

TITLE 10 BUILDING AND DEVELOPMENT STANDARDS

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10 BUILDING AND DEVELOPMENT STANDARDS

10.02 BUILDING CODE

10.02.02 INTERNATIONAL BUILDING CODE ADOPTED

The 2006 edition of the International Building Code, as published by the International Code Council, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said building code, is hereby referred to and adopted as the building code for Town of Hideout, together with the additions, insertions and changes specifically set forth in this chapter.

10.02.04 INTERNATIONAL RESIDENTIAL CODE ADOPTED

The 2006 edition of the International Residential Code, as published by the International Code Council, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories in height with separate means of egress; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said residential code, is hereby referred to and adopted as the residential code for Town of Hideout, together with the additions, insertions and changes specifically set forth in this chapter.

10.02.06 NATIONAL ELECTRICAL CODE ADOPTED

The 2005 edition of the National Electrical Code, as developed by the national electrical code committee of the American National Standards Institute (ANSI), sponsored by the National Fire Protection Association (NFPA), is hereby adopted as the electrical code for Town of Hideout.

10.02.08 INTERNATIONAL PLUMBING CODE ADOPTED

The 2006 edition of the International Plumbing Code, as published by the International Code Council, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said plumbing code, is hereby referred to and adopted as the plumbing code for Town of Hideout, together with the additions, insertions and changes specifically set forth in this chapter.

10.02.10 INTERNATIONAL MECHANICAL CODE ADOPTED

The 2006 edition of the International Mechanical Code, as published by the International Code Council, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems;

providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said mechanical code, is hereby referred to and adopted as the mechanical code for Town of Hideout, together with the additions, insertions and changes specifically set forth in this chapter.

10.02.12 INTERNATIONAL FIRE CODE ADOPTED

The 2003 edition of the International Fire Code, as published by the International Code Council, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the town and providing for the issuance of permits for hazardous uses or operations, and each and all of the regulations, provisions, penalties, conditions and terms of said fire code, is hereby referred to and adopted as the fire code for the Town, together with the additions, insertions and changes specifically set forth in this chapter.

10.02.14 INTERNATIONAL FUEL GAS CODE ADOPTED

The 2006 edition of the International Fuel Gas Code, as published by the International Code Council, regulating and governing fuel and gas systems and gas fired appliances; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fuel gas code, is hereby referred to and adopted as the fuel gas code for Town of Hideout, together with the additions, insertions and changes specifically set forth in this chapter.

10.02.16 UBC ABATEMENT OF DANGEROUS BUILDINGS CODE ADOPTED

The 1997 edition of the UBC Abatement of Dangerous Buildings Code is hereby adopted as the abatement of dangerous buildings code for Town of Hideout.

10.02.20 INTERNATIONAL ENERGY CONSERVATION CODE ADOPTED

The 2006 edition of the International Energy Conservation Code is hereby adopted as the energy conservation code for Town of Hideout.

10.04 BUILDING AND CONSTRUCTION REGULATIONS

10.04.02 LICENSE TO CONFORM

All departments, officials, and employees of the Town of Hideout that are vested with a duty or authority to issue permits and licenses shall do so in conformance with the provisions of this Title. No permit or license for a use, building, or purpose shall be issued where the same would be in conflict with the provisions of this Title. A permit or license, if issued in conflict with the provisions of this Title, shall be null and void.

10.04.04 BUILDING PERMITS REQUIRED

1. No building or structure shall be constructed, reconstructed, altered or moved, except after the issuance of a permit for the same by the Building Department, unless exempted by State Law or as outlined in the adopted codes.

2. Local building permits are not required for Federal buildings, State buildings, and School District buildings as defined in State and Federal statutes. County and Town buildings constructed within the Town boundaries are required to obtain a building permit.
3. Building permits are required as defined by the National Electrical Code and the International Codes adopted for buildings, residential, plumbing, mechanical, fire, and fuel gas.
4. A homeowner may be subject to a Class C Misdemeanor if work requiring a permit is performed without first securing the permit(s) required.
5. Anyone who received payment or equivalent value to perform work requiring a permit may be subject to a Class C Misdemeanor if the work is performed without first securing the permit(s) required.

10.04.06 COMPLIANCE WITH LAND USE REGULATIONS REQUIRED

1. Permits shall not be granted for the construction, reconstruction or alteration of any building or structure, or for the moving of a building onto a lot, or for the change of the use of any land, building, or structure if such construction, alteration, moving, or change in use violates any of the provisions of this Title.
2. No sewer service line and/or wastewater treatment facility, no water service line and/or water facility, or electrical utilities shall be installed to serve such premises if such use violates this Title.

10.04.08 PERMIT APPLICATION PACKAGE

1. A building permit shall be secured from the Building Department through submittal of an application package that contains an application form accompanied by construction documents (i.e. plot plans, specifications, calculations) which must state the specific nature of the construction or alterations to be made. The construction documents must be verified by the person who will perform or be in charge of the construction or alteration.
2. Plot plans must be drawn to scale showing the actual dimensions of the lot to be built upon, the size and location of existing buildings, buildings to be erected, and existing buildings on adjacent property and such other information as may be deemed necessary by the Building Inspector or the Planning Department for the enforcement of this Title.
3. Construction documents for all commercial projects, renovations, remodels, tenant finishes, and additions shall be prepared by a registered design professional. A registered design professional is anyone legally engaged and licensed to provide building design work.
4. When property boundaries are unclear or undetermined, a complete and accurate legal description of the property, which is the subject of the application, together with a certified survey of the property showing any conflict with adjoining property, overlaps or discrepancies between the legal description, and any existing fence lines.

10.04.10 PERMIT APPLICATION FEES

Any application for a building permit shall not be considered complete or accepted until the applicant has submitted a complete application, including payment of all fees as set by resolution of the Town Council. Fees paid shall be non-refundable. Payment of the appropriate fee is no guarantee that the proposal will be approved.

10.04.12 REVIEW OF PERMIT APPLICATION PACKAGE AND ISSUANCE OF PERMIT

1. The Building Inspector or designee shall review the application for permit to determine whether the proposed construction or alteration conforms to the building codes and ordinances of the Town of Hideout. On receipt of an approved plan, the Town shall issue a permit to the applicant together with a set of the approved construction documents.
2. If the application for permit is denied, a written statement will be provided to the applicant of the reasoning. The applicant will have right to appeal the decision of the Building Inspector as outlined in Town of Hideout Code Section 12.03.
3. If the application for permit is approved, the Town shall issue a permit to the applicant together with one set of approved construction documents. One set of approved construction documents will be retained by the Building Department.

10.04.14 EXPIRATION OF BUILDING PERMITS

A building permit shall expire if construction is not begun within one year (1) from the date the building permit was issued. A building permit shall expire if construction is not completed and a Certificate of Occupancy and Land Use Compliance obtained within two (2) years from the date the building permit was issued. The Building Department may, for good cause shown, extend the expiration date for a period of time not to exceed one (1) additional year.

10.04.16 PERMIT REVOCATION

The Building Inspector may revoke at any time a permit which has been issued for any building constructed or being constructed or which would be or result, if constructed, in a violation of the building code or any ordinance of the Town of Hideout.

10.04.20 CERTIFICATE OF OCCUPANCY AND ZONING COMPLIANCE

1. Unlawful to Occupy. It shall be unlawful to use or occupy, or to permit the use or occupancy of any building or premises until a Certificate of Occupancy and Land Use Compliance shall have been issued for the premises and/or building by the Town of Hideout. It shall also be unlawful to occupy any building which has greater intensity of use or different occupancy than provided for specifically in the Certificate of Occupancy and Land Use Compliance.
2. Issuance of Certificates. A Certificate of Occupancy and Land Use Compliance is required to be issued by the Planning Department of the Town of Hideout at the time a building is completed, and final inspection granted by the Building Inspection Department. In addition, a new certificate shall be required at any time the occupancy of the building changes to a more intensive use or that the number of occupants in an apartment building or multiple residential building increases more than five percent (5%) above the number declared in the previously-issued certificate.
3. Information Required on Certificates. The following information shall be made a part of any application for a Certificate of Occupancy and Land Use Compliance issued by the Town of Hideout Planning Department.
 - a. Residential Certificates.
 - i. The number of residential units in the building or buildings. (If there is more than one building, the number of units should be listed separately for each building).
 - ii. Number of families residing or anticipated to live in the building.

- iii. The number of legal off-street parking spaces sized to conform to this Title and being provided on the premises.
 - iv. A signed certification of the property owner of the building or premises, or his authorized agent, stating that the information contained in the application is accurate and that the stated conditions will be maintained on the premises.
 - v. A notice directed to the owner of the building or premises that any change in the intensity of use of the building or premises, or an increase of more than five percent (5%) in the number of occupants in an apartment building or multiple residential building, will require the issuance of a new certificate.
- b. Commercial, Industrial, and Institutional Certificates.
- i. The proposed maximum number of employees on the premises.
 - ii. The number of off-street parking spaces sized to conform to this Title and provided for employees on the site.
 - iii. The number of off-street parking spaces sized to conform to this Title and provided for customers or visitors.
 - iv. The number and type of restroom facilities provided.
 - v. The square foot area within the building used for each separate type of occupancy.
 - vi. A signed certificate by the owner of the building or premises or his authorized agent stating that the information and conditions set forth in the application are true and will be maintained upon the site in this condition.
 - vii. A notice directed to the owner of the premises that a change in intensity of use of more than five percent increase in the intended occupancy of the building will require the issuance of a new certificate.

10.04.22 VARIATION FROM APPROVED PLAN PROHIBITED

Building permits or Certificates of Occupancy and Land Use Compliance, issued on the basis of plans and specifications approved by the Building Inspector, authorizes only the use, arrangement, and construction set forth in the approved application, plans and specifications and no other use, arrangement, or construction. No material variation from the approved plan shall be allowed unless such variations shall first have been approved in writing by the Building Inspector.

10.04.24 NUISANCE

The Town of Hideout may avail itself of all remedies available at law or in equity to abate any nuisance or public nuisance. Each of the following acts is hereby declared to be a nuisance and may be abated in as such:

1. Any act which constitutes a nuisance or public nuisance under state law;
2. Engaging in a use or activity that is not permitted in the zone where the use or activity is located;
3. The occupation of any building or structure for which a Certificate of Occupancy and Land Use Compliance has not been issued;
4. The occupation or use of a building or structure with a greater density or intensity of use than is permitted in the Certificate of Occupancy and Land Use Compliance.

10.04.24 TOILET FACILITIES AND CONTAINERIZED TRASH SERVICE REQUIRED

1. All construction sites shall be required to obtain and maintain on the site a container of suitable size and design to hold and confine trash, scraps and other construction related refuse created or accumulated on the site. All such construction refuse shall be maintained in a closed container at all times, until transferred to the landfill. It shall be unlawful to permit accumulated debris, litter or trash on a construction site to blow or scatter onto adjoining properties, including the public street or to accumulate on the site outside of the container or on transit to the landfill or dump. The owner or contractor shall service the container as frequently as needed to prevent trash from over-flowing. There are no landfills or dumping areas within the Town of Hideout, and it shall be unlawful to dump trash or construction debris within the Town limits.
2. All construction sites shall have a portable toilet placed on the site prior to the start of work on the site.
3. The dumpster and the portable toilet shall not be placed in any right of way on the work site.
4. There shall be no dumping of material or stockpiling of soil on any platted lot without a Building Permit.

10.04.26 LIMITS OF DISTURBANCE

1. It is the policy of the Town of Hideout to require construction activity on buildings to occur entirely within the Limits of Disturbance (LOD), including the storage of materials, equipment, supplies, temporary offices, tools and also accumulation and disposition of construction related refuse. The right of way of the lot is to be kept clear from any type of obstruction.
2. The purpose of the Limits of Disturbance regulations is to preserve existing vegetation on building sites thereby minimizing the water demands of new landscaping while reducing the visual and ecological impact of development.
3. Submitted plans for construction shall show where LOD fences will be installed and indicate the location of the right of way. The plans shall contain a Storm Management Plan which identifies drainage areas and planned Best Management Practices (BMPs) to control erosion and off-site migration of soils, such as silt fences, wattles, etc.
4. Wattles, silt fences, etc. must be installed correctly in order to manage the drainage on the lot. Gutters shall have gravel bags (silt sacks, wattles) to protect storm drains and keep them clean. From October 31 to April 15, silt sacks shall be placed in storm drain boxes instead of the gutters to allow for snow plowing.
5. Driveways shall be graveled to keep the mud on the lot instead of the street. It shall be the responsibility of the Contractor to clean any mud or dirt from the streets surrounding the work site daily.
6. All new construction requires limits of disturbance boundaries to be established. However, the size, location and specific requirements regarding Limits of Disturbance can vary between subdivisions and should be carefully researched prior to submitting plans for review. The recorded subdivision plat and the applicable Home Owners Associates Guidelines (HOAG) shall govern the boundary of the LOD, except in those cases where disturbance beyond what is

required for construction would be allowed, then the Town shall establish the LOD as the minimum that is required for construction and grading. Projects that have been approved through the Town's Planning Commission and Town Council shall be governed by those plans and any requirements that the approval was based on.

7. Once the Limits of Disturbance are approved, it is the Contractors responsibility to Install the LOD boundary fencing. Standard plastic snow fencing with metal T post is generally acceptable. However, steel or other fencing may be required at the Town's discretion. Prior to issuance of any building permits, the LOD fencing must be in place, inspected and approved by the Building Division.

10.04.28 PARKING

1. Parking for contractors and subs shall be all on the same side of the street. No vehicles or work trailers, etc. shall be allowed on the street overnight. All debris and trash along parking areas shall be the responsibility of the Contractor. At the sole discretion of the Town during winter storms, street parking may be prohibited or parked vehicles may be required to move for snowplow activities.
2. Cranes, concrete pumps and similar equipment and material deliveries that cannot be placed within the approved area because of space or access limitations on the site, shall not block traffic lanes on the streets without first having given the Town office forty-eight (48) hours written notice of intent to block the street and having received written permission to block the street from the Town office. The notice of intent shall indicate date and duration of the blockage, the location and a traffic control plan. The Contractor will have the responsibility of implementing and maintaining the traffic control plan. Lane closures under this section shall not be allowed during winter storms or for a duration longer than 10 hours or after dark. Any material that is stored on the road right of way is subject to this section and also for material that is left within the road right of way beyond ten (10) hours an excavation permit for an extended lane closure is required.
3. It shall be the responsibility of the contractor to become familiar with the municipal code and ordinances concerning parking regulations.
4. Track Hoes, skid steers, utility trailers, etc, shall be kept on the lot, not on the street. There is no parking on any other lot except the lot being built on.

10.04.30 HOURS OF OPERATION

1. It shall be unlawful for any person to perform, or cause to be performed, any construction work on any work site between the hours of 9 p.m. and 7 a.m. the following day; or before 9 a.m. on Sundays. It shall also be unlawful to move construction equipment and/or construction trailers during those same hours.
2. The Town office may authorize extended hours for construction operations or procedures which, by their nature, require continuous operations.

10.04.32 SIGNAGE

1. Any signs erected on the lot shall be in accordance with HMC 12.22 outlining sign regulations.

2. A permit board shall be erected on the lot upon which the building permit shall be posted. The permit shall include permit number, name of General Contractor with contact information and street address of property being built on. The Contractor shall keep the posted lot number sign in place until work is complete. The sign size shall be two feet by three feet (2'x3') and shall not exceed a letter type of four inches (4").

10.04.34 ROADS CUTS/EXTENDED DURATION LAND CLOSURE

1. If a road cut, in a road that has been dedicated and accepted by the Town, is required the Contractor shall obtain a road cut permit from the Town.
2. If an extended lane closure is required for reasons other than a road cut the Contractor shall follow the same procedures as required for a road cut permit except that the excavation bond shall not be required. The Town will consider requests for an extended lane closure on a case by case basis and reserves the right to deny any request that the Town deems to be not in the best interest of the Town.

10.06 DEVELOPMENT STANDARDS

10.06.01 LANDSCAPING AND MAINTENANCE REQUIREMENTS

Landscaping requirements within each zone shall adhere to the following requirements:

1. Landscaping shall follow criteria established in Section 10.08.32 in this Title.
2. New plant materials should be located in a way that respects existing planting patterns. Trees, shrubs, and ground cover are usually found in groups of similar species. New planting should follow the patterns characteristic to the Site and should, as much as possible, harmonize with them.
3. The existing landscape, vegetation and topography are to be considered when siting **structures** and designing outdoor spaces.
4. The preservation of natural vegetation or planting of new native vegetation is strongly encouraged for all residential and commercial properties and should make up no less than 50% of a property's total landscape area (exclusive of building footprint and paved areas).
5. These plants must achieve 75% coverage within two (2) years as determined by an aerial analysis and in accordance with an inspection by the Town Planner.
6. Gravel/rock/rock mulch/decorative rock/sand is not permitted as a primary groundcover and is only permitted for small walking paths, small sitting areas/patios, borders, and/or as an accent feature in a garden. In no case shall gravel/rock/rock mulch/decorative rock/sand exceed twenty-five percent (25%) coverage of the total yard area (not including building footprint and driveway) of any property.
7. Naturally colored bark mulch may be used as a base ground cover in which to plant shrubs, trees, perennials, annuals, etc. These plantings must achieve at least sixty percent (60%) coverage of the barked area within two (2) years, and plant size and spacing shall not be less than twenty-five percent (25%) coverage at time of planting.
8. The Landscaping of all Street rights-of-way contiguous with the proposed Development site not used for Street pavement, curbs, gutters, sidewalks, or Driveways shall be required in addition to the On-Site landscaped areas required herein.

9. Pavement such as asphalt with a concrete or paver border, concrete, or other materials may not cover greater than twenty-five percent (25%) of any Lot's total landscape area (exclusive of the building footprint). This includes driveways, parking pads, walkways, porches and patios.
10. Community Gardens may count toward a Landscaping and/or Open Space requirement for Multiple Family Residential Developments.
11. A minimum fifteen-foot-wide landscape buffer shall be required along those property lines of a site developed for Multiple Family Dwellings, commercial, or industrial uses when such property lines are contiguous with any residential Development or residential zoning district; except that no such landscape buffers shall be required for Multiple Family Dwellings contiguous with other Multiple Family Dwellings or a Multiple Family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.
12. The landscape buffer areas shall be improved with a minimum of one (1) screening tree spaced at each ten-foot interval (staggered configuration) of the property boundary being screened.
13. Parking Lot Landscaping. Five percent (5%) of the gross parking surface area shall be of dispersed interior Landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A Development with single drive aisle between a Building and property boundary may include the required Landscaping on the perimeter of the drive aisle toward this requirement.
14. Natural vegetation is permitted for passive Open Space areas. Active Open Space areas may use introduced vegetation for park areas, walking areas, play fields, etc.
15. All landscape improvements (landscape materials, irrigation system, landscape buffers, etc.) shall be installed and paid for by the Developer on the site in accordance with the approved Final Landscape Plan prior to the issuance of a certificate of occupancy for the Building or use.
16. Automated irrigation systems are required.
17. The Homeowners Association shall maintain all Common Areas and facilities.

10.06.02 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

Open Space and Public Space requirements within each zone shall adhere to the following requirements:

1. Open Space requirements shall include public trails.
2. Open Space shall follow criteria established in Section 10.08.28 in this Title.
3. Land shall be reserved, and improvements installed for Public Space following the criteria established in Section 10.08.30 in this Title.
4. Open Space and Public Space shall remain under the ownership of the Homeowners Association, who has the responsibility of maintaining the property. Except as otherwise provided by a prior Development Agreement.
5. If the Town of Hideout accepts dedication of the Open Space or Public Space, Hideout shall then assume the responsibility of maintaining the property.

10.08 DESIGN STANDARDS

10.08.02 PURPOSE

The establishment of the Hideout Design Standards is to achieve development that can work in unison with the surroundings to maximize the beauty, enjoyment and long-term stability and accomplish the following purposes:

1. To preserve and protect the natural beauty of the Hideout; and

2. To establish regulations by which development may take place; and
3. To conform to and to advance the Town of Hideout General Plan.

10.08.04 APPLICATION OF STANDARDS

The regulations hereinafter set forth in this Chapter qualify or supplement, as the case may be, the zone regulations appearing elsewhere within the Town Code. The current edition of the construction specifications for the Town of Hideout will also govern construction of infrastructure in the Town of Hideout.

10.08.06 GENERAL STANDARDS

1. The design and development of Subdivisions shall preserve, insofar as possible, the natural terrain, natural drainage, existing topsoil, existing vegetation, and viewsheds.
2. The design of buildings should, insofar as possible, blend into the natural beauty of Hideout. See Section 10.08.08 – Building Design Standards for more information.
3. Land subject to natural hazards such as flooding, wildfire, falling rock, landslides, and avalanches shall be considered unsuitable for any occupancy that may impair the health, safety, or welfare of the inhabitants. Such land shall be identified and shall not be subdivided until the hazards have been mitigated or will be mitigated by the Subdivision and construction plans in accordance with this Code. Where such hazardous conditions are adjacent to lands proposed for Subdivision, the proposal may be denied unless potentially hazardous conditions are appropriately mitigated per this Code.
4. The Applicant or builder shall comply with landscape requirements of approval, maintain vacant lots, keep sidewalks clear and roads swept, and implement best management practices, including revegetation of disturbed sites, as needed, to reduce erosion, sedimentation, and noxious weed proliferation during Subdivision construction and until the lots are sold.
5. Maintenance of common facilities must be accomplished through either covenants and a Homeowners Association, a separate maintenance agreement, or some other perpetual agreement.

10.08.08 BUILDING DESIGN STANDARDS

The following design standards shall apply to all buildings constructed within the Town of Hideout.

10.08.08.01 Roof Slopes

Roof slopes should be between 3/12 and 8/12. Flat roofs, up to a maximum of 30% of a structure's overall roof area, may be integrated into a residential structure.

10.08.08.02 Roof Forms

Variation in roof forms and ridgelines will provide added visual interest and serve to break down massing. Varying versus repetitive reforms are encouraged. Major roof forms shall predominantly run parallel to the street so that the buildings' roof materials are visually pronounced. Gable end should be located on the side elevations where they are less visible. Variations in roofing materials and colors will be encouraged to provide added interest.

Roof types are permitted as follows:

- a. Partial hip roof
- b. Gable roof
- c. Full hip roof

- d. Flat roof in the case of Mountain Modern

The following roof types are not permitted:

- a. Curvilinear
- b. Gambrel
- c. Barrel Vault
- d. Conic
- e. Fake Mansard
- f. Domed
- g. Mansard

10.08.08.03 Roof Overhangs

Roofs should overhang walls a minimum of 18 inches, roof overhangs less than these required minimums need committee approval. Roof overhangs must be contained entirely within the owner's property. Roof overhangs should not be boxed in.

10.08.08.04 Roof Surfacing Materials

It is important that different roof materials blend.

Because of fire danger, wood surfaces may not be used on any building roof.

Finishes without metal coatings or other finishes can be used.

- a. Natural rusted metal
- b. Zinc
- c. Copper that will oxidize and turn bronze
- d. Tern

The following metals can be used for roof surfacing with Planning Commission approved of color and finish

- a. Aluminum
- b. Steel

These different masonry tiles can be used as surfacing material with colors approved by The Planning Commission.

- a. Ceramic tiles
- b. Slate
- c. Concrete tiles

Architectural grade asphalt - composition shingles are allowed but must not be reflective.

All roof flashing colors must be harmonious with upper walls and roof. All types of barrel or S tiles, asphalt rolled roofing, or reflective metal surfaces is prohibited.

10.08.08.05 Roof Appurtenances

Roof appurtenances, such as dormers and other articulation of the roof, must create interest.

Their location on the roof is critical in keeping the lines simple and the overall look refined.

- a. Dormers can be shed, gable or hip, but should be complementary to the other roof forms.
- b. Skylights must be placed flush against the roof and contained within the roof field. Bubble-shaped skylights are prohibited.
- c. Chimneys made of stone, wood, and stucco are permitted. Exposed metal chimneys are not permitted.
- d. Exposed flashing color and material should be consistent with the building colors so as not to stand out.
- e. All pipe penetrations are to be painted to match flashings or roof.

10.08.08.06 Exterior Wall Materials

The siding materials considered most typical of the mountain environment are wood siding, glulam materials, natural stones and stucco. These principal materials shall be incorporated into each building design consistent with the design objectives in the architectural design.

Walls can be surfaced with the following materials.

- a. Stone - natural stone only
- b. Stucco - warm, earth tone colors
 - 1) Installed to a minimum distance of four (4) feet above finished grade.
- c. Stained natural wood siding, wood shingles, or painted wood siding
 - 1) Installed to a minimum distance of four (4) feet above finished grade.
- d. Steel, 20 gauge or thicker natural rust finish

Walls cannot be surfaced with the following materials

- a. Plastic or vinyl siding
- b. Aluminum siding
- c. Ceramic tile
- d. Simulated stone or brick
- e. Asphalt or hardboard siding
- f. Hardi-board siding
- g. Brick

10.08.08.07 Number of Wall Materials

Changes in wall material can lend visual interest to a building, too many changes can make the wall visually discordant. The goal is to design walls that are architecturally pleasing, but not in competition with their surroundings. Walls can be surfaced with up to three (3) different materials. No

more than 3 materials are permitted, unless specifically approved by the Planning Commission through a variance. The Planning Commission will not approve plans with fewer than two (2) materials.

10.08.08.08 Color Palette and Texture

- a. The predominant tones shall be colors which are warm earthy tones or a muted natural color.
- b. Light to dark shades of wood are appropriate.
- c. The colors found in the mountain forest, the meadow grasses, and hillside vegetation are appropriate.
- d. Mountain flower colors are appropriate accents. But accents should not be glaring and should not detract from the overall design.
- e. Uniform color and texture for walls should not be discouraged, but should be used judiciously as an architectural element

10.08.08.09 Openings

Doors, porches and window openings are a necessary component of the building's appearance and form. Openings should conform and seem incidental.

Openings to the wall surface should be designed with singularity in mind. Vertical and horizontal bands of openings are discouraged.

Rectangular wall openings are preferred.

10.08.08.10 Windows

Windows may be constructed of, vinyl, or aluminum. Exterior metal covered wood windows are preferred with approved coated finish colors. White vinyl windows are not to be used.

10.08.08.11 Garage Doors

Garage doors should be comprised of wood with allowances for glass in the upper third of a garage door. Metal garage doors are discouraged and must be approved by the Planning Commission for circumstances specifically warranting such material. White doors will not be permitted.

10.08.08.12 Balcony and Decks

Decks and balconies should be designed to accentuate and be simple in design. The use of long vertical or horizontal bands of balcony space are discouraged. Deck columns should have stone bases when supports run to the ground. Eco-friendly materials such as Trex may be used with the Planning Commission approval.

10.08.08.12 Building Articulation

All single family and commercial structures shall have a minimum 3'-0" offset along the front and rear facades (such break should be located within the middle 70% of each façade). For attached townhouses, the offset shall vary from 3'-0" and 5'-0" between each unit.

10.08.08.124 Fire Sprinklers

All buildings constructed or modified within Hideout shall be required to install fire sprinklers. Fire sprinklers shall be installed in accordance with applicable building codes.

10.08.10 LOT DESIGN

1. The minimum area and dimensions of all lots shall conform to the requirements of the zone classification in which the lot is located.
2. The layout of lots should provide desirable settings for structures by making use of natural contours, maintaining views, affording privacy, and enhancing protection from wind, noise and vehicular traffic.
3. All lots should have reasonable access to Open Space, trails, and Public Space that are set aside for either development use or use by the general public.
4. All lots or parcels created by a Subdivision shall have direct access with frontage on a road improved to standards required.
5. Land dedicated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.
6. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing Building Permits to build on all lots in compliance with the International Building Code and in providing reasonable driveway access to buildings on such lots from an approved road.
7. Corner lots for residential use shall be planned wider than interior lots in order to permit conformance with the required front setback requirements for both roads.

8. No single lot shall be divided by the Town or County boundary line. Each such boundary line shall be made on a lot line.
9. All Subdivisions shall result in the creation of lots that are developable and capable of being built upon. A Subdivision shall not create lots and no building permit shall be issued for any lots that would make building or access impractical due to size, shape, steepness of terrain, location of watercourses, problems of sewage or driveway grades, or other physical conditions, except where such lots are suitable and dedicated for a common Open Space, Public Space, private utility or public purpose as determined by the Planning Commission.

10.08.12 ADOPTION OF LOCAL STREET PLAN

The Hideout Legislative Body may adopt and maintain a local Street plan, which will provide long-range planning for local neighborhood Streets. This process is intended to ensure that property within a given area can be adequately developed and serviced. Elements of this plan shall show the proposed Streets layout, Lots, and other features including street width, existing utilities and water courses in relation to the existing and planned Street within the Development. The plan shall be prepared at a scale of not smaller than one-inch equals four hundred feet. Upon recommendation by the Planning Commission, local Street plan shall be submitted to the Hideout Legislative Body for adoption. The land Developer shall coordinate with the Planning Department in developing the local Street plan.

10.08.14 ROADS AND ROAD REQUIREMENTS

10.08.14.1 Road Grade

The minimum allowed grade for all roadways is one-half percent (0.5%).

The maximum allowed grade for all local roadways is 10% (and 8% for all collectors). Council may allow local roadway slopes of up to 12 % for lengths not exceeding 500 feet. For roadways greater than 10% the applicant shall demonstrate a technical infeasibility to construct the roadway at or below 10% standard.

10.08.14.2 Utility Locations

Utilities in the road will be located as shown in typical sections in this chapter.

10.08.14.3 General Road Design Standards

Roads shall be designed at a minimum in accordance with AASHTO design criteria and per street cross sections shown in Section 10.08.14.5 of this Title. The roadway design standards shall be the same for publicly owned and all privately owned roadways. The standards shall be applicable to new developments in The Town of Hideout:

1. Arterial Roadways (106 Foot ROW)

One Hundred and Six Foot (106') width Roads shall be designed at a minimum in accordance with AASHTO design criteria and per street cross section between the property line and the drainage swale.: To be used where the potential of traffic at build out is greater than 8000 ADT requiring a minimum of 3 driving lanes (including the turn lane) and 5' asphalt shoulders for bike/emergency lane. Drainage to be controlled with a drainage swale, no curb and gutter. In areas where the profile grade is steeper than 5% the drainage swale must be lined with an approved fabric or rip rap. There will be no private resident access allowed. There will be no on street parking allowed. Larger rights-of-way allow for two meandering ten-foot (10') asphalt

paths on each side of the road. 1. The town council may approve an alternate section for construction depending on location and site-specific needs.

2. Major Collector (75 Foot ROW)

To be used where the potential of traffic at build out is greater than 8000 ADT requiring a minimum of 3 driving lanes (including turn lane) and 5' asphalt shoulders for bike/emergency lane. Drainage to be controlled with a drainage swale, no curb and gutter. In areas where the profile grade is steeper than 5% the drainage swale must be lined with an approved fabric or rip rap. There will be no private residential access allowed except for very specific exceptions for existing buildable lots bordering a 75' town right of way in circumstances where the applicant has proven safety concerns can be adequately mitigated. These exceptions can only be approved by the Mayor and Town Engineer. There will be no on street parking. The right-of-way allows for two meandering five-foot (5') walkways on each side of the road. The Town Council may approve a deviation from the standard section for this type of roadway for specific alignments.

3. Minor Collector (66 Foot ROW)

To be used where the potential of traffic at build out is between 2000 and 8000 ADT. Roadway to have two driving lanes with 5' asphalt shoulders for bike/emergency lanes. Drainage to be controlled with a drainage swale or curb and gutter. In areas where the profile grade is steeper than 5% the drainage swale must be lined with an approved fabric or rip rap. There will be no private resident access allowed except for very specific exceptions for existing properties bordering a 66' town right-of-way. Exceptions to be approved by the Mayor or Town Engineer. There will be no on street parking. Right-of-way allows for two meandering five-foot (5') walkways on each side of the road.

4. Mountain Road:

This road standard is designed for connective road traffic through mountainous terrain. It is not to allow frontage for any residential use. Potential traffic is less than 1000 ADT. Drainage to be controlled with a drainage swale, no curb and gutter. In areas where the profile grade is steeper than 5% the drainage swale must be lined with an approved fabric or rip rap. No driveway access is allowed. An unpaved mountain road may not be plowed in the winter by the town maintenance department. Emergency services may not be available in areas accessed on Mountain Roads when there is snow on the road.

5. Emergency access / fire road

Only to be used in legally non-conforming subdivisions or lots of record and must be expressly approved by the Town Engineer and the town council on a case by case basis where the applicant has proven and the Town Council finds health, safety, and welfare of the road and the public will not be negatively impacted. The Fire/ Emergency Road may not be used as a secondary access. A fire/emergency road must have controlled access on each end point to prevent ordinary daily traffic.

6. Alley Way

In some circumstances, alleys can be used to enhance the pedestrian experience by removing driveways, garage openings, loading docks, garbage containers, utility services and other drive activities from the front of buildings. Alleys shall be used on a limited basis and will be private with public access and public utility easements. By utilizing alleys, some utilities, loading docks,

dumpsters and other service needs are kept to the back of the buildings and away from the pedestrian amenities. Alleys are not intended as a tool to avoid having a public street or private pedestrian plaza that meets the standards of a public street at the front of the buildings. The use of alleys must be approved by the Town of Hideout Council, the Town Engineer, and also the Wasatch County Fire District.

- a) **Definition:** "Alley" means a public access privately maintained within a block primarily intended for service and access to abutting property by vehicles and not designed for general travel and only allowed when units have frontage on a road or pedestrian plaza built to the applicable Town standard.
- b) **General Conditions:** Alley or access may be permitted under the following conditions. If all conditions are not met, then the use of alleys is prohibited. (a) Building access must be available from a public street or private street/plaza built to the public standard as well as the alley. (b) Alleys or Lanes are built to specific standards.
- c) **Water and Sewer:** Water and sewer utilities shall be in the street unless approved by the Town Engineer. If underground wet utilities, sanitary sewer, waterlines, storm drains, etc. are installed in alleys, they shall be constructed prior to the surfacing of the alley and per Town of Hideout Standards.
 - 1) If utilities are constructed within the alley then connections for all underground utilities and sanitary sewers shall be laid prior to the asphalt or concrete to avert the necessity for disturbing the alley improvements, when service connections thereto are made.
- d) **Alleys:** Alleys constructed of concrete will be 20' wide with an inverted crown and a centerline drainage collection system. Alleys constructed of concrete shall have a minimum pavement section of 8 inches of PCC over 6 inches of base rock, placed over geotextile fabric, or approved per geotechnical recommendations and approved by the Mayor or the Town Engineer for H-2O loading. Asphalt construction may only be used with a concrete water way for drainage at the center of the alley. A minimum of 3" of asphalt over 9" of road base will be required. In conditions where asphalt construction is used, concrete ribbon curbing will be required outside the 20' width of the asphalt section to protect the edge of the asphalt. Said curbing shall be 2' wide for a total drivable surface of 24'. If the natural soils have a CBR under 20, then a thicker section will be required as determined by the developer's geotechnical engineer, with approval of the Town Engineer. The applicant must show all private improvements and how they will impact the alley, including garages or other structures, stairs, vaults, fences, walls, driveways, parking lots, walkways, or other improvements. The applicant must indicate existing drainage patterns and show private drainage inlets, outlets, and pipes beyond the alley right-of-way that will be impacted by the alley construction.
 - 1) **Joint Pattern:** The PCC pavement shall be placed full width in one pour, with no longitudinal joints. The alley design shall include a transverse joint pattern, shown on the plans, so that the joints are spaced to create panel lengths that are 0.75 to 1.25 times the alley width. The joint pattern will be coordinated to intersect with utility features such as poles, manholes, and catch basins.
 - 2) **Alley Approaches:** The alley approaches shall be constructed as commercial driveways in all respects, except that the structural section will be increased to 10

inches, or shall match the alley pavement structure for which it provides access, or as approved per geotechnical recommendations by the Mayor or the Town Engineer for H-20 loading, whichever is greater. Alley approaches with a standard curb return shall not be used without approval of the Town Engineer.

- e) **Alley Length:** Alleys shall be continuous from street to street wherever possible. If an alley is not through and longer than 150 feet, then a turnaround must be provided to accommodate a fire truck, or such additional standards as may be required by the fire code.
- f) **Alley Parking:** No person shall park a vehicle within an "alley" except during the necessary and expeditious loading and unloading of merchandise. No parking signs are required at 100-foot intervals. The alley must remain open at all times.
- g) **Alley Setbacks:** Alley garage setbacks in residential uses shall be 20 feet or greater as measured from the edge of the alley paving. Alley's leading to parking structures or to commercial/hospitality uses such as hotels or retail shall have a minimum setback of 4 feet as measured from the edge of the alley paving. The four-foot setback shall remain open and unobstructed. If an alley exceeds 150 feet and is adjacent to buildings exceeding 30 feet, then the alley must have 26 feet of hard surface for fire truck downriggers. Parking garage structures shall have a side yard setback of no less than 15 ft.
- h) **Alley Snow Storage:** An additional area of 15% of the alley paved area must be set aside for snow storage. A snow storage plan exhibit must be submitted as part of the alley plan to show that the required amount of snow storage has been provided.

10.08.14.4 Roadway Section

Road Section: Prior to preliminary approval of a development, the developer must provide a geotechnical, and geological review performed by a licensed geotechnical engineer and professional geologist. The review must address onsite soil conditions and make recommendations for a typical road section for the project. The reviewer must take into consideration the amount of full build out traffic ADT's based on an approved traffic control plan. The town has minimum section requirements as shown below.

- 1. **Roadway Excavation:** For new road construction, the entire road platform, including cut and fill areas, must be cleared of all vegetation, topsoil, organic material, and soft clays. If the geotechnical engineer classifies the sub grade soils to be collapsible, further actions may be necessary to prepare the sub grade based on the geotechnical engineer's recommendation. The Town of Hideout engineer has the option to require additional sub grade preparation and section materials above and beyond the geotechnical review engineer's recommendation.
- 2. **Sub Grade;** Minimum Sub Grade preparation will meet the requirements of the table below:

AASHTO soil Classification	Requirement
A-1	The sub grade shall be scarified to a depth of 12" and the loosened material shall be moistened and compacted to 95% per AASHTO T-180
A-2, A-3, A-4, or A-5	The sub grade shall be over excavated a minimum of ten inches (10"), scarified, and properly compacted to 95%. The 10" of material removed will be replaced with an A-1 granular material and properly compacted to 95%

A-6 or A-7

The sub grade shall be over excavated a minimum of sixteen inches (16"), scarified and properly compacted to 95%. The 16" material removed will be replaced with an A-1 granular material properly compacted to 95%.

3. **Road Base and Asphalt;** Road sections designated Arterial, Collectors, will have a minimum of nine inches (9") of road base and four inches (4") of asphalt. For all other roads requiring asphalt, a minimum of eight inches (8") of road base and three inches (3") of asphalt will be required.
4. **Excavation Through an Existing Street;** This section covers any trench excavation through an existing road and is anticipated to be used mainly to install utilities across existing roads. If possible, the preferred method for installing utilities under existing paved roads is to have them bored.
 - a) Any excavation work in a town road requires a permit.
 - b) A traffic control plan meeting the MUTCD guidelines is required and must be approved by the Town Engineer. Minimal traffic impact including full road width or lane closures is required on existing roads.
 - c) Material removed by the excavation is not to be used as backfill for any portion of the trench under the road paved section unless it meets an A-1 granular requirement.
 - d) Pipe bedding to conform to the specific utility companies' requirement, including the dry utility companies (communication, electric, and gas), and Town standards for water sewer and storm drain piping.
 - e) The remaining trench to be filled with select A-1-A granular product up to the existing road section.
 - f) The top of the trench will have a minimum of 4" of asphalt placed in 2 lifts over road base to match the existing section or 8" minimum. Trench work shall be scheduled so that the trench can be completed including asphalt within a minimum of 2 days. Trenches left unpaved for longer than 2 days require specific approval in writing from the Town Engineer.
 - g) Any work within an existing road requires inspection from the town to be scheduled by the contractor completing the work.

Roadway Functional Classification								
	Arterial	Major Collector	Major Local	Major Local with Swale	Agricultural Seasonal Road	Fire Emergency	Mountain Road	Shared Driveway
ROW Width	106'	75'	66'	60'	60'	60'	60'	60'
Average Daily Trips	> 8000	> 8000	8,000-2,001	2,000-0	< 500	Emergency Only	< 200	< 200
Single Family Units	< 800	< 800	< 500	< 200	150-0	0	Minimal	1-3
Pavement Width	46'	44'	37'	30'	24'	16'	24	20
Side cut/fill slopes	3:1 up to 5 feet high and 2:1 above 5 feet					2:1	2:1	2:1
Horizontal Design Elements								
	Arterial	Major Collector	Major Local	Major Local with Swale	Agricultural Seasonal Road	Fire Emergency	Mountain Road	Shared Driveway
Minimum mid block centerline curve	Varies with V and superelevation				100'	60'	75'	60'
Minimum tangent distance between reverse centerline curves	Varies with V and superelevation				50'	40'	50'	40'
Maximum cul-de-sac length ³	Not Allowed				The lesser of 1,300' or 30 dwelling units			
Cul-de-sac travelway turnaround diameter	Not Allowed				80'	80'	80'	80'
Maximum superelevation	6%	6%	6%	6%	N/A			
Vertical Design Elements								
	Arterial	Major Collector	Major Local	Major Local with Swale	Agricultural Seasonal Road	Fire Emergency	Mountain Road	Shared Driveway
Minimum crest vertical curve K value ⁵	Varies with speed limit				19	19	19	19
Minimum sag vertical curve K value ⁵	Varies with speed limit				37	37	37	37
Minimum length of vertical curve	Per traffic engineer	3*V	120'	80'	60'	50'	60'	60'
Minimum centerline grade ⁴	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Maximum grade in cul-de-sac	Not Allowed				5%	5%	5%	5%
Maximum centerline grade across designated	4%	4%	4%	5%	5%	5%	5%	5%
Maximum grade break without vertical curve	0.50%	0.50%	0.50%	1%	2%	2%	2%	2%

Intersections								
	Arterial	Major Collector	Major Local	Major Local with Swale	Agricultural Seasonal Road	Fire Emergency	Mountain Road	Shared Driveway
Minimum angle of intersection	80°	80°	70°	60°	60°	50°	50°	50°
Minimum offset between intersection	Study required	Study required	150'	125'	125'	125'	125'	125'
Maximum centerline offset	0'	5'	5'	5'	5'	5'	5'	5'
Maximum centerline grade across intersections ⁶	4%	4%	4%	5%	5%	5%	5%	5%
Minimum corner radius (edge of travelway)	30'	30'	30'	25'	25'	25'	25'	25'
Pavement Component Minimum Thickness								
	Arterial	Major Collector	Major Local	Major Local with Swale	Agricultural Seasonal Road	Fire Emergency	Mountain Road	Shared Driveway
Asphaltic Concrete	Per geotechnical report, 4" minimum			3"	3"	3"	3"	3"
Road Base	8" minimum			8"	8"	8"	8"	8"
Subbase	Per geotechnical report							

Notes:

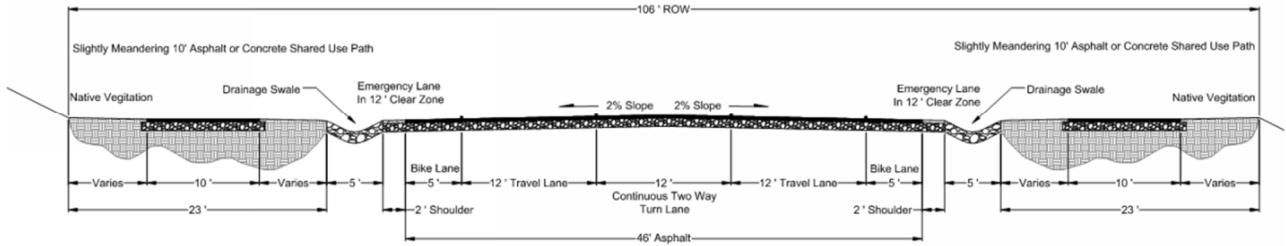
1. Roads shall be designed at a minimum in accordance with AASHTO design criteria.
2. See Section 10.08.16 of this chapter for sidewalk requirements.
3. The length of a cul-de-sac is measured along the centerline from the intersection to the center of the turnaround.
4. Physical terrain may require exceptions to the maximum grade. See section 10.08.10 for further discussion.
5. Design speed for vertical curves shall be 5 miles per hour greater than the anticipated speed limit.
6. Grade must extend at least 100 feet beyond the edge of the traveled way of the outside lane of the intersecting street.
7. A geotechnical report including pavement design shall be submitted. The thickness of 1 or more of the pavement components shall be increased as needed to achieve the required strength as specified in the geotechnical report approved by the Town Engineer.
8. The primary street of an intersection shall not exceed the maximum centerline grades as allowed for each of the roadway functional classifications. Stop-controlled secondary intersecting grades must not exceed the reduced approach values as given in this table. The intersection centerline approach grades of the secondary or intersecting street must exceed at least 100 feet beyond the edge of the paved traveled way of the outside lane of the primary through street before exceeding these values.

10.08.14.5 Standard Cross Sections

1. All disturbed surfaces shall be covered with 6 inches of topsoil and seeded.
2. Lane striping as per cross section.
3. Shoulder will be constructed with compacted road base.
4. The subtle meandering shared use path will have 3 inches of asphalt over 9 inches of road base. Road will have a minimum of four inches (4") of asphalt.
5. Permanent erosion control mat* or minimum 6" thick rip rap required in drainage swale for road slopes greater than 5%. Permanent mats shall have ground cover of 74% or greater and a ultraviolet stabilization of 1,000 hours.

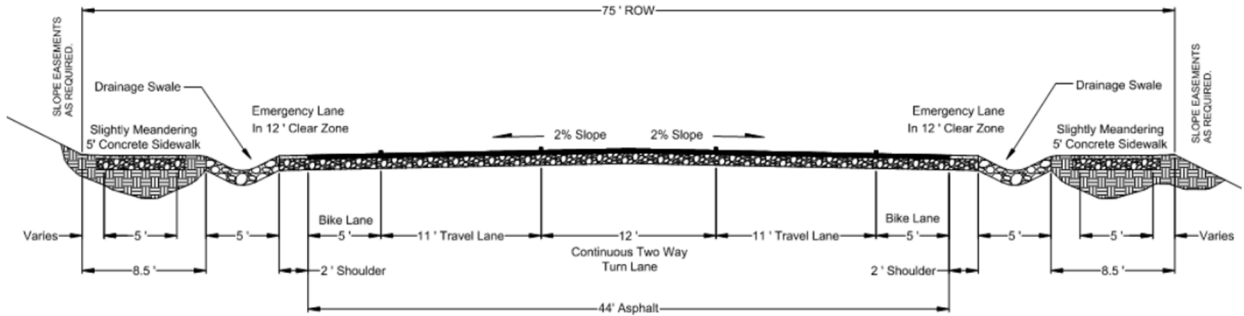
106' Arterial Cross Section

Figure 1



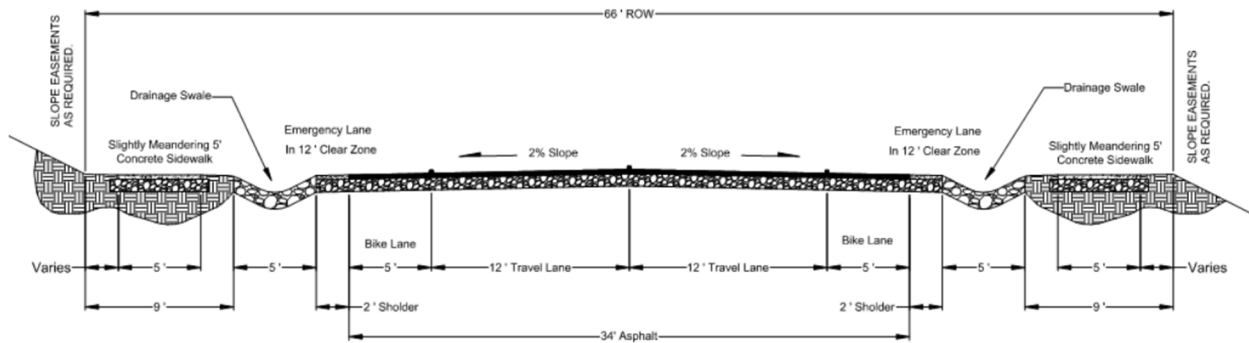
75' Major Collector Cross Section

Figure 2

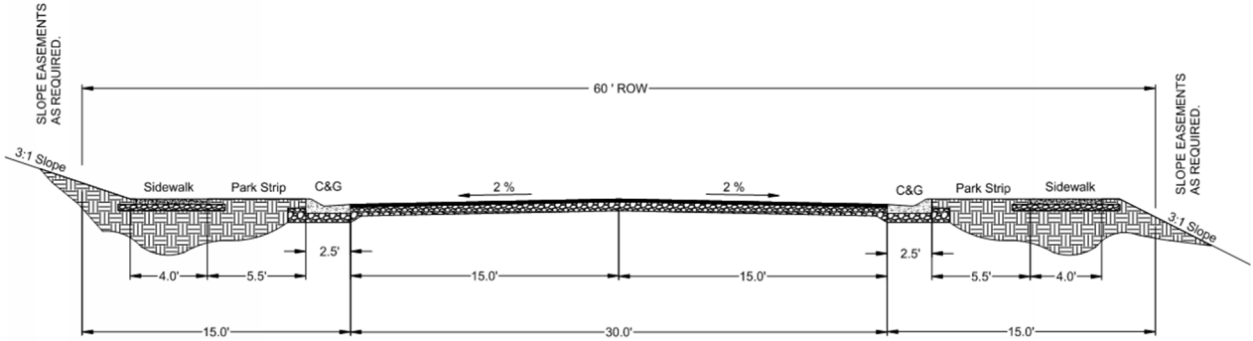


66' Minor Collector Cross Section

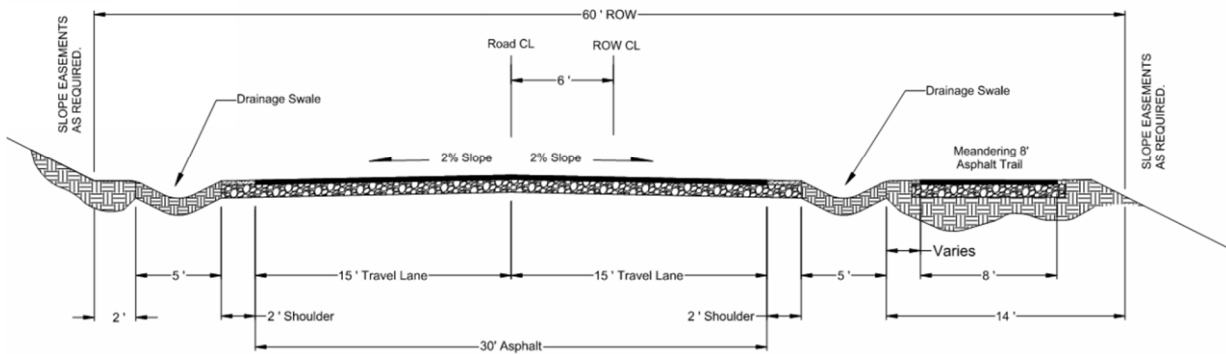
Figure 3



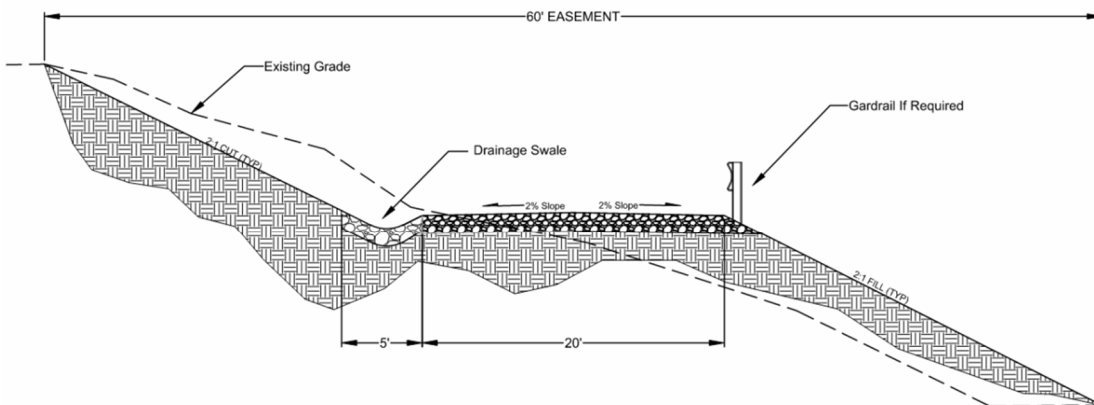
60' Major Local Cross Section
Figure 4



60' Major Local with Swales Cross Section
Figure 5



Fire / Emergency Road
Figure 7



Typical Cross Section with Swales

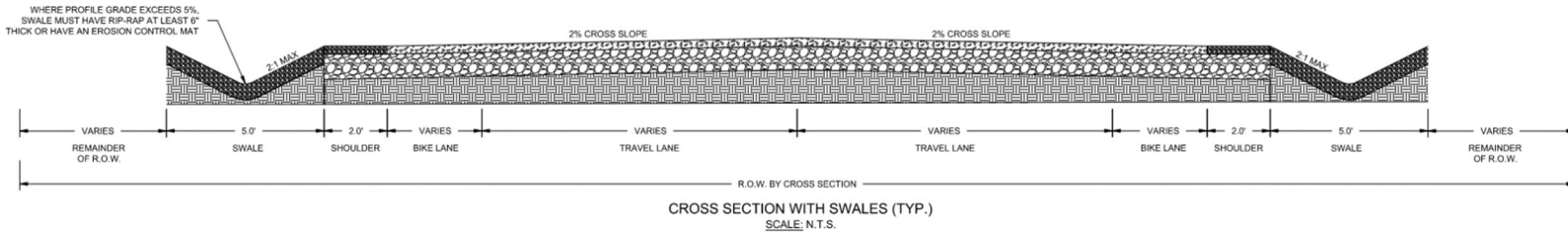


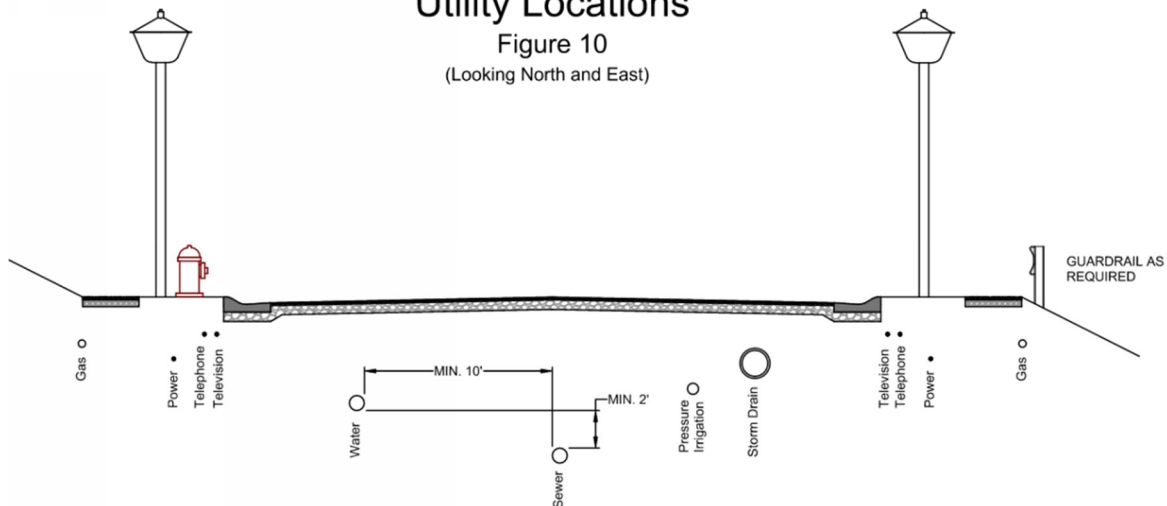
Figure 6

Permanent Erosion Control Mat Specifications:

Thickness	0.4 inches
Ground Cover Factor	74 percent
Tensile Strength	170 X 125 pound/foot
Tensile Elongation	50 percent maximum
Ultraviolet Stabilization 1,000 hrs	80 percent

Utility Locations

Figure 10
(Looking North and East)



The Hideout Legislative Body may adopt Town construction standards and specifications for roadways and cross sections. Where the provisions of this section impose different restrictions than those required in the Town construction standards and specifications, the provisions of the Town construction standards and specifications shall prevail.

1. **Roads.** Planned roads within a development shall always be kept open to the public , unless special approval is granted by the Town Council to allow a gated community.
2. **Cul-De-Sacs.** A publicly dedicated Cul-de-sac shall have a right-of way width of at least sixty (60) feet; shall have a length of not in excess of eight hundred (800) feet; shall be terminated by a right-of-way turnaround of not less than **ninety-six (96)** feet in diameter; and shall be identified as such by appropriate signage within twenty (20) feet of the entrance thereof, measured from the frontage road Property line.
3. **Easements.** Public Utility Easements of not less than ten (10) feet on rear lot lines, side lines, and front lines will be required to serve utility companies for poles, wire, conduits, storm or sanitary sewers, gas and water mains, and other public utilities. Easements of greater width may be required along Property lines where necessary for surface overflow or for the extension of sewer mains or similar utilities.
4. **Intersections.** Roads shall intersect each other as near as possible at right angles. Minor roads shall approach the arterial or collector roads at an angle of not less than eighty degrees for a distance of at least one hundred feet. Offsets across roads in road alignment between ten (10) feet and one hundred fifty (150) feet shall be prohibited.
5. **Curbs.** Curbs at all intersections shall be rounded with curves having a minimum radius of twenty-five (25) feet. Property lines at road intersections shall be rounded with a curve where necessary.
6. **Street Names.** New street names shall not duplicate those names already existing. A street obviously a continuation of another already in existence shall bear the same name. All road designations shall be approved by the Planning Commission and Wasatch County Information Systems Department. Street names shall be signed and said signing shall be discernable from the road.
7. **Dedications.** All roads shall be dedicated for public use. Private roads shall be permitted only as recommended by the Planning Commission.
8. **Bridges and Culverts.** All bridges and culverts shall be constructed to support HS-20 / HL-93 loading requirements in accordance with DOT and ASHTO standards.
9. **Relation to Adjoining Road System.** The arrangement of roads in new Subdivisions shall make provision for the continuation of the existing roads in adjoining areas for their proper protection (where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width) unless variations are deemed necessary by the Planning Commission. Where the Planning Commission determines that it is desirable to provide for road access to adjoining Property in order to provide an orderly development of a road system, proposed roads shall be extended by dedication to the boundary of such Property.
10. **Cuts in Pavement.** No cuts shall be made in road pavement for at least five years after hard surfacing without approval by the Mayor with the advice of the Town Engineer, except in cases when public safety is at risk.

10.08.16 SIDEWALKS, CURBS, PLANTER STRIPS, AND GUTTERS

1. Curbs, and gutters shall be required on both sides of all roads to be dedicated to the public.
2. Sidewalks, paved trails and planter strips may be required by the Planning Commission or Town Council; to be dedicated to the public.
3. Sidewalks, curbs, planter strips and gutters may be required by the Planning Commission and Town Council on existing roads bordering the new Subdivision lots.

4. Sidewalks shall be included within the dedicated non-pavement Right-of-Way of all roads unless an alternate location has been specifically approved by the Planning Commission.
5. Sidewalks shall be a minimum of sixty (60) inches wide and Americans with Disabilities Act (ADA) compliant for safe and easy passage for pedestrians.
6. Concrete curbs are required where sidewalks are required.

10.08.18 DRAINAGE AND STORM WATER FACILITIES

Storm drainage and erosion control planning submittal requirements are outlined in this chapter. Criteria can also be found in the "Wasatch County - A Guide For Erosion And Sediment Control" (1996).

- A. **Planning Submittal Requirements:** Unless provided otherwise, the criteria and methods presented in the following references should be used in planning and design of the drainage system:
1. "Urban Drainage Design Manual", hydraulic engineering circular no. 22, November 1996, federal highway administration, FHWA-SA-96-078, <http://www.fhwa.dot.gov/bridge/hydrpub.htm>.
 2. "Urban Storm Drainage Criteria Manual", June 2001, urban drainage and flood control district, <http://www.udfcd.org/>.
 3. "Design And Construction Of Urban Stormwater Management Systems", ASCE manuals and reports of engineering practice no. 77, 1992, <https://www.asce.org/bookstore/book.cfm?book=2800>.

The drainage plan should provide for control of erosion at the source, noneroding conveyance facilities, and water quality/detention basins.

- B. **Control Of Erosion And Contaminants At The Source:** The ability to control erosion and other pollutants at the source is the most important single mitigation factor. Every practical effort should be made to prevent erosion from occurring at the source. The objective should be to prevent erosion during construction and to reestablish vegetation as soon as possible after construction on all areas with exposed topsoil.

Slope soil erosion, after revegetation, should be less than or equal to predevelopment rates and should be less than the topsoil development rate (generally assumed as 0.01 inch per year or 2 tons per acre per year).

- C. **Conveyance Facilities:** The initial drainage system (i.e., curb and gutter, storm drains, culverts, ditches, realigned natural channels, etc.) should be designed to convey runoff from a minor storm event (10-year event, the storm event having a 10 percent chance of being equaled or exceeded in any given year) without nuisance flooding and without erosion. If tributary runoff flows (either peak or volume) are increased to a natural drainage, the drainage should be shown to be noneroding in a ten (10) year event.

The drainage system should be capable of passing the storm runoff from a major storm (100-year event, the storm event having a 1 percent chance of being equaled or exceeded in any given year) without flooding buildings.

- D. **Water Quality/Detention Basin:** The criteria for design of the water quality/detention basin should include both water quality mitigation and mitigation for downstream erosion and flooding effects.

The effects of development (i.e., increased impervious area and decreased time of concentration) should be mitigated such as to prevent increased flooding of downstream properties (100-year design event) and to prevent increased erosion of downstream conveyance channels (10-year design event). The level of mitigation required is dependent upon the capacity of the downstream drainage system. A common practice is to provide for on site detention, reducing storm runoff peaks from the development to at or below historic (predevelopment) levels. If downstream conveyance capacities are severely limited, it may be necessary to reduce storm runoff peak flow rates from the developed property to much less than historic runoff flow rates to offset the impacts of the increased runoff volume.

1. The basins should be designed to adequately capture and treat runoff from the water quality design storm. Wasatch County criteria ("A Guide For Erosion And Sediment Control", pages 11 and 18) require capturing and containing the runoff volume from a two (2) year, twenty four (24) hour storm (minimum). The water quality capture volume should be discharged at a rate such as to allow a minimum residence time of twelve (12) hours (defined as the time from the centroid of the inflowing hydrograph to the centroid of the outflowing hydrograph). The maximum allowable discharge rate for the water quality capture volume discharge orifice may be computed using the simplified equation:

$$Q_{wq} = (WQCV/30) * C$$

Q _{wq}	=	Maximum allowable water quality capture volume release rate (cfs)
WQCV	=	Water quality capture volume (acre-feet)
	=	2-year 24-hour runoff volume
C	=	Conversion from acre-feet/hour to cubic feet per second = 12.1

2. The water quality pond should have sufficient additional storage below the lowest outlet to accommodate sediment accumulation. The minimum volume of provided sediment storage should be either computed from a slope erosion analysis for the three (3) year slope soil loss (revised universal soil loss equation reference: "Design Hydrology And Sedimentology For Small Catchments", C.T. Haan, B.J. Farfield, and J.C. Hayes, 1994, Academic Press, Inc., San Diego, California) or may be taken as equal to twenty percent (20%) of the water quality capture volume. If subsoils are such that water captured in the sediment storage area cannot infiltrate within a reasonable period of time (to avoid mosquitoes, etc.), then a subdrain system should be considered.
3. The analysis for designing the required detention volume to mitigate downstream flooding and erosion effects should be performed assuming that the pond is full to the water quality capture volume level prior to the start of the design storms (10-year and 100-year).
4. An emergency spillway (preferably open channel type) is required with a one hundred (100) year flood event minimum design capacity assuming that the primary outlets are plugged. The elevation of the top of the embankment should be a minimum of one foot (1') above the water surface elevation when the emergency spillway is conveying the maximum design or emergency flow. The design height of the embankment should be increased by roughly five percent (5%) to account for settlement.

- E. **Water Quality/Detention Basins Maintenance Requirements:** Key components include nonplugging outlets design, maintenance access design, and pond side slope erosion protection design.
1. Detention basin outlets should be designed to be nonplugging as much as possible. A possible option for the water quality capture volume discharge orifice is to provide an orifice (set with the orifice invert at the bottom of the water quality capture volume level) with a connected pipe inlet placed a minimum of six inches (6") below the water level at which water begins to discharge. Outlet pipes should be protected by inlet grates which are sized, spaced, and oriented such as to minimize plugging of the outlets.
 2. Maintenance access to the ponds should be provided. Required access includes access with heavy equipment to the pond floor (generally 15 inches minimum width with 15 percent maximum slope) and all weather access should be provided to the pond outlet facilities.
 3. Interior pond side slopes should preferably be four horizontal to one vertical (4:1) or flatter and should not be steeper than three horizontal to one vertical (3:1). Pond side slopes (both interior and exterior) should meet the same criteria for slope erosion control stated above (2 tons per acre per year maximum mean annual slope soil erosion rate). Riprap protection (or the equivalent) may be necessary to protect pond side slopes from wave action, especially in ponds with a permanent pool.
 4. Provisions for low maintenance landscaping and irrigation must be provided. Landscaping will be maintained by the homeowners' association.
- F. **Open Channels:** Wherever possible open channels shall be preserved for all major drainages shown on the Final Drainage Control Plan. No building shall be located within 50 feet of a natural drainage. Culverting of these channels is not permitted.
- G. **Health and Safety:** The Planning Commission may, upon recommendation of the Town Engineer and when it deems it necessary for the health, safety, or welfare of the present and future population of the area and necessary to the conservation of water, drainage, and sanitary facilities, prohibit the Subdivision of any portion of the Property which lies within the floodplain of any stream or drainage course, as identified in the most current Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map. These floodplain areas should be preserved from any and all destruction or damage resulting from clearing, Grading, or dumping of earth, waste material, or stumps, except at the discretion of the Planning Commission.

10.08.20 WATER SYSTEM

1. The water distribution system shall deliver water at pressures meeting state requirements, as measured at the main line adjacent to each system connection. Pressure reducing valves shall be placed on the mains to regulate pressures in excess of 120 PSI. Pressure reducing valves shall be installed on service laterals for residential neighborhoods as a back-up to main lines. At no time shall water pressure exceed 120 psi to each system connection. At no time shall services be connected to transmission lines.
2. The water system pumps, storage tanks, transmission and distribution mains, etc. Meet JSSD design standards.
3. The system shall be designed to provide the following fire flows and to meet adopted codes and Fire District standards:
 - a. Residential Connections: 2,000 gpm for 2 hours
 - b. Commercial Connections: 3,500 gpm for 3 hours

4. Fire hydrants are required along public ways or walks or drives which are to be snow-plowed. Fire hydrant spacing shall be in accordance with applicable codes, or a maximum of 500 feet.
5. All water design and construction shall comply with the latest JSSD design requirements.

10.08.22 SEWER SYSTEM

1. Sanitary Sewers shall be designed in accordance with all applicable State of Utah standards and adopted codes.
2. All sanitary sewer systems shall be designed to exclude all storm water runoff, or water from field drainage systems, foundation drains, underground parking structures, roofs, roads, and other paved areas.
3. Downspout connections, foundation and basement drains, sumps and storm drain Connections shall be prohibited from discharging into the sanitary sewer system.
4. Grease traps or oil separators shall be sized for peak flows and average loading of grease/oil by an engineer and approved by the Town Engineer prior to placement. The grease traps or oil separators shall be placed to allow access for inspection and cleaning. This applies to commercial and institutional facilities, and any building or lot with the potential of introducing substances that would be detrimental to treatment facilities.
5. Sewer systems shall be designed to eliminate possible cross connections with culinary water system.
6. Design Period: The sewer system shall be designed to serve the estimated ultimate tributary area and shall be based on the best information available, including Master Plan Study, current zoning regulations and approved planning and zoning reports when available.
7. Wastewater Pumping Stations: Use of wastewater pumping stations will be avoided whenever possible. Pumping stations are subject to approval and review by the Town Engineer.

10.08.24 UTILITY CONNECTIONS

1. All utilities, public or privately owned, shall be installed underground wherever underground location does not violate safety standards of the particular utility and where such underground location does not impose any potential additional maintenance burden on the Town of Hideout personnel.
2. Utilities include, but are not limited to, electricity, natural gas, telephone service, high speed internet service, water service, sewer service, storm drains, etc.
3. For utilities and utility sleeves within the proposed road surface improvements; installation shall be completed prior to road surfacing. For utilities outside of proposed road surface improvements; placement of curb and gutter prior to the installation of some utilities may be required to serve as a physical reference but in no case shall placement of sidewalk be initiated prior to the completion of all utilities.
4. It is the Developer's responsibility to coordinate the installation schedule with the utility companies. The standards and specifications for the installation of these utilities shall conform to rules and regulations adopted by the respective companies.
5. Underground service connections for water and sewer shall be installed to the road Property line of each platted lot at the expense of the Applicant, as shall casings or conduits for all other underground utilities as determined by the Town Engineer.
6. All public utilities shall be constructed in the ten (10) foot public utility Easements. Multiple use on given Easements is encouraged. The final recorded plat will note all Easements.

7. Water: As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed the following improvements:
 - a. A water main in front of each parcel in size, location and with appropriate valves as outlined in Section 10.08.16 of this Title.
 - b. Fire hydrants at intervals of not greater than 500 feet with each parcel not more than 250 feet from the nearest hydrant. In the event it is necessary to extend a water main so that the same fronts each parcel or to access fire hydrants within 250 feet of each parcel, then the cost of the water mains and hydrants shall be borne by the Owner who effectuates the Subdivision of his/her Property.
 - i. As a condition of Subdivision approval under this Chapter, the Applicant shall convey to the Town of Hideout water rights that entitle the Owner to an annual quantity and rate of flow which is sufficient in amount to meet the water use requirements of the occupants of the Subdivision.
 - ii. The volume of water required shall be calculated from the latest JSSD water use study.
8. Sewer: As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed a sewer main in front of each parcel in size, location and with appropriate manholes, as outlined in Section 10.08.18 of this Title.

10.08.26 SENSITIVE LANDS

1. Developments shall minimize impacts to sensitive natural resources, natural hazards, and other unique and fragile site elements including but not limited to wetlands, Open Space, and steep slopes. Such resources and features shall be preserved where practicable. Subdivisions and any development shall be designed to preserve existing waterways (lakes, rivers, and streams), primary vegetation (trees), rock formations, and other natural vistas, as well as other environmental resources and features.
2. Slope Protection Regulations shall apply to all slopes in excess of ten (10) percent.
 - a. No development shall be allowed on slopes in excess of thirty (30) percent, lands subject to landslides, regular flooding, soils deemed unsuitable for development, and other high-hazard geological areas.
 - b. Cutting and filling to create additional or larger building sites shall be avoided to the maximum extent feasible. All proposed grading and filling shall be subject to review by the Town Engineer to ensure minimum visual impact and geotechnical safety. Cut and fill slopes shall be limited to a 3 to 1 slope or less. All graded slopes shall be recontoured and revegetated to the natural, varied contour of the surrounding terrain.
 - c. Roads that cross slopes of thirty (30) percent or greater shall not be allowed, except that a short run of not more than one hundred (100) feet across slopes greater than thirty (30) percent may be allowed by the Town Council upon a favorable recommendation of the Planning Commission that such roads will not have significant adverse visual, environmental, or safety impacts.
 - d. Where roads are proposed to cross slopes greater than ten (10) percent, the following standards shall apply:
 - i. Evidence must be presented that such roads will be built with minimum environmental damage and within acceptable public safety parameters;
 - ii. Roads shall, to the maximum extent feasible, follow contour lines, preserve the natural character of the land, and be screened with trees or vegetation; and

- iii. Cutting and filling shall be held to a minimum and retaining walls employed to help provide planting areas conducive to revegetation. Revegetation plans will be required for all areas disturbed by road construction.
 - e. Use of retaining walls may be encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive for revegetation. The use, design, and construction of all retaining walls shall be subject to the approval of the Planning Commission, Town Planner and Town Engineer based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.
 - f. In order to mitigate adverse environmental and visual effects, slopes exposed in new development shall be landscaped or revegetated using natural vegetation materials and that is compatible with the surrounding terrain. Topsoil from any disturbed portion of a steep slope shall be preserved and utilized in revegetation. Fill soil must be of a quality to support native plant growth.
 - g. Any development permitted in steep slope areas pursuant to this Section shall be located in such a manner to reduce visual and environmental impacts to the maximum extent feasible. To determine the most appropriate location for development, the Town shall require the Applicant to conduct a visual and environmental analysis considering visual impact from key vantage points, potential for screening, location of natural drainage channels, erosion potential, vegetation protection, access, and similar site design criteria. Based upon the analysis, the Town may require any one or a combination of the following measures:
 - i. Clustering of development
 - ii. Dispersal of development
 - iii. Transfer of development density to non-sensitive or less sensitive portions of the site.
- 3. Ridgeline/Viewshed Regulations
- 4. For Town of Hideout requirements for ridgeline/viewshed regulations, refer to the latest version of Wasatch County Code Section 16.27.22 Wetlands, Stream Corridors, River Corridors, and Drainages
 - a. No development or use shall be permitted that will disturb, remove, fill, drain, dredge, clear, destroy, or alter any area, including vegetation, within stream or river corridors, wetlands, or their respective setbacks unless the proposed development:
 - i. Is required to provide protection against Property loss and/or damage;
 - ii. Will improve the quality of the wetlands, stream or river corridors, and enhance the ecosystem by improving water quality, wildlife habitat, or biodiversity;
 - iii. Will not increase the base flood elevation on the parcel; and
 - iv. Will not pollute or interfere with the natural changes of the river, stream, or other tributary, including erosion and sedimentation during construction.
 - b. A wetland and stream corridor delineation shall be performed by a qualified professional that has demonstrated experience necessary to conduct site analysis using federally approved methods for wetland delineation and ordinary highwater mark identification. The qualified professional shall be approved by the Commission's Authority Representative.
 - c. Setbacks from wetlands shall extend a minimum of one hundred (100) feet outward from the delineated wetland edge. Setbacks from stream or river corridors shall extend a minimum of two hundred (200) feet outward from the ordinary highwater mark.

Setbacks from irrigation ditches shall extend a minimum of fifty (50) feet from the ordinary highwater mark.

- d. All projects adjacent to wetlands and stream corridors shall provide appropriate temporary and permanent runoff control and best management practices to minimize sediment and other contaminants to the maximum extent feasible. These control systems and best management practices must be approved by the Town Engineer.
 - e. If development in a setback area causes any disturbance within the setback area, the Applicant shall undertake restoration and mitigation measures within the current planting season such as regarding and revegetation to restore any damaged or lost natural resource. If such disturbance isn't visible within the current season, remediation will still be required within the planting season where such disturbance is discovered.
 - f. All wetland and stream restoration and mitigation must be reviewed by a qualified professional and approved by the appropriate State and Federal agencies with jurisdiction. All habitat restoration work shall be performed under the direct supervision of a qualified professional.
5. Wildlife Habitat and Fisheries
- a. Reasonable steps shall be taken to minimize impacts to wildlife or fishery habitats, including winter range, migration corridors, bordering areas, and fisheries, which may require the clustering of development in the least-sensitive portions of the development site.
 - b. Development layout shall preserve critical wildlife habitat areas or floodplain corridors along streams supporting fisheries.
 - c. Fencing should be limited or designed to accommodate wildlife crossings in critical wildlife habitat areas, wildlife corridors, and stream corridors.
 - d. Drainages, with a tributary area greater than 100 acres, regardless of federal status shall be protected from development with minimum setbacks of two hundred (200) feet and shall be preserved throughout development.
6. A 5% Sensitive Lands Impact Bond shall be collected by the Town for any work conducted in a sensitive lands area. The Town Engineer shall review the proposed activity and confirm the estimate proposed by the Applicant for such work.

10.08.28 TRAILS AND OPEN SPACE REQUIREMENTS

1. Open Space that includes public trails shall be required within each development.
2. Where trails have been previously constructed or identified or approved, Subdivision plans for adjacent properties with the trail locations shown on the proposed Subdivision plan shall provide for the logical connection to the existing trail.
3. Trails should be located and constructed in such a manner as to minimize maintenance and maximize access. Alignment should utilize the natural topography of the land and should follow natural contours where possible, and preserve and promote natural elements, including geologic, scenic, wildlife and historic.
4. The trail grade shall not exceed half the grade of the hillside the trail is traversing to limit erosion. For example, if you build across a hillside with a side slope of twenty percent (20%), the trail grade should not exceed ten percent (10%).
5. Trail proposals through sensitive areas will be considered on a case by case basis during the application process.

6. The plat shall show the width of trails, surface material proposed, where located, type of trail, and Open Space.
7. Subdivision developments shall meet minimum Open Space requirements of the zone classification in which the lot is located including those as set forth in Title 12 and below:-
 - a. A minimum of 20% of any development shall be preserved as open space and the spaces that make up this area shall be contiguous.
 - b. All areas which have been designated as a sensitive area shall remain as Open Space ~~but~~ and may be counted toward up to 33% of the total Open Space requirement for the development. If any development has a larger amount of sensitive area than is required for their development, density allowances for the extra land required to be left in Open Space may be transferred to other areas if requested and if such transfer will not result in an over-crowding of the area to which it is being transferred.
 - c. Open space requirements shall include public trails.
 - d. ~~Open Spaces shall be designed to be as contiguous as possible.~~
 - e. Wherever possible lands designated as Open Spaces should be usable for hiking and biking trails and small parks. Park infrastructure and play equipment shall be provided as required by the Planning Commission.
 - f. Provisions must be made for regular maintenance of all Open Spaces. In the case of Open Space that is left in its native conditions, a management plan may be required.

10.08.30 PUBLIC SPACE REQUIREMENTS

1. The Planning Commission, in its review of each Subdivision, shall require that land be reserved, and improvements installed for Public Space that may include parks and playgrounds or other recreation purposes. The area shall be shown and marked on the plat as "Reserved for Public Space". Installation of recreational areas shall be constructed at the expense of the Applicant and built to Town specifications.
2. The Planning Commission shall determine the number of acres based on the following formula which has been prepared: providing one (1) acre of Public Space per one hundred (100) residential lots or units; and two (2) acres per one hundred (100) commercial lots.
3. When the percentages from the above formula would create less than one (1) acre, the Planning Commission may require that the Public Space be located at a suitable place on the edge of the Subdivision so that additional land may be added at such time as the adjacent land is subdivided.
4. The Planning Commission may refer such proposed reservations to the City official or department in charge of parks and recreation for recommendation.
5. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, or for other recreation purposes, and shall be relatively level and dry.
6. All land to be reserved for dedication to the Town for park purposes shall have prior approval of the Town Council and shall be shown marked on the plat "Reserved for Public Park."

7. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a Developer from reserving other land for recreation purposes in addition to the requirements of this section.

10.08.32 LANDSCAPING AND IRRIGATION

1. **Landscape Improvements and Guarantees.** All landscape improvements (landscape materials, irrigation system, landscape buffers, etc.) shall be installed and paid for by the Developer on the site in accordance with the approved Final Landscape Plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit in an amount sufficient to guarantee installation of the landscaping and irrigation system, the Commission's Authority Representative may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed six (6) months. In those instances where the Commission's Authority Representative approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Commission's Authority Representative.
2. **Minimum Size of Plantings.** Unless otherwise specified herein, all required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.
3. **Plant Materials.** Plant shall be well-suited to the soil and climate conditions at the project site. Native plant materials are encouraged. The Applicant shall provide the water requirements for all plant material.
4. **Natural Topping of Landscape Areas.** All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: groundcover, planting, pavers, or wood mulch. Decorative rock (commonly know as rice gravel, pea gravel or decomposed granite [DG]) may be used as a ground cover for up to 25% of a property's landscape area (exclusive of building footprint and driveway/parking area).
5. **Irrigation Standards**
 - a. All landscaped areas shall be supported by an automatic irrigation system which may be a spray, soaker, or drip type system. The irrigation system shall meet all State and Town requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the road, sidewalk, or parking areas.
 - b. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Sod and non-sod areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
 - c. Separate Connection. Any landscaping that will be owned and maintained by the Town shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the Developer or Property Owner as required by the Town Planner or Engineer.
6. **Soil Preparation.** Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include ripping, tilling, and/or scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material.

7. **Landscape Buffer.** A minimum fifteen-foot-wide landscape buffer with a minimum of one (1) screening tree spaced at each ten-foot interval (staggered configuration) shall be required along those Property lines of a site developed for multiple-family residential, commercial, or industrial uses when such Property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development.

10.10 CONSTRUCTION AND IMPROVEMENTS REQUIRED

10.10.02 CONSTRUCTION STANDARDS

Construction standards, including drawings, tables, charts, references and other regulations adopted by the Town Council by resolution, shall constitute Subdivision Regulations supplementing this Ordinance.

10.10.06 CONFLICTING PROVISIONS

Where specific requirements are made or exemptions allowed under other sections of this Ordinance, those requirements or exemptions shall prevail over the Subdivision Regulations supplementing this Ordinance.

10.10.06 REQUIRED IMPROVEMENTS

The following improvements shall be constructed at the expense of the Applicant, in accordance with the provisions of this title and the Zoning Ordinance. A performance bond as described in Section 10.10.08 shall be secured to ensure installation of required improvements. The improvements shall include:

1. Roads and road requirements:
 - a. The grading and graveling of all roads and the installation of all required culverts in accordance with Section 10.08.10 and as directed by the Planning Commission;
 - b. The hard surfacing of all roads in accordance with Town standards as directed by the Planning Commission;
 - c. Sidewalks, curbs, planter strips and gutters in accordance with Section 10.08.16.
2. Drainage and onsite stormwater management infrastructure in accordance with Section 10.08.18.
3. Water, Sewer, Solid Waste:
 - a. A potable water supply in amounts and manner as required under Section 10.06.20 of this Ordinance in accordance with the State Board of Health Standards;
 - b. The installation of water and sewer mains and water and sewer laterals to each lot Property line shall be required in accordance with Town standards as directed by the Planning Commission;
 - c. The installation of fire hydrants in accordance with Town standards as directed by the Town Fire Marshal and Planning Commission;
 - d. Solid waste disposal facilities shall be provided in accordance with Town Standards.
4. Electricity, natural gas, telephone service, high speed internet service (50/50 Mbps or greater), and storm drains, shall be installed in accordance with Section 10.08.24 and as directed by the Planning Commission. These utilities shall be located underground except when the Applicant can show the Planning Commission that underground lines are not feasible.

5. Open Space, Public Trails, and Public Space in accordance with Section 10.08.28 and Section 10.08.30.
6. Landscaping and irrigation systems in accordance with Section 10.08.32 and as directed by the Planning Commission.
7. Survey Monuments. The installation of survey monuments in accordance with Town standards and shall be installed on road right-of-way lines, at road intersections, angle points of curve and block corners. They shall be spaced so as to be within sight of each other, the sight lines being contained wholly within the road limits. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor.
8. Road lighting shall be installed as per Town Dark Sky Standards as directed by the Planning Commission.

10.12 GENERAL TERMS AND DEFINITIONS

The following definitions are adopted; additionally, the definitions set forth in Utah Code Annotated Section 10-9a-103, as amended, are hereby incorporated as additional definitions pertaining to this title.

A

Accessory Structure. A Building or Structure on the same Lot as the principal Building and that is:

1. Clearly incidental to, and customarily found in connection with such principal Building, such as detached Garages, Barns, free-standing Solar Energy Systems, and other similar Structures that require a Building Permit;
2. Operated and maintained for the benefit of the principal Use;
3. Not a Dwelling Unit;
4. Structures that do not require a Building Permit, such as sheds or outbuildings.

Affordable Housing. Dwelling Units for rent or for sale in a price range affordable to families in the low to moderate income range.

Affordable Housing Development. Housing subsidized by the federal or state government, or any housing Development in which at least twenty percent (20%) of the housing units are Affordable Housing Dwelling Units.

Agriculture. The act or science of cultivating the ground, the act or science of the production of plants and animals useful to man or beast; and includes gardening or horticultural fruit growing, storage and marketing.

Alteration. Any change or rearrangement in the supporting members of an existing Structure, such as bearing walls, columns, beams, girders, or interior partitions, or any change in the dimensions or configurations of the roof or exterior walls, as well as any change in doors, windows, means of ingress or egress, or any Expansion or diminution of a Building or Structure.

Altered. Any change in the construction or addition to a Building that increases the capacity or changes the use.

Amphitheatre. A facility where activities, programs, displays or performances, presented for the enjoyment, education or other benefit of the general public, involving art, music, literature, live theater, craft shows, history or humanities. This facility is typically an open-air facility; but could be enclosed.

Applicant. The Owner of land proposed to be subdivided or such Owner's duly authorized agent. Any agent must have written authorization from the Owner.

Auto Repair. A Building or premises used for the repair of any passenger auto, pick-up truck, semi-tractor or similar vehicles where the repair includes but is not limited to the rebuilding of engines, transmissions or differentials.

Auto Wrecking, Salvage Yard. See also Junkyard. Any Lot, portion of Lot or tract of land used for the storage and keeping of salvage, including scrap metals or other scrap material, or for dismantling or demolition of automobiles or equipment, machinery or parts thereof; provided that this definition shall not be deemed to include such uses which are clearly accessory and incidental to any agricultural use permitted in the district.

Average Slope. The average Slope of a parcel of land or any portion thereof shall be computed by applying the formula: $S = 0.00229 \text{ ILA}$ to the natural Slope of the land before any grading is commenced, as determined from a topography map having a scale of not less than one inch equaling one hundred (100) feet and a contour interval of not less than five (5) feet, where:

1. S = Average percent Slope
2. 0.00229 = A conversion factor of sq. feet to acres
3. I = Contour interval, in feet
4. L = Summation of the length of contour lines, in feet within the subject parcel
5. A = Area in acres of the parcel or any portion thereof.

B

Barn / Agricultural Building. An Accessory Structure upon a Lot customarily used for the housing of animals/livestock, storage of crops or feed, and/or machinery used in bona fide agricultural activities.

Bed and Breakfast. A Single-Family Residence Occupied by an owner-operator, with no more than eight (8) bedrooms located in the main residence, providing temporary accommodations (for compensation) on a nightly basis, not to exceed thirty days.

Big Box Retail. A large-scale Business engaged primarily in the sale or rental of goods, merchandise, or services. These establishments may have large interior showrooms or semi-truck loading docks. Examples of these Uses include large department, Grocery, variety, drug, super stores.

Block. An area of land entirely bounded by Streets.

Bond. A document that complies with the standards contained in this Title and the state code, and which binds the parties thereto to take certain action if particular conditions are not met.

Buildable Envelope. A three-dimensional space on a Lot within which a Structure is permitted to be built. The space does not include any required Yard or Open Space. Buildable areas must be defined on Subdivision plats.

Building, Detached. A freestanding Building that has Open Space on all four sides.

Building Height. The vertical distance measured from the corresponding natural Grade point to the highest point of the roof.

Building Inspector. The individual(s) appointed by the Town of Hideout to enforce the provisions of the Building Code.

Building, Primary. The Building or Buildings on a site which house(s) the main use.

Building Official. The Town of Hideout Building Official.

C

Caliper. A standard for trunk measurement of nursery stock, determined by measuring the diameter of the trunk six (6) inches above the ground for up to and including five (5) inch caliper size, and twelve (12) inches above the ground for larger trees.

Carport. A covered automobile parking space that is not completely enclosed by walls or doors.

Church or Worship Center. A Building, together with its Accessory Structures and Uses, where persons regularly assemble for worship, which Building, together with its Accessory Structures and Uses, is maintained and controlled by a religious body.

Civil Engineer. A professional engineer registered in the State of Utah to practice in the field of civil engineering.

Club, Private Residence. A Building or other Structures constructed in accordance with a properly approved plan and used as an integral part of a park or large scale Development and operated by an organized association of persons for social, Fraternal & Benevolent Society, religious, or patriotic purposes for the benefit of the members and Guests and not for the general public, and may include eating facilities, club administrative Offices, off-Street parking and Retail establishments for the sale of goods and services consumed on the premises. It may also include auxiliary recreational facilities such as swimming pools, gymnasiums, tennis courts and hunting preserves, but a private residence club shall not include sleeping accommodations nor facilities which are open to use by the general public.

Cluster Development. A site-planning technique that concentrates Buildings and Structures in specific areas on a Lot, site, or parcel to allow the remaining land to be used for recreation, Open Space, or preservation of features or Structures with environmental, historical, cultural, or other significance. The resultant Open Space being devoted by deed restrictions to one or more uses. The total property is used to calculate the total allowed ERUs. Minimum offsets and other Building characteristics must still be maintained.

Covered Water Storage. A water storage tank; raised or in ground, that is protected from the elements.

College. An independent institution of higher learning offering a course of general study.

Commission's Authority Representative. The Planning Commission chairperson or other Town employee or official who has been designated by the Mayor to represent the Town in enforcing or carrying out the functions of the Commission as set forth in this title.

Common Area. An area of common ownership designed to serve the recreational, Open Space or other similar needs of two or more Lots or Dwelling Units in separate ownership.

Communication Tower. A Structure intended for transmitting or receiving television, radio, or telephone communications with antennas and associated equipment that is primarily supported by its own foundation.

Community Center. That area, Building or facility which is intended to include recreational and community service uses, and which may include for lease Office(s) and/or Retail space(s).

Community Use. The uses that have the primary purpose of serving the educational, recreational, religious or governmental needs of the community in general. Such uses may include Church or Worship Centers, public and private educational institutions, private non-profit recreation grounds, public parks, Public Buildings, public facilities, cemeteries and other similar uses. This definition shall not include such uses as detention facilities, half-way houses, alcohol rehabilitation centers, and other similar uses.

Conditional Use. A land use that because of its unique characteristics, or potential impact on the Town of Hideout and/or surrounding neighbors or adjacent land uses, may be allowed, allowed with conditions, or denied in designated zoning districts, based on compliance with standards and criteria set forth in this Land Use Ordinance for those uses.

Condominium. The Ownership of a single unit in a multi-unit project or structure which may be combined with an undivided interest in the common areas and facilities of the Property and meeting all requirements of the Condominium Ownership Act of the State of Utah.

Condominium Hotel. A Hotel or Motel comprised of units that are owned by an individual, corporation, or any other legal entity having mandatory membership in an association comprised of all owners within the same Development, and is a Building or Buildings containing individual Guest rooms, units or efficiencies for which daily, weekly or lodging is provided only as transient accommodation.

Condominium Timeshare. That unit of Property and time where possession and use are allowed under a contract from seller to purchaser, excluding Private Residence Club units.

Condominium Project. A project planned in accordance with the Utah Condominium Ownership Act, including, without limitation, all units, limited Common Area, and Common Area within the project.

Conservation Easements. An easement voluntarily placed on property to ensure that no future Development will occur. The easement will be held by a third party and maintained in perpetuity.

Convenience Store. A Building that is primarily engaged in the provision of frequently needed, day to day Retail goods including gasoline, food and non-food products.

D

Day Care Center. A Structure or Building, including outside play Areas, used for the provision of Child Care for more than four (4) children, not related by blood or marriage to the person(s) providing the care, for less than twenty four (24) hours per day, meeting all State requirements for Child Care that is not also the primary residence of the care provider.

Density. The number of Equivalent Residential Units per acre.

Developable Area. The portion of a site or Building Lot that is not within any areas considered to be physical constraints or within required setbacks. In the case of raw ground developable would mean areas that can be serviced by required infrastructure including roads, sewer and water.

Developer. Either:

1. an Applicant for Subdivision approval;
2. an Applicant for a building permit or other permit; or
3. the Owner of any right, title or interest in real Property for which Subdivision approvals are sought.

Development. The total area of the parcel of land on which a Building permit is to be issued, or the total area of property being improved.

Development Agreement. The agreement between the Town and the Owner/Developer that outlines the duties, responsibilities, obligations, commitments and promises of the Town and the Owner/Developer.

Distributed Power Facility. A wind or solar power facility where electricity is primarily produced for use on site with excess supplied to a power grid.

Drainage Ditch. Any system of canal(s) or ditch(es) naturally existing or constructed to carry surface and/or subsurface water to a natural stream, whether or not the ditch(es) or canal(s) carry water filed upon by individual(s) to be used for irrigation purposes.

Driveway. A private roadway for access of vehicles to a residence, parking space, Garage or other Structure.

Dust Control Plan. A narrative plan that may include map exhibits prepared by the Developer that establishes management practices to be employed and temporary facilities to be installed by Developer to control fugitive dust that is released into the air or onto public roads during the construction within the Subdivision.

Dwelling. A Building or portion thereof designed or used for residential occupancy, including one-family, two-family, multiple family, and apartment Structure; but shall not include boarding, rooming, or lodging houses, tents, trailers, mobile home parks, motels, motor courts, motor lodges, cottage camps, or similar Structures designed or used primarily for transient residential uses.

Dwelling, Multiple Family Unit. A Building arrangement designed for and/or occupied by three or more families.

Dwelling, Single Family Attached. Two or more contiguous Dwelling Units designed to be independently owned and occupied which are connected by a Lot line wall or party wall, each unit having separate water, sewer, electricity, heating and communication supplies.

Dwelling, Single Family Detached. A Building designed for and occupied exclusively by one family on a separate Lot and not sharing any common wall.

Dwelling Unit. A single unit providing complete, independent living facilities for one or more persons including provisions for living, sleeping, eating, cooking and sanitation.

E

Easement. Authorization by a Property Owner for the use by another, and for a specified purpose, such as utilities and irrigation ditches, of any designated part of the Owner's Property. An Easement may be for use under, on the surface, or above the Owner's Property.

Electronic Format. Drawings, maps, calculations, documents or other data required by the Town are to be provided by the Applicant on digital media (or other means) readable by a compatible computer. Types of electronic files including versions will be as requested by Town Staff.

Electric Distribution Line. Those lines carrying between seven (7) kV and thirty-five (35) kV of electricity directly to customers.

Electric Sub-transmission Line. All lines forty-six (46) kV, sixty-nine (69) kV, and one hundred thirty-eight (138) kV carrying electricity between two (2) substations.

Electric Transmission Line. Those lines carrying from two hundred thirty (230) kV to five hundred (500) kV of electricity from a power facility to a substation.

Engineering Geologist / Geotechnical Engineer. A licensed geotechnical or geological engineer concerned with the application of geological knowledge to engineering problems.

Environment. The sum-total of the surroundings, which includes both natural and man-made elements.

Equestrian Facilities. A detached Accessory Structure for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire, or sale. Establishments offering facilities for instruction in horseback riding, including rings, Stables, and exercise areas, and facilities for the care and exercise of horses and related equestrian activities.

Equivalent Residential Units (ERU). The number of residential equivalents to determine density-based on sewer, water and square footage of a Structure.

ERU calculations shall be based upon the Unit Equivalent Chart:

Configuration	Notes	ERU's
Motel/Hotel Room, Apartment or Condo	Up to 500 sf including bathroom areas	.25
Motel/Hotel Room, Apartment or Condo	Between 501 and 1000 sf including bathroom areas	.50
Motel/Hotel Room, Apartment or Condo	Between 1001 and 1500 sf including bathroom areas	.75

Motel/Hotel Room, Apartment or Condo	Over 1500 sf; for each part of a 1500 sf interval (rounded up)	1.00
Single Family Residences (attached or detached)	Up to 5000 sf	1.00
Single Family Residences (attached or detached)	For residences over 5000 sf; add this value for each part of a 2000 sf interval (rounded up)	.50
Commercial	For each 2000 sf of gross floor area, or for each part of a 2000 sf interval.	.75

Excavation. The mechanical removal of earth material.

Expansion. An increase in the size of an existing Structure or use, including physical size of the property, Building, parking and other improvements.

F

Family. An individual or two or more persons related by law, blood, marriage, or adoption or up to two unrelated persons, living together in a single Dwelling Unit and maintaining a common household.

Family Care Home. A Dwelling wherein room, board, care, and supervision are provided by the resident Family in a home setting to Handicapped Persons, mentally ill, or mentally retarded and who are provided with a program of services including training in vocational and recreational activities. To qualify, the Dwelling must be approved or operated by an agency of the Utah State Government.

Family Day Care Center. A Dwelling or place of business wherein a resident Family provides ordinary care and supervision during customary daytime periods to non-related persons. To qualify for a Day-Care Center, an agency of Utah State Government must approve the Dwelling or place of business.

Family Food Production. The production of food through gardening or horticulture, for the sole use of the Family occupying the premises. The raising of animals or fowl is not included in this definition.

Farm. A business enterprise in which land is used for the production of food, feed, or fiber.

Farm Animals. Animals and fowl such as commonly used for food or fiber production or as a beast of burden, for commercial purposes or for pleasure.

Farm Industry. The keeping and raising of Farm animals and/or fowl for domestic or commercial use such as fur Farms, livestock feed yards, pig Farms, dairy farms, stables, ranches, and similar uses, and Accessory Uses thereto.

Fee Schedule. The schedule or any appendix of fees adopted periodically by resolution of the Town Council setting forth various fees charged by the Town.

FEMA. An acronym for the Federal Emergency Management Agency.

Fence. A Structure erected to provide privacy or security that defines a private space or is used to constrain domestic animals.

Fence, Sight-Obscuring. A Fence that is three (3) feet or more in height that is constructed or planted in such a fashion that causes fifty (50) percent or more opaqueness at any angle of view through such Fence.

Fill. Earth material that has been deposited by artificial means.

Final Plat. A map of a Subdivision, required of all Subdivisions, which is prepared for final approval and recordation purposes in accordance with the applicable standards, which has been accurately surveyed, so that roads, lots and other divisions thereof can be identified.

Fitness / Wellness Center. An establishment providing facilities for physical Development, exercise, sports, or recreation. Facilities may include exercise equipment, indoor and/or outdoor racquetball or tennis courts, jogging track, swimming pools, skating rink, indoor bathing, restaurant or snack bar, and sales of athletic equipment. Facilities may be open to the public for a fee, or available only to persons holding membership.

Flood, Base - 100 Year Flood. The flood from whatever source having a one (1) percent chance of being equaled or exceeded in any given year, otherwise commonly referred to as the one hundred (100) year flood.

Flood Channel. A natural or artificial water course with definite bed and banks to confine and conduct flood water.

Floodplain. The one hundred (100) year flood area zone as defined in FEMA's Federal Insurance Rate Map of the Town of Hideout.

Floor Area. The sum of the gross horizontal area of the several floors of the Building or Buildings, measured from the exterior faces of the exterior walls.

Foster Home. A Dwelling Unit where minor children, not related by blood, marriage or adoption, are cared for and furnished board and room with or without compensation on a continuing basis.

Fraternal & Benevolent Society. A chartered, nonprofit social club or lodge with or without dining facilities and cocktail lounges composing a branch of a fraternal order, or society such as Elks, Masons, American Legion, Eagles, Optimists, Odd Fellows, Kiwanis, Rotary, and other similar nonprofit fellowship organizations which are open only to members and their duly authorized Guests.

French Drain. A sump or trench Filled with crushed rock or gravel intended to receive storm water discharge.

Frontage. The distance between the two side Lot lines of a parcel measured along the Street, or Streets of a corner Lot, which the parcel is allowed to access. For purposes of this Title, temporary turnarounds, dead ends of roadways, or emergency accesses shall not be used as Frontage.

G

Garage, Private. An attached or detached Building accessory to a Dwelling on the premises designed or used for the storage of private passenger automobiles owned and used by the occupants of the Building to which it is accessory.

Garage, Public. A Building or portion thereof, other than a private Garage, designed or used for the storing, servicing, repairing, equipping, hiring, or selling of motor-driven vehicles.

Garage, Yard Sale. The sale of personal belongings in a residential zone, which sale is conducted by a legal resident of the premises.

Gasoline, Retail. A Building or premises used for the sale of gasoline and limited amounts of other oil products. Such premises may also include the sale of food products.

General Plan. A coordinated plan which has been prepared and adopted by the Town of Hideout for the purpose of identifying present and future needs of the Town of Hideout and guiding the growth and Development of land within the Town or any part of the town, including uses of land for urbanization, trade, industry, residential, agricultural, wildlife habitat, and other purposes.

Golf Course and Related Services. A facility providing private and/or public golf on a tract of land laid out with at least nine (9) holes for playing a game of golf and improved with tees, greens, fairways and hazards. A Golf Course may include a clubhouse, restrooms, driving range and shelters as Accessory Uses

Grade, Natural. A measurement of the degree of Slope on the undisturbed, natural surface of the ground.

Grade, Finish. A measurement of the degree of Slope on the disturbed surface of the ground.

Grading Plan. A topographic Development plan prepared by a registered Civil Engineer showing contours for before and after grading.

Grocery. Retail sales of food and beverages for off site preparation and consumption. Typical uses include groceries, delicatessens, or bakeries, and exclude convenience stores and catering services.

Gross Floor Area. The sum of the gross horizontal areas of all floors of a Building measured from the exterior face of exterior walls, but not including interior or exterior parking spaces, or loading space for motor vehicles.

Guest. A person or persons staying or receiving services for compensation at a Hotel, Motel, rooming house, Rest Home, timeshares or similar use.

H

Handicapped Person. A person who has a severe, chronic disability attributable to a mental or physical impairment or to a combination of mental and physical impairments, which is likely to continue indefinitely, and which results in a substantial functional limitation in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, or economic self-sufficiency; and who requires a combination or sequence of special interdisciplinary or generic care, treatment, or other services that are individually planned or coordinated to allow the person to function in, and contribute to, a residential neighborhood.

Hard Surface. An impermeable, dust-free surface such as concrete or asphalt. Road base does not qualify.

Health Care Facility. A Building in which a group of physicians, dentists, and allied professional assistants are associated for the carrying on of their professions including a dental, medical or medical laboratory. Does not include inpatient care or operating rooms for major surgery.

High Water Table. A condition where the ground water is less than six (6) feet below the ground surface.

Highway. A Street so designated as a state or federal Highway by the state or federal agency responsible therefor.

Home Occupation. A nonresidential activity conducted entirely within a Dwelling Unit, which is clearly incidental and secondary to the use of the Dwelling for residential purposes.

Homeowners Association. An incorporated non-profit organization operating under recorded land agreements through which: (a) each Lot/home owner is automatically a member; and (b) each Lot is automatically subject to a proportionate share of the expenses for the organization's activities and interest, such as maintaining and operating Open Spaces, Landscaping, common property or facilities.

Hotel. A Building containing sleeping rooms for the occupancy of Guests for compensation on a nightly basis that typically includes accessory facilities such as Restaurants, bars, spas, meeting rooms, On-Site check-in lobbies, recreation facilities, group dining facilities, and/or other facilities and activities customarily associated with Hotels.

Household Pets. Animals or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit, such as dogs, cats, and canaries, but not including a sufficient number of dogs to constitute a Kennel. Household Pets shall not include chickens or any animals that are capable of inflicting harm or discomfort or endangering the health, safety, or welfare of any person or property. The number of Household Pets shall be limited to that allowed by the provisions of each respective zone as set forth in this Title.

I

Illegal Lot. An illegal Lot is any Lot or parcel of land which was not created in conformance with the Town of Hideout ordinance in effect at the time the Lot was recorded.

Interstate. A Street that is designated as an interstate on the most current Wasatch County long range Highway and Street map as adopted by the community planning association of southwest Idaho.

J

JSSD. Jordanelle Special Service District.

Junk. Any scrap, waste, reclaimable material or debris whether or not stored or used in conjunction with dismantling, processing, salvage, storage, disposal or other use or disposition. Junk includes but is not limited to, tires, furniture, tools, paper, rags, plastics, cordage, scrap iron or other metal, glass, Building materials, machinery and appliances or parts thereof, brush, wood and lumber, solid waste, and vehicles and parts thereof.

Junkyard. An open area where Junk, used or secondhand materials are bought, sold, exchanged, stored, processed, or handled. An automobile wrecking yard or a salvage yard is also considered a

Junkyard. The use of Buildings used in conjunction with an operation does not exclude the operation from the definition unless the operation is wholly within the Buildings and there is no outside storage.

K

Kenel. An establishment having three or more dogs, cats or other Household Pets for the purpose of boarding, breeding, buying, letting for hire, training for fee or selling.

Kiosks and Street Vendors. The peddling, vending, selling, renting, displaying or offering for sale any item of tangible personal property or other thing of value from a mobile vending cart, trailer, vehicle, temporary Building, or seasonally opened Building; by a vendor to persons on the public rights-of-way, including Streets and sidewalks. Permits will be required.

L

Landscaping. The installation of plant materials (i.e., lawn, ground covers, annuals and perennial flowering plants, vines, shrubs, and trees), planted directly on the property.

Limits of Disturbance. The area(s) in which construction and Development activity must be contained, including Development and construction of the principal Building and permitted Accessory Structures, play areas, and On-Site Septic Tanks, utilities, drainage, and other services.

Livestock Corral. A place or pen where livestock are kept as part of an agricultural or livestock operation as distinguished from a livestock feed Lot.

Livestock Feed Lot. A feeding operation on a parcel of land where livestock are conditioned for market on a year-round basis and where the feed is brought to the yard, as contrasted to feed obtained through grazing the animals on the premises.

Lot. A unit of land described in a recorded Subdivision Plat.

Lot, Area. The horizontal area within the exterior lines of the Lot, exclusive of any area in a public or private way open to public uses.

Lot, Building. A parcel of land which is of such dimensions as to comply with the minimum requirements of this Title for area, width, and depth applicable to the zone in which it is located and having Frontage on a public or approved private Street.

Lot, Coverage. The percent of a lot covered by buildings, driveways, parking areas, sidewalks, or any other impermeable surface.

Lot, Double Frontage. Any Building Lot which has both the front and Rear Yard line bounded by a Street. This does not normally include corner Lots.

Lot, Corner. A Building Lot situated within a corner created by the intersecting lines of a Street or Streets that has Frontage on two (2) sides.

Lot, Flag. A Lot that does not have the required Frontage on a Town of Hideout Road or Private Road built to the Town of Hideout Standards. Access to the buildable portion of the Lot is through a narrow private access that is contiguous and part of the Lot.

Lot, Inside Gore-Shaped. A Lot where side Lot lines converge towards the rear to a point or the rear Lot line width is less than half the required width for the Lot in the applicable zone.

Lot, Interior. Any Building Lot other than a corner Lot.

Lot Line, Front. Any Street right-of-way line of record or established by use, which forms one or more boundaries of a Lot.

Lot Line, Rear, For Corner Lots. The interior Lot line which has been designated as the rear Lot line determined by the direction the house faces.

Lot Line, Side, For Corner Lot. All interior Lot lines for multi-Frontage Lots; for other corner Lots, that interior Lot line which the Lot owner has designated as the side Lot line.

Lot Line, Side, For Interior Lots. Those interior lines lying opposite each other, running between the front and rear Lot lines, or in the case of a multi-Frontage Lot, those interior lines which run between the two front Lot lines

Lot, Multi-Frontage. Any Building Lot, the centerline of which intersects two front Lot lines, and which has no rear Lot line.

Lot Width, For Corner Lots. The width of the Lot as measured along both Street Frontages at the required setback.

Lot Width, For Interior Lots. The horizontal distance between the side Lot lines measured along a line lying at right angles to the centerline of the Lot at the point of the required setback.

M

Maintenance Facility. Any area of land or Building used by a contractor for storage, maintenance, or processing incidental to the business of Building, hauling, Excavation, demolition, or similar activity and including any area of land used for the incidental repair of machinery used for any of the above listed activities.

Manufactured Home. A home or other Building of new construction without attached axles or wheels which has been assembled fully, or in part, upon another site, or in a factory, and moved to the site upon which it is to be permanently assembled by truck, timber, dolly or similar conveyance; and which is placed upon a permanent foundation in compliance with the provisions of the Uniform Building Code.

Manufacturing. The assembling, altering, converting, fabricating, finishing, processing, or treatment of a product or good.

Masonry. Stucco, brick, or rock.

Meeting Facilities. A facility that rents out meeting spaces, such as convention or conference centers (not connected to a Hotel facility).

Metes and Bounds. The description of a Lot or parcel of land by courses and distances.

Mobile Home. A detached Dwelling designed for long-term occupancy and to be transported on its own wheels, or on a flatbed or other trailers or detachable wheels, and arriving at the site where it is to be

occupied as a complete Dwelling Unit ready for occupancy except for connections to utilities and other minor work. Removal of such wheels or placing such Dwelling Unit on a foundation shall not remove such unit from classification as a Mobile Home.

Model Home. A residential Structure that meets all residential occupancy requirements, used for sales purposes only.

Motel. A Building or group of detached or connected Buildings designed or used primarily for providing sleeping accommodations for automobile travelers and having a parking space adjacent to a sleeping room. An automobile court or a tourist court with more than one unit or a motor lodge shall be deemed a Motel.

N

Nonconforming Lot of Record. A parcel of land that was legally created prior to the adoption of this Title.

Nuisance Strip. A parcel of property that does not meet the Lot requirement for the zone where it is located and was created for the purpose of preventing access and utility extension to the adjacent property.

O

Office. Offices of firms or organizations providing professional, executive, management, or administrative services.

Off-Site. Pertaining to the territory outside the boundaries of a particular project.

On-Site. Pertaining to the territory within the boundaries of a particular project.

Open Space. An area of open land, with little or no land disturbance, preserved, enhanced and/or restored in order to maintain the natural, scenic, ecological, cultural, hydrological, geological, or agricultural values of the land. Natural Open Space may include trails and park bench style seating; interpretive signage and kiosks for educational purposes; and agricultural activities.

Owner. Any person who alone, jointly or severally with others, has a legal or equitable title to Property.

Overlooks. An unobstructed location, position or area that permits an unhindered panoramic vista of interest or pleasure or unique view to a particular point from a public place.

Over-Size Facilities. Facilities with added capacity designed to serve other property, in addition to the land within the boundaries of a residential or nonresidential Development site.

P

Parking Lot. An open area, other than a Street, used for the temporary parking of more than four automobiles and available for public use, whether free, for compensation, or as an accommodation for clients or customers.

Pasture. An enclosure for animals in which no feed is provided except that which the animals obtain by grazing.

Personal Services. Any enterprise conducted for gain which primarily offers services to the general public such as shoe repair, watch repair, barbershops, beauty parlors, massage therapy, and similar activities.

Physical Constraints Inventory. An inventory and analysis of environmental factors which may affect the potential of land Development along with the identifying of critical and sensitive lands which need to be protected.

Planning Commission. The Town of Hideout Planning Commission.

Planning and Zoning Commission. The Land Use Authority for the Town. The zoning, planning and zoning, joint zoning or joint planning and zoning commission with individuals appointed by the Mayor and confirmed by the Town Council.

Planning and Zoning Commission Chair. The chairperson of the Planning Commission appointed by the Mayor.

Planting Plan. A plan showing the location and dimensions of irrigation equipment and curbs and other protective features around the edge of the planting beds, and the location, dimensions, and species of plants to be planted.

Plot Plan. A plat of a Lot, drawn to scale, showing its actual measurements, the size and location of any existing Structures and Structures to be erected in the future, and showing the location of the Lot in relation to abutting Streets, and other such information.

POST Committee. The Parks, Open Space, and Trails sub-committee of the Planning Commission.

Premises Occupation. An occupation conducted on any premises, outside of the main Dwelling, by persons residing on those premises and subject to Conditional Use approval from the Planning Commission.

Pre-School, Home. An educational facility operated on residential premises, which regularly provide an educational program for not more than twelve (12) children (including the operator's natural, adopted, or foster children under six (6) years of age) at any one time.

Property. Any parcel, lot, or tract of land, including improvements thereon, in the possession of or owned by, or recorded as the real Property of, the same person or persons.

Public Building. A Building owned and operated or owned and intended to be operated by a public agency of the United States of America, or the State of Utah or any of its Subdivisions including county and municipality in connection with a public use.

Public Improvement. Any road dedications, installations of curb, gutter, sidewalk, road base and asphalt, water, sewer and storm drainage facilities, or other utility or service required to provide services to a lot, parcel, building or structure.

Public Services Facility. Buildings, power plants and substations, water treatment plants and pumping stations, sewage disposal and pumping plants, and other Structures, except public utility Structures erected, constructed, altered, operated by municipal or other governmental agency, for the purpose of furnishing electrical, gas, rail transport, communication, public water and sewage services.

Public Space. Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hardscaped plazas, public trails, and public pedestrian amenities; but excluding Buildings.

Public Transit. A Business involving transit operations, taxis, shuttle services, rental cars, or similar transit-related services.

R

Record of Survey Map. A final plat prepared by a professional land surveyor that re-establishes land survey controls, boundaries, location of improvements or the alignment of right-of-way for recording.

Recreational Facility. An establishment engaged in providing amusement, recreation, or entertainment. Indoor amusement or recreation facility shall include, but not be limited to, pool hall, billiard parlor, Theater, or skating rink. Outdoor amusement or recreation facility shall include, but not be limited to, ski or snow sports area, amusement park, miniature golf, golf driving range (that is not accessory to a Golf Course), tennis court, football, soccer, rugby, or hockey field, skatepark, or swimming pool.

Recreational Facility, Active. Recreational opportunity involving moderate to high intensity use which may require modification of natural landforms and the provision of service facilities, playing fields or equipment. Examples include, but are not limited to playground equipment, sports fields, surfaced courts, volleyball courts, swimming pools, skateparks, golf courses, multipurpose centers and open play areas, and Structures, streets and parking areas accessory to these uses.

Recreational Facility, Passive. Recreational opportunity occurring in a natural setting requiring minimal Development or facilities and providing areas for informal, self-directed activities for individuals or small groups. Examples include, but are not limited to, hiking or biking trails; pathways; picnic shelters; park bench style seating; interpretive Signs and Kiosks for educational purposes; community gardens.

Recreational Vehicle. A trailer, camper, or motor home keeping a current registration by a State Division of Motor Vehicles designed or used for sleeping by persons while traveling, but not intended as a permanent Dwelling, and not constructed for permanent attachment to public utilities.

Residential Facility for Elderly Persons. A Single Family or Multiple Family Dwelling Unit that is not a business and offers primary care to a limited number of non-related elderly persons.

Restaurant. Any eating establishment having kitchen and cooking facilities for the preparation of food and where meals are regularly served to the public for compensation within the establishment. A Restaurant may provide take-out service, provided such service is clearly not the principal business of the Restaurant and the take-out function is totally conducted inside of the Building.

Restaurant, with drive through support. A Restaurant, typically with indoor seating, which includes drive-up window service for ordering food to go.

Rest Home. A Building for the care and keeping of elderly or infirm people affected with infirmities or chronic illness.

Retail. An establishment primarily engaged in the sale, rental or provision of goods, merchandise or services.

Retail Drive-In. Any form of merchandising, serving, or dispensing of goods or services in which the customer is serviced while in his automobile.

Retaining Wall. A wall designed and constructed to resist the lateral displacement and erosion of soils or other materials.

Ridgeline. A ridge location that is visible from a major arterial, secondary or collector road that is seen as a distinct edge against a backdrop of sky or land.

Ridgeline, Secondary. A ridge below the primary ridgeline that may or may not have a backdrop of sky.

Road, Fire Apparatus (secondary). A road built to provide fire access to a Subdivision as required by International Fire Code and subject to design standards in Title 10.

Road, Primary. The main access road into a Development.

Road, Private. A road that is on private property and maintained by the property owners and not a public entity.

Road, Public. A road that is dedicated to a public entity and maintained by a public entity.

S

Satellite Dish. An antenna intended to receive signals from satellites and other sources.

School, Commercial. An establishment for the teaching of industrial, clerical, managerial, or artistic skills. This definition applies to schools that are owned and operated privately and do not offer a complete educational curriculum.

School, College, University Private or Quasi-Public. A school operated by a private or quasi-public organization, or individual, which has a program similar to that provided in any Public School in the State of Utah, except that such curriculum may include religious instruction. A private school may be a for-profit or nonprofit organization. This definition shall not include commercial schools.

School, Public. An educational facility operated by the Town of Hideout School District or other public agency of the State of Utah.

Security Agreement. Agreement to install improvements secured by cash bond, cash escrow, an irrevocable letter of credit, or any combination of the preceding as approved by the Town Council.

Septic System. A type of onsite sewage treatment facility used in areas that are not connected to a sewerage system, or where municipal service is unavailable. Waste is gathered in a Septic Tank for treatment and the liquid effluent is disposed in a Septic Drain Field, which provides further treatment. Septic System design and installation is subject to approval of the Wasatch County Wastewater Permit.

Septic Tank. A watertight receptacle that receives the discharge of sewage and is designed and constructed to permit the deposition of settled solids, the digestion of the matter deposited, and the discharge of the liquid portion into a leaching system.

Septic Tank Drain field. A specified tract or parcel of land in which the sewage that flows from a Septic Tank is oxidized.

Setback. The minimum distance by which any Building or Structure must be separated from a Street right-of-way or Lot line, as measured from the furthest extent of the Structure including overhangs and cantilevers.

Service Station. A Building or premises used for the sale of gasoline and oil products including the servicing of motor vehicles and the Retail sale and installation of tires, replacement parts and accessories in and upon such vehicles; but not including paint, body and frame repair, or rebuilding of engines, transmissions, or differentials. Such premises may also include the sale of food products.

Sign. Any device for visual communication that is used for the purpose of advertising a product thereof to the attention of the public, but not including a flagpole which is used for the display of the state or national flag.

Slope. The ratio of the vertical distance moved to the horizontal distance moved, expressed in percentage or degrees, when traversing along the surface of land.

Soil Engineer. A Civil Engineer registered in the State of Utah with training and experience in soil engineering.

Stable. A detached Accessory Structure for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire, or sale.

Storage Facility. A Structure or group of Structures with a controlled access and fenced compound that contains individual, compartmentalized, or controlled units that are leased or sold to store material (including, but not limited to, goods, wares, merchandise, or vehicles).

Story. That portion of a Building, other than a cellar, included between the surface of any floor and the surface of the floor or next ceiling above.

Street. A Street, Public Road, thoroughfare, alley, Highway or a right of way that may be open for public use but is not part of a public Highway system nor subject to the jurisdiction of a public Highway agency.

Street, Alley. A public means of secondary access to abutting property that is not for general traffic circulation or Street Frontage.

Street, Stub. A Street having only one outlet for vehicular traffic and which is intended to be extended or continued to serve future Subdivisions or Developments on adjacent lands.

Street, Through. Streets that extend continuously between other major Streets in the community.

Structure. Anything constructed or erected, except a Fence, that requires location on the ground or is attached to something having location on the ground including, but not limited to, Buildings, platforms, framework, antennas, portable carport or cover, prefabricated metal, or plastic sheds and tents.

Subdivision. Any land that is divided or proposed to be divided into two (2) or more Lots, parcels, sites, units, Plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or Development either on the installment plan or upon any and all other plans, terms and conditions.

Surface Drainage. That amount of water run-off caused as a result of precipitation or irrigation.

Swimming Pool / Bath House. A permanent Structure above or below Grade, designed to hold water eighteen (18) inches deep or greater and/or two-hundred fifty (250) square feet or greater surface area and intended for therapeutic or recreational purposes. This definition does not include an ornamental reflecting pool, fishpond or other type of pool not used for swimming and/or wading. The pool must be located and designed so as not to create a hazard.

T

Theater. An establishment or enterprise for the purpose of entertaining persons and generally contained within a Structure. Such Uses include, but are not limited to, theater, playhouse, cinema, performing arts, planetarium.

Town Council. The elected Town officials consisting of council members and mayor.

Town Engineer. The Town Engineer of the Town of Hideout or his/her authorized representative.

U

Underground Utilities. Utility, water, sewer and telecommunications facilities located under the surface of the ground, excluding the underground foundations or supports for overhead facilities.

V

Veterinary Clinic. Any Structure, or portion thereof, that is designed or used for the medical or surgical treatment of animals in which veterinary services, including boarding incidental to treatment, are limited to short term care.

Vacation Vehicle Court. An area or tract of land used to accommodate two or more vacation vehicles or camper units for a period of less than thirty (30) days.

Variance. A variation of, or deviation from the regulations or standards adopted by Ordinance, which the town's land use authority is permitted to grant.

Vocational School. A school that specifically trains people for a skill or trade to be pursued as a trade.

W

Waste, Solid. Any garbage or refuse not generated from a residence. Including sludge from a wastewater treatment plant, and other discarded material including solid, semisolid, or contained gaseous material resulting from industrial, commercial mining, and agricultural operations and from community activities subject to permit under 33 USC 1342.

Waste, Residential. Waste generated by a residential customer that fits into and weighs no more than the limits established for an approved residential sanitary container and/or bundled waste that measures and weighs no more than the limits established for approved residential waste. Residential waste excludes bulky and hazardous waste, construction and demolition debris, stable matter in excess of five (5) cubic feet (exceeding 35 pounds), and all other wastes prohibited from disposal at the county's sanitary landfills or other disposal sites.

Y

Yard. A space on a Lot, other than a court, unoccupied and unobstructed from the ground upward except as otherwise provided in this Title.

Yard, Front. Any yard between the front Lot line and the Setback line of a main Building and extending for the full width of the Lot.

Yard, Rear. A yard between the rear Lot line and the Setback line of a main Building, extending across the full width of inside Lots and for corner Lots a yard between the rear Lot line and the Setback line of the Building and extending between the side Lot line and the Front Yard lying opposite

Yard, Side. Any yard between the side Lot line and the Setback line of a main Building, extending from the Front Yard to the Rear Yard.

Yard, Street Side. On corner Lots, the yard determined by the owner to be the Side Yard on the Street and running from the front Setback line to the rear property line.

Youth Group Home. A Dwelling Unit wherein room, board, ordinary care, and supervision are provided in a Family environment by the resident Family or group home parents to persons who are unrelated to the resident Family or group home parents and who are under the age of eighteen (18) years. To qualify, the Dwelling Unit must be approved by an agency of Utah State Government.

Z

Zero Lot Line Development. Single Family Dwellings arranged on Lots with one common wall of the Building located on the property line.

Zoning Ordinance. The Town of Hideout Zoning Ordinance, as adopted.

10.14 IMPACT FEES (RESERVED)