Chapter 39, Definitions – adding a definition for Office/Retail/Warehouse Combination.

Revisions Adopted on 01/22/19:

1. Chapter 5, Establishments of Zone – adding a requirement for public noticing for Public Facility zones
2. Tables 05.030.A, B & C – adding provisions for Non-public Underground Utilities
3. Table 05.030.A – adding provisions for Accessory Dwelling Units
4. Table 05.030.B & 05.030.C – adding provisions for Pet Grooming Facilities
5. Chapter 39, Definitions – updating the definition for Water Wise Landscaping (Xeriscaping) and adding a definition for Pet Grooming Facility

Revisions Adopted on 03/12/19:

1. Table 05.030.B – adding provisions for Light Office Warehouse
2. Table 05.040.B – striking the maximum height of unoccupied structure requirements in the CR zone.
3. Chapter 30, Vested Rights – clarifying when vesting of a project takes place.
4. Chapter 39, Definitions – adding a definition for Outdoor Sales and Displays and a definition for Light Office Warehouse.

Revisions Adopted on 03/26/19:

1. Section 26.030.F – amending the frontage requirement in cul-de-sac's for Accessory Dwelling Units.

Revisions Adopted on 05/14/19:

1. Section 07.080 – adding exemptions for parks which are given the historic overlay.
2. Chapter 12 – adding regulations for auto sales and rental and outdoor lighting standards: Clarifying fencing within the sight triangle for side yards and corner lots: Adding changes to the flag lot standards: Clarifying the landscape requirements in residential areas.
3. Chapter 23, Signs – adding provisions for vintage roof mounted signs for brew pubs and project placemaking signs.

Revisions Adopted on 05/28/19:

1. Chapter 37, Design Standards – updated and restructured chapter

Revisions Adopted on 06/11/19:

1. Table 05.030.C – modifying the allowed uses in the Mixed Use zone.

2. Section 26.030 – allowing Accessory Dwelling Units on flag lots

Revisions Adopted on 07/30/19:

1. Table 05.030.B – adding Caretaker Units as a permitted use in the Commercial and Regional Commercial zones.
2. Section 12B.050, Grading Permits – amending when a Grading Permit can be issued
3. Chapter 23, Signs – amending map 23.030 to extend the northwest boundary of the electronic billboard overlay.
4. Chapter 37, Design Standards – adding provisions for Auto Malls in the State Highway District Design Standards to allow orienting the dealership building to an internal private drive.

Revisions Adopted on 08/27/19:

1. Table 05.030.B – adding Hobby Garages to the Heavy Commercial, Light Industrial and Industrial zones.
2. Chapter 12 – adding regulations for Hobby Garages
3. Chapter 39, Definitions – adding definition for Hobby Garages

Revisions Adopted on 09/10/19:

1. Chapter 23, Signs – modifying the requirements for temporary on-premise signage

Revisions Adopted on 09/24/19:

1. Chapter 12B, Grading – amending allowed exceptions for grading on public projects.
2. Chapter 37, Design Standards – amending allowed exceptions and multi-family design standards for balconies.

Revisions Adopted on 11/19/19:

1. Chapter 3, Administration – clarifying public noticing requirements.
2. Table 05.040-B – amending the building height requirement in the Industrial zone.

Revisions Adopted on 03/31/20:

1. Tables 05.030.A – adding Short Term Rentals as a use.
2. Table 05.030.B – adding a use for Small Breed Dog Care Facility & eliminating Flex/Office/ Retail/ Commercial/ Warehouse as a use.
3. Table 05.030.B & C - adding Cannabis related businesses& Retail Bakery as uses.
4. Chapter 12, Development Standards – adding Cannabis related business regulations, requirements for Bed & Breakfast Inns and Short Term Rentals
5. Chapter 17, PUD's – clarifying open space, compatibility & garages
6. Chapter 23, Signs, Section 23.090.C.4– clarifying the boundaries of the Historic District
7. Chapter 37, Design Standards – updating signs & lighting regulations in the Historic District, clarifying the boundaries of the Historic District & adding more flexibility for exceptions on corner lots in the General Non-Residential District
8. Chapter 39, Definitions – adding definitions for Small Breed Dog Care Facilities, Twin Homes, Retail Bakery and updating various definitions

Revisions Adopted on 05/12/20:

1. Section 06.140 – changing the residential building material requirements in Planned Communities.
2. Chapter 37, Design Standards – updating Connectivity Standards.

Revisions Adopted on 06/09/20:

1. Table 37.070 – adding parking requirements for Short Term Rentals.
2. Chapters 12 & 26 – adding requirements for storage containers on residential property.
3. Chapter 20, Home Occupations – adding 'home occupation with mobile services' as an allowed use.

Revisions Adopted on 06/23/20:

1. Chapters 11 & 17 – including clarification of requirements for PUE's.

Revisions Adopted on 07/14/20:

1. Chapter 35, Community Forestry – clarifying regulations for Community Forestry and re-formatting the chapter.

Revisions Adopted on 07/28/20:

1. Chapters 6, 16, 17 & 37 – amending the single-family residential design standards.

Revisions Adopted on 08/11/20:

1. Chapter 39, Definitions – amending the definition of Family.

Revisions Adopted on 09/08/20:

1. Table 05.030.C – changing ‘Mixed Use Single Family Residential and Commercial Structure/Project’ to a permitted use in the Mixed Use zone.
2. Chapter 16, PRD & 17, PUD - adding a list of potential items for a density bonus in the PRD & PUD developments.

Revisions Adopted on 10/13/20:

1. Chapter 12 – clarifying automobile sales and rental property standards.
2. Chapter 20, Home Occupations – clarifying the storage of vehicles as a prohibited home occupation.

Revisions Adopted on 11/10/20:

1. Table 05.030.C – adding Pet Grooming as a permitted use in the Mixed Use zone.
2. Chapter 39, Definitions – amending the definition for Dog Care Facility.

Revisions Adopted on 12/08/20:

1. Chapter 5 – clarifying the process for zoning/rezoning a property to R-1-8 or R-1-10.
2. Tables 05.030.B & 05.030.C – clarifying the dwelling unit for caretaker use.
3. Chapters 12, 20 & 26 – clarifying the interaction between Accessory Dwelling Units (ADU), Short Term Rentals (STR) and Home Occupations in a single residence.

Revisions Adopted on 01/12/21:

1. Section 26.020.E – allowing ADU’s above garages on parcels greater than ½ acre.

Revisions Adopted on 02/09/21:

1. Table 05.030.B, Chapters 12 & 39 – adding the storage, vehicle use.
2. Chapter 12 – amending signage requirements for cannabis-related businesses.
3. Chapter 39, Definitions – adding a definition for dwelling, caretaker.

Revisions Adopted on 02/23/21:

1. Chapter 21, Temporary Uses – clarifying and updating the duration allowance for food trucks.

Revisions Adopted on 04/13/21:

1. Chapter 12 – adding additional consideration for trails.
2. Chapter 37 – updating connectivity standards, including a trail connectivity option and updating connectivity indices.

Revisions Adopted on 05/11/21:

1. Chapter 12 – amending the regulations specific to medical pharmacies with distribution of cannabis to allow drive-thru facilities.

Revisions Adopted on 06/08/21:

1. Chapter 38 – updating TOD requirements

Revisions Adopted on 07/27/21:

1. Chapter 26, Accessory Uses – clarifying maximum building heights for accessory dwellings.

Revisions Adopted on 09/14/21:

1. Chapter 10, Development Applications and Procedures – adding a new allowable combined action.
2. Chapter 26, Accessory Uses – amending the accessory dwelling unit ordinance to comply with State Legislation.

Revisions Adopted on 11/16/21:

1. Chapters 1-10 – overall revisions for clarifications, spelling & formatting.

Revisions Adopted on 01/11/22:

1. Chapter 23, Signs – updating review process for smaller electronic display signs and adding more flexibility within the approvals of pylon signs.
2. Chapter 26, Accessory Uses – amending to allow two story detached structures on properties that are 22,000 square feet or more and adding requirements for emergency access and addressing.

Revisions Adopted on 02/08/22:

1. Chapters 16 & 17 – updating open space requirements in PUD's & PRD's.

Revisions Adopted on 02/22/22:

1. Table 05.040.A, Chapters 16 & 17 – amending drive-way length requirements.

Revisions Adopted on 06/14/22:

1. Chapter 20, Home Occupations – clarifying prohibited home occupations and adding a maximum number of clients for animal-related home occupations.

Revisions Adopted on 07/12/22:

1. Chapter 23, Signs – changing the approval process for civic institutional signs.
2. Chapter 26, Accessory Uses – revising areas where accessory dwelling units are allowed including a new map.

Revisions Adopted on 08/09/22:

1. Chapter 3, Administration & Figure 7 – changing the public hearing requirements for Concept Plans.
2. Chapter 28, Resort Community – amending the percentage to resort, residential and commercial uses within the zone.

Revisions Adopted on 08/23/22:

1. Chapter 16, 17 & Table 37.080 – updating the parking requirements for multi-family projects.

Revisions Adopted on 09/27/22:

1. Table 05.030.C – adding portable storage containers as a conditional use in the Public Facility zone.

Revisions Adopted on 10/11/22:

1. Chapters 11 & 37 – clarifying site plan review requirements for projects in the Historic District.
2. Section 21.080, Mobile Food Vendors – bringing it into compliance with the State Code.

Revisions Adopted on 11/15/22:

1. Chapter 5, Chapter 15, Table of Uses (Non-residential) & Table of Bulk & Intensity (non-residential) – clarifying the approval process for projects in the mixed use zone and the allowed uses within that zone.
2. Section 24.030.A – adding an allowance for the parking expansion of legal non-conforming uses.
3. Table 37.080 – adding parking requirements for residential clubhouses.

Revisions Adopted on 01/10/23:

1. Chapter 12, 26 & Table 05-030-A & 05-030-B – updating requirements for Portable Storage Containers.
2. Chapter 11, Development Application Requirements – adding requirements for a Final Plat with no Improvements.
3. Chapter 37 & Table 37.070 – adding dog parks as an option to fulfill the multi-family amenity requirement.

Revisions Adopted on 02/14/23:

1. Chapter 3, Administration – removing redundant language that was also in the Municipal Code and changing the number of Planning Commissioners from seven to five.
2. Chapter 35, Community Forestry – adding standards for water efficient landscape requirements.

Revisions Adopted on 02/28/23:

1. Tables 05.030.A & 05.040.A – clarifying allowed uses and updating setback requirements.
2. Chapter 12 – updating standards for Bed & Breakfast to be consistent with the changes to Table 05.030.A.

Revisions Adopted on 04/11/23:

1. Table 05.030.B – Adding Dog Care Facilities as a Conditional Use in the Neighborhood Commercial zone.

Revisions Adopted on 05/09/23:

1. Section 15.050, Land Use Plan Requirements – identifying the approval process for land use plans.

Revisions Adopted on 05/23/23:

1. Chapter 12 – clarifying the language for the height of fences on retaining walls.
2. Section 37.020 – removing two-family dwellings from the design requirements based on State Code.
3. Chapter 39, Definitions – updating the definitions for Body Art and Personal Services.

Revisions Adopted on 08/22/23:

1. Chapter 4, Amendments – changing the submittal of General Plan Amendments to twice a year.
2. Table 05.030.B – adding limited drive through facilities as a permitted use in the Neighborhood Commercial zone.
3. Chapter 11, Application Requirements – amending when Site Plans go to the Planning Commission for approval.
4. Chapter 12, Development Standards – clarifying requirements for Rehabilitation & Treatment Facilities and reasonable accommodation exceptions for Group Homes.
5. Chapter 26, Accessory Uses – clarifying the height & setback requirements for Accessory Dwelling Units.
6. Chapter 37, Design Standards – adding a height limit in the Historic Downtown Design District & adding a change to the bike parking requirements including a Table of Bike Parking Requirements.
7. Chapter 38, TOD's – adding a requirement for for-sale housing as part of the residential mix.
8. Chapter 39, Definitions – comprehensive update.

Revisions Adopted on 09/19/23:

1. Table 05.030.A & 05.040.A – adding twin homes as a permitted use in the R-2 zone.

Revisions Adopted on 10/10/23:

1. Chapter 26, Accessory Uses – changing the lot size requirements for detached ADU's from 1/2 to 1/3 acres.

Revisions Adopted on 10/24/23:

1. Chapter 12 & 39 – clarifying the allowance of indoor powersports and marine vehicle sales under Retail Sales.

Revisions Adopted on 11/14/23:

1. Chapter 12, Development Standards – increasing the number of dogs to 3.
2. Table 12.260, Animal Rights – removing the cumulative animal rights and increasing the number of dogs to 3.
3. Chapter 37, Design Standards – updating to include an exceptions clause to the Multi-Family Design Standards.

Revisions Adopted on 01/23/24:

1. Chapters 10, 11 & 39, and Figures 8 & 9 – amending the City's subdivision review process to meet State Code.

Revisions Adopted on 02/13/24:

1. Chapters 20 & 39 – adding athletic instruction as a use under in-home instruction for Home Occupations.

Revisions Adopted on 02/27/24:

1. Chapter 35, Community Forestry – clarifying between public and private regulations.

Revisions Adopted on 03/26/24:

1. Table 05.030.B – removing Trade Shop use to be consistent with Chapter 39.
2. Chapter 11, Application Requirements – adding all common and limited common areas in condo and townhomes projects to be public utility easements to all access for fiber/telecommunications.
3. Chapters 12, 29 & Table 05.030.B – clarifying regulations for bars & liquor stores and adding those uses along with commercial campgrounds to the Table of Uses.
4. Chapter 39, Definitions – adding telecommunications as a utility and clarifying uses allowed in the Public Utility Building to be consistent with Chapter 5.

Revisions Adopted on 05/14/24:

1. Chapter 12 – changing fences over 6 feet to an exception instead of a conditional use.
2. Chapters 20 & 39 – updating various aspects of the home occupation chapter and adding the definition for child in-home instruction back into the code
3. Chapter 23, Signs – clarifying regulations on temporary signs.

Revisions Adopted on 06/11/24:

1. Chapter 11 & Figure 15 – clarifying the approval process for two-lot subdivision and removing private landscaping from the bond requirements.
2. Chapter 26, Accessory Uses – updating various provisions including the ADU driveway length requirements and the clarifying the development process.
3. Chapter 23, Signs – updating property address signs as being exempt from sign regulations.
4. Chapter 35, Community Forestry – clarifying the City’s regulations for both private and public trees.
5. Table 37.080, Parking – updating short term rental parking requirements.

Revisions Adopted on 07/09/24:

1. Table 37.100 – amending the requirements for bicycle parking.

Revisions Adopted on 10/08/24:

1. Table 05.040.A – revising the allowed side yard setback on corner lots for remodels from 20’ to 15’.
2. Chapter 12-A, Hillside Preservation – adding additional requirements for grading.
3. Chapter 12-B, Grading Permits - adding additional requirements for grading.
4. Chapter 20, Home Occupations – adding provisions for micro schools.
5. Chapter 26, Accessory Uses – revising the required side yard setback on corner lots for accessory buildings.

Revisions Adopted on 11/12/24:

1. Table 05.040.A – revising the allowed rear yard setback on corner lots for remodels.

Revisions Adopted on 12/10/24:

1. Chapter 37, Design Standards – adding an exception to the Connectivity Standards for vehicle safety.

Revisions Adopted on 01/28/25:

1. Chapter 12, Development Standards – updating standards regarding barbed wire fencing

Revisions Adopted on 02/11/25:

1. Table 05.030.A, Residential Table of Uses – comprehensive update.

Revisions Adopted on 03/18/25:

1. Section 12.B.090, Penalties - removing the requirement that property owners cannot purchase property from the City and to ensure all options are available to the City to remediate city property that has been encroached upon.

Revisions Adopted on 05/13/25:

1. Table 37.080, Off-Street Parking – update to allow the City to determine parking for parks, trails and other similar locations.

Revisions Adopted on 05/27/25:

1. Table 05.040-B – removing the side & rear yard setbacks from the Neighborhood Commercial zone.

Revisions Adopted on 06/10/25:

1. Chapter 5 & Table 05.040.A – comprehensive update
2. Chapter 11: Sections 11.010, 11.020 & 11.260– clarifying the purpose of Concept Plans and when a public hearing is required.
3. Chapter 39, Definitions – updating & clarifying some definitions.

Revisions Adopted on 08/26/25:

1. Chapter 12-C - adding a new section for retaining wall requirements.
2. Chapter 26, Accessory Uses – changing the requirements for Detached Accessory Dwelling Units.

Revisions Adopted on 09/09/25:

1. Table 05.040.A, Residential Bulk & Intensity – reducing setbacks for remodels and additions in the R-1-15, RA-1 & R-1-22 zones.
2. Chapter 19, Renewable Energy Systems – removing conditional use references and requirements.
3. Table 37.080, Off-Street Parking Table – allowing tandem parking.

Revisions Adopted on 10/14/25:

1. Chapter 37, Connectivity Standards – adding and updating requirements.

Revisions Adopted on 01/27/26:

1. Chapter 20, Home Occupations – adding adult daycare as an allowed use.

Revisions Adopted on 03/10/26:

1. Table 05.030.B, Table of Uses Non-Residential & Chapter 39, Definitions – adding Automobile Accessories & Installation

Revisions Adopted on 03/24/26:

1. Chapter 12-D, Flood Damage Prevention – adding new chapter
2. Chapter 35, Community Forestry – creating a limit on rock mulch
3. Chapter 37, Design Standards – removing the exception for the maximum setback if there is a module of parking allowed

Revisions Adopted on 04/14/26:

1. Section 12.080 Project Buffering and Screening Requirements - requiring the buffering and screening requirements for existing residential homes in non-residential zones.

Revisions Adopted on 05/12/26:

1. Table of Uses and Chapter 12 - converting conditional uses to permitted uses based on preexisting supplementary requirements.

Revisions Adopted on 07/14/26:

1. Table of Uses and Section 12.130 – updating the regulations for Automobile Sales businesses.
2. Table of Uses, Chapter 12, and Chapter 39 – adding a Neighborhood Exchange Structure Use.
3. Chapter 26 – updating the requirements for Detached Accessory Dwelling Units (DADUs) to meet 2026 State Legislation.
4. Chapter 35 – adding requirements for trees affected by migratory birds and clarifying the City’s recommended public tree planting list.

Revisions Adopted on 07/28/26:

1. Chapter 11- Development Application requirements, updating requirements for site plans, infrastructure site plans, preliminary and final subdivisions.
2. Chapter 38- adding updated requirements for the Mixed-Use Zone.

Revisions Adopted on 08/11/26:

1. Chapter 23- comprehensive update to the requirements and simplifying the text.