

TOWN OF HIDEOUT
ORDINANCE #2024-O-05

AN ORDINANCE AMENDING SECTIONS TO UPDATE ITEMS WITHIN THE LAND USE CODE IN
TITLES 3, 7, 8, 10, 11 AND 12

WHEREAS, Staff has kept an ongoing log of necessary revisions as projects have gone through Planning Commission and Town Council review since the new land use ordinances were adopted in 2020;

WHEREAS, these updates will correct typos and minor errors to the 2020 version of the Code;

WHEREAS, certain updates to application and submittal requirements will help with the application and review process;

WHEREAS, noticing requirements have changed in the State Code;

WHEREAS, clarification is needed that any water provided must be from JSSD who may provide the water in the Jordanelle Basin and the timing of providing the water rights;

WHEREAS, the location of gang boxes and parking are important within a subdivision;

WHEREAS, there was a need to include requirements related to hot tubs and pools;

WHEREAS, certain sections of the code were omitted when the 2020 code replaced the former code and should be now be included;

WHEREAS, a public hearing was duly held before the Planning Commission on February 26, 2024 and before the Town Council on March 6, 2024;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: The following Sections are amended:

i) **3.02.090 Application and General Submittal ~~Notice~~ Requirements**

- ~~A. If any citizen or applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a description of the agenda item must be delivered to the Town Clerk no later than 10:00 a.m. fifteen (15) calendar days prior to the Planning Commission's regularly scheduled meeting. All supporting content (electronic or otherwise), if any, must be submitted to the Town Clerk no later than 10:00 a.m. seven (7) calendar days prior to the date of the regularly scheduled Planning Commission meeting. If agenda items or materials supporting such agenda items are delivered after the time set forth in this section, such agenda items will be placed on the agenda for the following regular meeting of the Planning Commission.~~
- A. If any applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a complete application (inclusive of all supporting content and required documents such as site plans, building elevations, etc.) and all associated fees and escrow funds must be submitted to the Recorder's Office no later than 10:00 am mountain time forty-five (45) calendar days prior to the Planning Commission's regularly scheduled meeting. If any required application items are delivered after the time set forth in this section, such application items will be placed on the agenda for the following regular meeting of the Planning Commission.

- B. This section makes no changes to any Land Use application schedule or deadlines outlined within existing Town Code or within any duly adopted Master Development Agreement. Those schedules and/or deadlines must be completed prior to any affected item being placed upon the agenda as outlined above.
- C. All applications for property development and/or use permits shall be actively pursued to a final decision by the town. If no activity such as plan submittals, reviews, meetings, or communication by the applicant has occurred on an application for one hundred eighty (180) days, the application will be deemed as inactive, and the file closed. The applicant may submit a written request to maintain the application as active, wherein upon finding that there is good cause and reasonable belief that the application will be pursued to completion, the Town Planner, or their designee may grant a one-time ninety (90) day extension. Once a file is closed, an applicant will be required to pay all applicable fees and reapply for permits or development.

ii) **10.06.02 Landscaping and Maintenance Requirements**

New “E” (and then move existing E thru Q down to F thru R)

10.06.02 LANDSCAPING AND MAINTENANCE REQUIREMENTS

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

- A. Landscaping shall follow criteria established in Section 10.08.36 in this Title.
- B. New plant materials should be planted~~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.
- C. The existing landscape, vegetation and topography are to be considered when siting structures and designing outdoor spaces.
- D. The preservation of natural vegetation or planting of new native vegetation is strongly encouraged for all residential and commercial properties and shall make up no less than 50% of a property’s total landscape area (exclusive of building footprint and paved areas).

E. The following water-efficient landscape standards for new construction are required:

- 1. No lawn is permitted on parking strips or areas less than eight (8) feet in width in new development.
- 2. No more than 35% of front and side yard landscaped areas in new residential developments may be lawn/turf/mowed grass. This lawn limitation does not apply to small residential lots with less than 250 square feet of landscaped area.
- 3. In new commercial, industrial, institutional and multi-family development common area landscapes, lawn/turf/mowed grass areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

~~F.~~ F. 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.

~~F.G.~~ F.G. 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.

~~G.H.~~ G.H. 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.

H.I. 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.

H.J. 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.

H.K. Community Gardens may count toward a Landscaping and/or Open Space requirement for Multiple Family Residential Developments.

H.L. 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.

H.M. 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.

H.N. 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.

H.O. 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.

H.P. 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.

H.Q. Automated irrigation systems are required.

H.R. The Homeowners Association shall maintain all Common Areas and facilities.

iii) 10.08.10 Lot Design:

- A. The minimum area and dimensions of all lots shall conform to the requirements of the zone classification in which the lot is located.
- B. The layout of lots should make use of natural contours, maintaining views, affording privacy, and enhancing protection from wind, noise and vehicular traffic.

- C. All lots should have reasonable access or proximity to Open Space, trails, and Public Space that are set aside for either development use or use by the general public.
- D. All lots or parcels created by a Subdivision shall have direct access with frontage on a road improved to standards required.
- E. 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.
- F. 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.
- G. 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.
- H. No single lot shall be divided by the Town or County boundary line. Each such boundary line shall be made on a lot line.
- I. Fencing is not permitted on any lot in the Town unless specifically approved by the Town Planner. If approved for health and safety reasons, no fence shall be located within the front yard or the side yards unless located behind the front façade of the house back toward the rear lot line. No fencing shall be approved that is higher than 6'-0" and all fencing must be constructed of metal or wood materials. Fencing will be required in areas where there is a Health and Safety concern (such as a steep embankment or other hazard).
- J. All Subdivisions shall result in the creation of lots that are developable and capable of being built upon. A Subdivision shall not create lots which would be unbuildable under the Town Standards 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 Open Space, Public Space, private utility or public purpose as determined by the Planning Commission and Town Council.
- K. No lot shall have more than one driveway entrance unless the topography and/or lot layout requires a second entrance to ensure safe movements as determined by the Town Planner and Town Engineer.

iv) 10.08.18 Retaining Walls:

- A. No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with such intervening space being planted with native vegetation (or other materials as approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls) , measured horizontally on a topographic survey (plan view).
- B. All retaining walls must be set back a minimum of 5'-0" from all property lines.
- C. All retaining walls shall be constructed of natural stacked rock unless deemed unsafe by the Town Planner and Town Engineer. All retaining walls must be reviewed and approved for structural integrity and safety by the Town Engineer. A detailed geotechnical report, prepared by a licensed engineer, may be required dependent upon the Town Engineer's review.

v) 10.08.26 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:
 1. A water main in front of each parcel in size, location and with appropriate valves as outlined in this Title.
 2. 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.
 1. As a condition of Subdivision ~~approval~~recordation 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.
 2. 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 this Title.

vi) 10.08.36 Landscaping and Irrigation

- A. **Landscape Improvements and Guarantees.** All landscape improvements (landscape materials, irrigation system, landscape buffers, etc.) shall be installed and paid for by the Developer or homeowner 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 weather conditions do not permit installation of the landscape improvements prior to the issuance of the certificate of occupancy, and, 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 Town Engineer 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 Town

Engineer 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 Town Engineer.

- B. **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.
- C. **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.
- D. **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 known 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).
- E. **Irrigation Standards**
 - 1. 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.
 - 2. 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.
 - 3. 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 Town Engineer.
- F. **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.
- G. **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.

vii) 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~~ [11.06.14 Fees \(and specifically detailed in the Town's Fee Schedule adopted by resolution\)](#) shall be secured to ensure installation of required improvements. The improvements shall include:

- 1. Roads and road requirements:

1. The grading and graveling of all roads and the installation of all required culverts in accordance with this Title;
2. The hard surfacing of all roads in accordance with Town Standards;
3. Sidewalks, curbs, planter strips and gutters in accordance with Section 10.08.16.
2. Drainage and onsite stormwater management infrastructure in accordance with Section 10.08.20.
3. Water, Sewer, Solid Waste:
 1. A potable water supply in amounts and manner as required under Section 10.06.22 of this Ordinance in accordance with the State Board of Health Standards;
 2. 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;
 3. The installation of fire hydrants in accordance with Town Standards;
 4. 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 10.08.26 and other Town Standards. These utilities shall be located underground except when the Applicant demonstrates that underground lines are not feasible.
5. Open Space, Public Trails, and Public Space in accordance with Section 10.08.32 and Section 10.08.34.
6. Landscaping and irrigation systems in accordance with Section 10.08.36.
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 Standards.

viii) 10.12 GENERAL TERMS AND DEFINITIONS

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

... (note - this updated definition is being duplicated in a new section: 12.02.30)

10.12 General Terms and Definitions

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 gross sf-square feet including bathroom areas	.25
Motel/Hotel Room, Apartment or Condo	Between 501 and 1,000 gross-sf square feet including bathroom areas	.50
Motel/Hotel Room, Apartment or Condo	Between 1,001 and 1,500 gross-sf square feet including bathroom areas	.75

Motel/Hotel Room, Apartment or Condo	Over 1,500 gross-sf square feet; <u>add this total ERU value</u> for each part of <u>an additional 1,500 gross square feet-sf</u> interval (rounded up)	1.00
Single Family Residences (attached or detached)	Up to 5000 gross-sf square feet	1.00
Single Family Residences (attached or detached)	For residences over 5,000 gross-sf square feet, add this <u>total ERU</u> value for each part of <u>each additional 2,000 gross-sf square feet</u> interval (rounded up)	.50
Commercial	For each 2,000 gross-sf square feet of gross floor area, or for each part of <u>an additional 2,000 gross-sf square feet</u> interval, <u>add this total ERU value (rounded up)</u>	.75

...

ix) 10.14 Impact Fees Timing of Payment and Confirmation of Water for Development

10.14.010 Confirmation of JSSD Water

At the time an applicant submits an application for a plat for any phase of a development, the applicant shall provide satisfactory evidence confirming that they have sufficient dedicated or reserved water with Jordanelle Special Service District (“JSSD”) to service the proposed development phase as reflected on the plat to be recorded. As a condition of approval of the plat, the applicant shall, at the time of the recordation of the plat, provide a will serve letter from JSSD and execute all necessary documents to transfer any water reservation agreement to the Town.

x) 11.06.22.01 Preliminary Plan Application Package

- A. **Preliminary Plan.** The Preliminary Plan consists of engineering drawing(s) prepared using spatial data that shall be drawn to a scale not smaller than one-inch equals one hundred feet (1" = 100') and that meet the minimum legal standards for survey as defined in Utah Code Section 17-23-20. The Preliminary Plan shall show the following:
1. Project name and address;
 2. North point, scale, date;
 3. A copy of the closure sheet which shall show the following:
 1. The courses and distance of the proposed development/Subdivision boundary and the error of closure;
 2. The area of each lot in square feet and acres.
 4. All trails, Open Space, Public Space, and roadways
 5. Names, addresses, and telephone numbers of Developer, engineer, and current and prospective Owners;
 6. Nearest section corner tie, Township(s) and range(s);

7. Acreage, Property dimensions, project perimeter;
8. All proposed phases of the development, numbered and defined, with approximate timetable for development;
9. Location of entire development in relation to surrounding neighborhoods and developments (include names of adjacent Subdivisions and developments, adjacent Property Owners' names and addresses, and adjacent land uses and buildings);
10. Existing topography with a contour interval of two (2) feet;
11. Landscape plan illustrating cut and fill limits and limits of disturbance and landscaping plans including topographic lines (in conformance with the Hideout Water Quality Plan) and proposed landscape plant materials with botanical name, planting size, and numbers of each included;
12. Existing and proposed lot lines, Easements, walkways, roads and rights-of-way (public and private), including widths, names, and numbers, on subject and surrounding areas; proposed dedications of public use areas; existing and proposed curb, gutter, and sidewalk.
13. Existing waterways (including irrigation), significant vegetation, and natural features of the land;
14. Sensitive lands in the proposed development shall be identified on a plan prepared and stamped by a licensed geotechnical engineer or licensed geologist;
15. Soils testing and geotechnical analysis as required by the Town of Hideout;
16. Existing and proposed infrastructure including all fire hydrants, water and sewer lines, storm sewer system, and all utilities, including but not limited to electricity, natural gas, telephone service, and infrastructure to support high speed internet service;
17. Proposed layout of all public and private roads, if any, including profiles (same scale as site plan) and cross-sections (same as Town standards, at an interval of one hundred (100) feet (or as determined by the Town Engineer));
18. Location and conceptual elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures;
19. Location of onsite drainage and stormwater management features;
20. Unit configuration footprints and typical architectural elevations;
21. Tabulation of projected ERUs, as established in accordance with the Town Standards;
22. Any additional information which the Town Council may reasonably require in a specific instance. Where a Developer owns or controls more land than he or she wishes to develop immediately, the Town of Hideout may require that a Preliminary Plan of the whole area be submitted, in which case the Developer shall indicate the portion to be developed immediately and the portion to be held for future development.
23. For multi-unit structures, the Preliminary Plan shall show the following additional information:
 1. Firewall construction, as required by the International Fire Code, the adopted Building Code;
 2. Additional parking, if required;
 3. Additional Open Space, if required;
 4. Location of individual utility lines and meters, if required; and
 5. Additional exits.

B. **Cluster Development Plan.** If a Cluster Development is being requested, additional requirements for Cluster Developments required under the Town Standards should be included.

C. **Preliminary Road Plan.** As a part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Road Plan, using the criteria approved from the Concept Plan submittal, that includes the following additional information:

1. A Preliminary Plan and/or design of the Public Improvement

2. References to all criteria, master plans, and technical information used in support of the Preliminary Road Plan.
 3. Proposed street names within the Subdivision.
- D. **Preliminary Traffic Impact Study.** As part of the Preliminary Plan application package, the Applicant shall prepare a preliminary Traffic Impact Study (TIS) to estimate site-generated traffic volumes and assess its impact on the public street system. The TIS shall also identify on-site and off-site improvements that might be needed as a result of the development including but not limited to, analysis of the traffic impacts of the development, the adequacy of the access drives and the suitability of the on-site circulation and parking.
- E. **Preliminary Evacuation Plan.** As part of the Preliminary Plan application package, the Applicant shall prepare a preliminary Evacuation Plan that includes: procedures for the orderly and coordinated evacuation operations for the proposed development in the event of an earthquake, wildfire, flooding, or other natural or manmade disasters. The Plan shall outline warning procedures: to be used for evacuations, to identify primary evacuation routes and shelter resources, to identify procedures for the security of the perimeter during and after the evacuation; and to identify procedures for allowing evacuees to return to their homes.
- F. **Preliminary Landscape Plan.** As part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Landscape Plan that shall include the following:
1. Proposed locations for all landscaping material, organic and inorganic, used on the site.
 2. Proposed plant materials, including size, species, and condition, and plans for retention of existing vegetation and materials.
 3. Location and design of all screening elements, berms, landforms, and stormwater management facilities.
- G. **Preliminary Drainage Control Plan.** As a part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Drainage Control Plan, using the approved Concept Plan submittal, that includes the following additional information:
1. Location
 1. Information as required from Concept Plans.
 2. City, County, State Highway and local roads within and adjacent to the site, or the area to be served by the drainage improvements.
 3. Names of surrounding developments.
 4. Name of receiving water(s).
 2. Description of Property
 1. Information as required from Concept Plans.
 2. Existing ground cover (type and vegetation).
 3. Existing major irrigation facilities such as ditches and canals.
 3. Major Basin Description
 1. Information as required from Concept Plans.
 2. Major basin drainage characteristics, and existing and planned land uses within the basin, as defined by the Town Engineer.
 3. Identification of all nearby irrigation facilities that will influence or be influenced by the local drainage.
 4. Sub-Basin Description
 1. Describe historic drainage patterns of the Property.
 2. Describe offsite drainage flow patterns and impact on development under existing and fully developed basin conditions.
 5. Drainage Facility Design Criteria
 1. Information as required from Concept Plans.
 2. How offsite runoff will be considered and how expected impacts will be addressed.

3. Anticipated and proposed drainage patterns.
4. Storm water quantity and quality management concept, including onsite stormwater management infrastructure, and how it will be employed. The use of computer-based models for the evaluation of storm water quality and quantity will not be universally required of new developments, although their use is recommended. Under site specific conditions where it is believed by the Town that impacts from the development may unacceptably impact downstream water quality or quantity however, their use may be required. The recommendation to use computer modeling during the evaluation process is made since it is likely that the review process will check the validity of the Developer's conclusions utilizing SEDIMOT or other appropriate computer technology.
5. Maintenance and maintenance access.
6. Describe the content of tables, charts, figures, plates, drawings and design calculations presented in the report.
6. Specific Details (Optional Information)
 1. Discussions of drainage problems, including storm water quality, and solutions at specific design points
 2. Discussion of detention storage and outlet design.
 3. Discussion of impacts of concentrating flow on downstream properties.
7. Public Drainage Improvements
 1. If the project requires that drainage improvements be constructed that will be turned over and owned and maintained by the Town, the following must also be provided, obtained, or completed: a Preliminary Plan and/or design of the Public Improvement
8. References
 1. Reference all criteria, master plans, and technical information used in support of concept.

H. **Preliminary Snow Management Plan.** As a part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Drainage Snow Management Plan, using the approved Concept Plan submittal, that includes the following additional information:

1. Location and size of proposed snow storage areas.
2. Discussion of snow removal methods (with a list of required equipment) and annual management.

I. **Maps.** As a part of the Preliminary Plan application package, the Applicant shall prepare the following maps according to the following criteria:

1. General Location Map. The map shall show the following information and conform to the following standards.
 - A. All drawings shall be 22" x 34' in size.
 - B. Map shall provide sufficient detail to identify drainage flows entering and leaving the development and general drainage patterns.
 - C. Scale of 1" 500' to 1" = 4000' and show the path of all drainage from the upper end of any offsite basins to the defined major drainage ways.
 - D. Identify all major facilities (i.e., irrigation ditches, existing detention facilities, storm water quality facilities, culverts, storm sewers) downstream of the Property along the flow path to the nearest major drainage way.
 - E. Basins, basin identification numbers, drainage divides, and topographic contours are to be included.
 - F. Location of postal service gang boxes and pull-out area or parking delineated.

2. Floodplain Mapping:
 1. A copy of any published floodplain maps (i.e., flood hazard area delineation, flood insurance rate maps)
 2. All major drainage ways shall have the defined floodplain shown on the report drawings.
 3. Flood hazards from either shallow overland flow, side channels, or concentrated flows.
 4. The location of the Property in relation to the floodplain(s) and/or flood hazards.
3. Drainage Plan Mapping:
 1. Prepare at a scale of 1" = 20' to 1" = 200' on a 22" x 34" size drawing sheet.
 2. Existing topographic contours at 2-feet (or less) intervals, in mountainous areas, the maximum interval may be extended to 5 feet. Final plan approval 1-foot contour intervals shall be shown for areas of little relief. The contours shall extend a minimum of 100-feet beyond the Property lines.
 3. All existing drainage facilities within map limits including basin boundaries and sub-boundaries.
 4. Conceptual major drainage facilities including proposed storm water quality BMPs, snow storage areas, detention basins, storm sewers, swales, bioretention areas, porous pavement, wetland basins, or outlet structures.
 5. Any offsite feature including drainage that influences the development.
 6. Proposed drainage patterns and, if available, proposed contours.
 7. Legend to define map symbols.
 8. Project name, address, engineering firm and seal, and date the title block in lower right corner.
 9. North arrow, scale and available benchmark information and location for each benchmark.

J. **Supporting Documents.** The following documents which shall be prepared in accordance with applicable standards and shall be submitted in accordance with the requirements of this Code, or any amendment thereto, with the required application fees. These documents shall be a draft copy of each document, which shall be reviewed, and the final copies will be submitted with the final documentation when application is made for Final Approval.

1. Draft copy of Articles of Incorporation and Bylaws of the Homeowners' Association;
2. Draft copy of Declaration of covenants, conditions, restrictions and management policies;
3. A copy of the Record of Survey filed with the County Surveyor's office of the proposed boundary of the overall development and/or phase. In the event that the development has multiple phases, the proposed plat shall show the recorded file number of the Record of Survey and/or paper copy of the survey;
4. A will-serve letter from any Special Service District and/or other appropriate agency, indicating the availability of water, water service, sewer service, electricity, natural gas, telephone service, high speed internet service, extended fire, extended police, schools, garbage collection and disposal, roads maintenance, trails maintenance, Open Space management, storm water detention, and other municipal type services;
5. A form of certification for each of the following (these are proposed certifications of what is intended to be placed on the plat:
 1. Owner's dedications;
 2. Surveyor's certificate of accuracy of survey;
 3. Surveyor's approval

11.06.26.01 Final Plat Application Package

- A. **Final Plat.** The Final Plat consists of engineering drawing(s) prepared using spatial data that are drawn to a scale not smaller than one-inch equals one hundred feet (1" = 100') and that meet the minimum legal standards for survey as defined in Utah Code Annotated Section 17-23-20. The Final Plat must first evidence how the Final Plat conform to the Preliminary Plan and any conditions for preliminary approval. Using the criteria approved from the Preliminary Plan submittal, the Final Plat shall include the following additional information:
1. Information as required from Preliminary Plan.
 2. Development phase number, if a phased project;
 3. Lot lines, dimensions and area; adjacent lots and phases;
 4. Topography (contours at 2-foot intervals) and site drainage plan which illustrate existing and proposed conditions;
 5. Existing vegetation to remain on development and natural features of the land;
 6. Soils testing and analysis. A letter of purpose will be prepared and submitted by a licensed geotechnical engineer that shall consider the findings of the sensitive lands study along with the project engineering, that will determine the type, frequency and nature of the geotechnical investigation and subsequent report. The purpose letter will also state what minimum requirements, with respect to geotechnical studies, will be imposed on the subdivided land prior to the issuing of building permits.
 7. Utah Department of Transportation approval for access off state roads if applicable; approval as required of other state and federal agencies;
 8. Final grading plans illustrating cut and fill limits and limits of disturbance;
 9. Temporary construction erosion control plan and Dust Control Plan;
 10. Final drainage plan illustrating methods of controlling runoff, directing water flow, and detention / retention areas;
 11. Existing and proposed utilities including, fire hydrants, water and sewer lines, and storm sewer system; including plan and profile.
 12. Location and elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures;
 13. A complete landscape plan including all plant proposed (number of each, size at time of planting, botanical/scientific name) and all additional landscape features such as retaining walls, stormwater basins, etc. Including all materials and scale noted;
 14. Parking, access, and loading plan when applicable;
 15. Lighting plan, including dark sky initiative;
 16. Architectural concept plans;
 17. Tabulation of ERUs, as established in accordance with the Town Standards.
 18. For Condominiums, the Final Plat shall show the following additional information:
 1. All buildings;
 2. Private drives and parking areas;
- B. **Cluster Development Plan.** If a Cluster Development is being requested, additional requirements for Cluster Developments required under the Town Standards should be included.
- C. **Final Road Plan.** As a part of the Final Plat application package, the Applicant shall prepare a Final Road Plan, using the criteria approved from the Preliminary Plan submittal, that includes:
1. Street names within Subdivision as proposed by the developer shall be approved by the Planning Commission and must also be approved by Wasatch County.
 2. Final design of the Public Improvement that includes the location of all roads, curb, gutter, sidewalks, walkways, driveways, off-site parking or other impervious surfaces.

3. The conclusions and findings that shall support the Criteria used for the design and the final design.
 4. A soils report that supports all specified section profiles and specified soil/aggregate materials.
 5. Information required for the plans shall be in accordance with sound engineering principles, the technical provisions of any Town manuals (where appropriate), these criteria and other applicable Town ordinances, regulations, criteria or design guidelines.
 6. The plans shall be signed and sealed by a Professional Engineer registered in the state of Utah.
 7. The plans shall reference all criteria and technical information used.
 8. Appendices should include all backup and supporting materials.
 9. The plans may be subject to review by outside agencies.
- D. **Final Traffic Impact Study.** A final traffic study and or report prepared and signed by a licensed engineer that practices in the field of transportation.
- E. **Final Evacuation Plan.** As part of the Final Plan application package, the Applicant shall prepare a final Evacuation Plan that includes: procedures for the orderly and coordinated evacuation operations for the proposed development in the event of an earthquake, wildfire, flooding, or other natural or manmade disasters. The Plan shall outline in detail warning procedures: to be used for evacuations, to identify primary evacuation routes and shelter resources, to identify procedures for the security of the perimeter during and after the evacuation; and to identify procedures for allowing evacuees to return to their homes.
- F. **Final Landscape Plan.** As part of the Final Plat application package, the Applicant shall prepare a Final Landscape Plan, including ongoing maintenance plan. Landscaping shall follow guidelines and setback requirements set forth the Town Standards for the designated zone. Using the approved Preliminary Plan submittal, the Final Landscape Plan shall include the following additional information:
1. Revised locations, if any, for all landscaping material, organic and inorganic, used on the site.
 2. Planting plan, including location of all materials, size, and scientific and common name of each material. The planting plan includes the location and type of all ground covers, including non-living materials, and all other landscape features and structures.
 3. Grading plan showing berms, landforms, and stormwater management facilities.
 4. An irrigation plan, irrigation detail plan and corresponding sheet of irrigation construction notes shall be provided indicating the layout and details of the irrigation system including the type and location of all materials utilized.
 5. A development obligation statement that establishes the responsibility of the Developer to install landscaping and irrigation according to these regulations.
 6. A maintenance obligation statement, signed by the Applicant, defining responsibility for ongoing maintenance of specific areas, including public rights-of-way, private on-site improvements, and stormwater management facilities.
- G. **Final Drainage Control Plan.** As a part of the Final Plat application package, the Applicant shall prepare a Final Drainage Control Plan. The Town Engineer may require use of computer-based models for the evaluation of storm water quality and quantity for new developments. Under site specific conditions where it is believed by the Town that impacts from the development may unacceptably impact downstream water quality or quantity however, their use may be required. The recommendation to use computer modeling during the evaluation process is made since it is likely that the review process will check the validity of the Developer's conclusions utilizing SEDIMOT or other appropriate computer technology. The information required for the plan shall be in accordance with sound engineering principles, the technical provisions of any Town

manuals (where appropriate), these criteria, and other applicable Town ordinances, regulations, criteria or design guidelines. The plan may also be subject to review by outside agencies such as JTAC, Federal Emergency Management Agency, U.S. Army Corps of Engineers, Environmental Protection Agency, Utah Water, or other agencies as required. Using the Preliminary Control Plan approval, the Final Drainage Control Plan shall include the following additional information:

1. Cover letter presenting the design for review prepared or supervised by a Professional Engineer licensed in the State of Utah with certification that reads as follows:
 1. "This report for the drainage design of (name of development) was prepared by me (or under my direct supervision) in accordance with the J provisions of the storm drainage design and technical criteria and was designed to comply with the provisions thereof. I understand that the Town of Hideout does not and will not assume liability for drainage facilities design." Registered Professional Engineer State of Utah No. _____ (Affix Seal)
2. General Location and Description.
 1. Information as required from Preliminary Plans.
 2. Local roads within the adjacent to the Subdivision.
 3. Easements within and adjacent to the site.
3. Description of Property
 1. Information as required from Preliminary Plans.
 2. General project description.
 3. General soil conditions, topography, and slope.
4. Major Basin Description
 1. Information as required from Preliminary Plans.
 2. Identification of all irrigation facilities within the basin that will influence or be influenced by proposed site drainage.
5. Previous Studies and Specific Site Constraints
 1. Previous drainage studies (i.e., project master plans) for the site that influence or are influenced by the drainage design and how implementation of the plan will affect drainage and storm water quality for the site.
 2. Potential impacts identified from adjacent drainage studies.
 3. Drainage impacts of site constraints such as roads, utilities, transit ways, existing structures, and development or site plan.
6. Hydrologic Criteria
 1. Design storm rainfall and its return period(s).
 2. Runoff calculation method(s).
 3. Detention discharge and storage calculation method(s).
 4. Discussion and justification of other criteria or calculation methods used that are not presented in or referenced by the CRITERIA.
7. Hydraulic Criteria
 1. Identify various capacity references.
 2. Discussion of other drainage facility design criteria used that are not presented in these criteria.
8. Storm water Quality Criteria
 1. BMPs to be used for storm water quality control.
 2. Identify, as appropriate, water-quality capture volume and drain time for extended-detention basins, retention ponds and constructed wetland basins.
 3. Identify, as appropriate, runoff volume and flow rates for design of water-quality swales, bioretention areas, porous pavement, wetland basins, etc.

4. Discussion of other drainage facility design criteria used that are not presented in these CRITERIA or other manuals referenced by the Town of Hideout.
9. Waivers from Criteria
 1. Identify provisions by section number for which a waiver is requested.
 2. Provide justification for each waiver requested.
10. Drainage Facility Design Discuss the following:
 1. Proposed concept, onsite stormwater management infrastructure, and typical drainage patterns
 2. Compliance with offsite runoff considerations.
 3. Anticipated and proposed drainage patterns.
 4. Proposed storm water quality management strategy.
 5. The content of tables, charts, figures, plates, or drawings presented in the report.
 6. Drainage problems encountered and solutions at specific design points.
 7. Detention storage and outlet design.
 8. Storm water quality BMPs to be used.
 9. Maintenance access and aspects of the design.
 10. Easements and tracts for drainage purposes, including the conditions and limitations for use.
11. Stormwater Maintenance Agreement
12. Conclusions
13. References
 1. Reference all criteria and technical information used.
14. Appendices
 1. Hydrologic Computations (Including computer model input and output listings.)
 2. Land use assumptions regarding adjacent properties.
 3. Initial and major storm runoff at specific design points.
 4. Historic and fully developed runoff computations at specific design points.
 5. Hydrographs at critical design points.
 6. Time of concentration and runoff coefficients for each basin.
 7. Storm water quality BMP sizing calculations including runoff adjustments for minimizing directly connected impervious areas.
 8. Hydraulic Computations (Including computer model input and output listings.)
 9. Culvert capacities.
 10. Storm sewer capacity, including energy grade line (EGL) and hydraulic grade line (HGL) elevations.
 11. Gutter capacity as compared to allowable capacity.
 12. Storm inlet capacity including inlet control rating at connection to storm sewer.
 13. Open channel design.
 14. Check and/or channel drop design.
 15. Detention area/volume capacity and outlet capacity calculations for flood detention and water quality basins; depths of detention basins.
 16. Wetland area and area/depth distribution for constructed wetland basins.
 17. Infiltration rates and volumes for porous pavement or release rates where under drains or infiltration is not possible.
 18. Flow rates, velocities, longitudinal slopes and cross-sections for wetland basins and water quality swales.
 19. Downstream/outfall system capacity to the Major Drainage way System.

- H. **Final Snow Management Plan.** As a part of the Final Plat application package, the Applicant shall prepare a Snow Management Plan, using the criteria approved from the Preliminary Plan submittal, that includes:
1. Location and capacity of snow storage areas based on 5-year snow average
 2. Detailed discussion of snow removal methods and annual management.
- I. **Maps.** As a part of the Final Plat application package, the Applicant shall prepare the following maps according to the following criteria:
1. General Location Map – Shall include all items as identified for the Preliminary Plan.
 2. Floodplain Mapping – Shall include all items as identified for the Preliminary Plan.
 3. Drainage Plan Mapping – In addition to those items identified for the development of the Preliminary Plan, Drainage mapping shall include the following:
 - A. Property lines, existing Easements, and Easements proposed for dedication, with purposes noted.
 - B. Roads, indicating ROW width, flow line width, curb or roadside swale type, sidewalk, and approximate slopes.
 - C. Existing drainage facilities and structures, including irrigation ditches, roadside ditches, cross pans, drainage ways, gutter flow directions, and culverts. Also show pertinent information such as material, size, shape, slope and locations.
 - D. Proposed type of road drainage (i.e., vertical or combination curb and gutter), roadside ditch or swale, gutter, slope and flow directions, and cross pans.
 - E. Proposed storm sewers and open drainage ways, including inlets, manholes, culverts, and other appurtenances, including riprap or other erosion protection.
 - F. Proposed structural water-quality BMPs, their location, sizing, and design information.
 - G. Proposed outfall point(s) for runoff from the developed area and, if required, facilities to convey flows to the final outfall point without damage to downstream properties.
 - H. Routing and accumulation of flows at various critical points for the initial and water-quality storm runoff events, and major storm runoff events.
 - I. Volumes and release rates for detention storage and water-quality capture volume for facilities and information on outlet works.
 - J. Location and water surface profiles or elevations of all previously defined floodplains affecting the Property. If floodplains have not been previously published, they shall be defined and shown on the drainage plan.
 - K. Location, and measured or estimated elevations, of all existing and proposed utilities affected by or affecting the drainage design.
 - L. Routing of upstream offsite drainage flow through or around the development.
 - M. Location of any improvements included in the appropriate or accepted outfall system plan, major drainage plan, and/or storm drainage plan.
 - N. Definition of flow path leaving the development through the downstream properties ending at a major drainage way or receiving water.
 - O. Location of postal service gang boxes and pull-out area or parking delineated.
- J. **Final Documentation.** The following official documents prepared in a manner that will fully present information:
1. Articles of Incorporation and Bylaws of the Association;
 2. Declaration of covenants, conditions, restrictions, and management policies;

3. An information brochure (prepared in accordance with applicable standards) for use in the sales program to inform all home buyers in simple terms about the Homeowners Association and the rights and obligations of lot Owners;
4. A final form of certification for each of the following (these are the certifications intended to be placed on the plat):
 1. Owner's dedications;
 2. Surveyor's certificate of accuracy of survey;
 3. Surveyor's approval;
 4. Notary Public's acknowledgement
5. The Design Review Guidelines governing building design within the development
6. Geotechnical Studies required prior to the issuing of a building permit within the development
7. For Condominiums to following documentation is required:
 1. Required assessments;
 2. Designation of commonly owned Property;
 3. Necessary dedication statement;
 4. Statement concerning the formation of a Homeowners Association for the maintenance of the commonly owned Property; and
 5. Necessary certifications and approvals.
 6. A registered architect or engineer shall certify the Final Plat.
8. Proof of Completion Bond and Warranty Bond required under the Town Standards.
9. Trails location approval letter by the POST Committee.

xii) 11.06.30 Recording of the Plat

Final Plat Recordation. After gaining final approval, a Final Plat shall be prepared on reproducible Mylar drawn in accordance with the Town Standards at a scale not smaller than one inch equals one hundred feet (1" = 100') that meet the minimum legal standards for survey as defined in Utah Code Annotated section 17-23-20, and shall show the following:

1. Boundaries of the development and location of all required survey monuments; and
2. Location of all lot lines; and
3. Location and extent of all road and other parcels of land to be dedicated to the public and to be retained in private Ownership; and
4. Location and extent of all Easements; and
5. The certifications previously proposed and approved as part of the Final Documentation provided; and
6. The following Signature Blocks:
 1. Required
 1. Surveyors Certificate
 2. Owner's Dedication, Lien Holder, and Acknowledgement
 3. ~~Legislative Body,~~
 4. Administrative Approval: Mayor and Attestation
 5. Planning Commission Chair
 6. Town Attorney
 7. Town Engineer
 8. ~~Town Planner~~
 9. Wasatch County Surveyor
 10. ~~Wasatch County GIS (required for addressing & 911)~~
 11. Wasatch County Recorder
 2. Optional (to be included based on the circumstances indicated):

1. Jordanelle Special Services District (when services are directly provided to the subdivision by JSSD)
2. Wasatch County Housing Authority (when the subdivision contains an Affordable Housing component)

xiii) 12.30.06.16 OPEN SPACE (OSP)

The OS Classification has as objectives to preserve visual corridors, to provide recreational opportunities, and enhance the "open" feeling of the RSPA.

1. Permitted Uses. Permitted uses include ski areas, golf courses and ancillary uses, trails including equestrian/pedestrian/bicycle/cross-country uses, parks, overlooks, amphitheaters, developed and natural parks, ancillary park facilities, and natural terrain.
2. Density. Not applicable.
3. Height. Not applicable.
4. Setbacks. Not applicable.
5. Roof Slopes. Not applicable

xiv) 10.12-12.02.30 Equivalent Residential Units (ERU) (note moved from 10.12 General Terms and Definitions)

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 gross <u>sf-square feet</u> including bathroom areas	.25
Motel/Hotel Room, Apartment or Condo	Between 501 and 1,000 gross-sf <u>square feet</u> including bathroom areas	.50
Motel/Hotel Room, Apartment or Condo	Between 1,001 and 1,500 gross-sf <u>square feet</u> including bathroom areas	.75
Motel/Hotel Room, Apartment or Condo	Over 1,500 gross-sf <u>square feet</u> ; <u>add this total ERU value</u> for each part of <u>an additional 1,500 gross square feet-sf</u> interval (rounded up)	1.00
Single Family Residences (attached or detached)	Up to 5000 gross-sf <u>square feet</u>	1.00
Single Family Residences (attached or detached)	For residences over 5,000 gross-sf <u>square feet</u> , add this <u>total ERU</u> value for each part of <u>each additional 2,000</u>	.50

	<u>gross-sf square feet</u> interval (rounded up)	
Commercial	For each 2,000 <u>gross-sf square feet</u> of gross floor area, or for each part of <u>an additional 2,000 gross-sf square feet</u> interval, <u>add this total ERU value (rounded up)</u>	.75

xv) Amendments within Chapter 12.08 MOUNTAIN RESIDENTIAL (MR) ZONE

12.08.06 Dimensional Standards

- A. Development in the Mountain Residential (MR) Zone shall comply with the following standards table.
- B. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
- C. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

Density	
Maximum Density (ERU)	1
Minimum Open Space	70%
Frontage / Lot Size	
Minimum Lot Size	1 Acre
Minimum Lot Frontage	200'
Minimum Lot Width	200'
Minimum Lot Depth	100'
Maximum Lot Coverage (in sq. ft.)	12,000
Setbacks	
Minimum Front Setback from road edge	50'
Minimum Front Setback from road edge (Major Road)	60'

Minimum Setback from Highway	150'
Minimum Rear Setback	30'
Minimum Side Setback	25'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a
Building	
Maximum Building Height	35'
Maximum Units per Building	1
Driveway / Garage	
Minimum Parking (non-residential: per 1000 sqft)	2
Minimum Garage Parking (residential: per unit)	2
Minimum Driveway Length	30'
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	Conditional
Conjoined Driveway Allowed (with adjacent property)	No
Maximum Driveways (per Frontage)	1
Permitted Driveway Materials	Concrete, Asphalt

[12.08.07 Building, Development, Design, and Landscaping Requirements](#)

[Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Residential Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.](#)

~~12.08.08 Landscaping and Maintenance Requirements~~

~~Unless otherwise specified, the Landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.~~

12.08.10 Open Space and Public Space Requirements

~~Unless otherwise specified, the Open Space and Public Space requirements within the Mountain Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.08.12 Design Requirements

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xvi) Amendments within Chapter 12.10 RESIDENTIAL 3 (R3) ZONE

12.10.06 DIMENSIONAL STANDARDS

1. Unless otherwise specified, Development in the Residential ~~Single Family~~3 (R3) Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

Density	
Maximum Density (ERU)	3
Minimum Open Space	25%
Frontage / Lot Size	
Minimum Lot Size	.33 Acre
Minimum Lot Frontage	85'
Minimum Lot Width	75'
Minimum Lot Depth	80'
Maximum Lot Coverage (in sq. ft.)	8,712
Setbacks	
Minimum Front Setback from road edge	25'
Minimum Front Setback from road edge (Major Road)	30'

Minimum Setback from Highway	50'
Minimum Rear Setback	20'
Minimum Side Setback	20'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	15° or 5'
Building	
Maximum Building Height	35'
Maximum Units per Building	1
Driveway / Garage	
Minimum Parking (non-residential: per 1000 sqft)	Conditionally
Minimum Garage Parking (residential: per unit)	2
Minimum Driveway Length	25'
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	Conditionally
Conjoined Driveway Allowed (with adjacent property)	No
Maximum Driveways (per Frontage)	1
Permitted Driveway Materials	Concrete

12.10.07 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Residential 3 (R3) shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.10.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS

~~Unless otherwise specified, the Landscaping requirements within the Residential Single Family Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.~~

12.10.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

~~Unless otherwise specified, the Open Space and Public Space requirements within the Residential Single-Family Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.10.12 DESIGN REQUIREMENTS

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xvii) Amendments within Chapter 12.12 RESIDENTIAL 6 (R6) ZONE

12.12.06 DIMENSIONAL STANDARDS

1. Unless otherwise specified, Development in the Residential ~~Medium Density 6 (R6)~~-Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

Density	
Maximum Density (ERU)	16 per acre
Minimum Open Space	30%
Frontage / Lot Size	
Minimum Lot Size (single family)	6000 sqft
Minimum Lot Frontage (single family)	55'
Minimum Lot Width (single family)	200'
Maximum Lot Coverage (single family) (percentage)	60%
Minimum Lot Size (attached single family)	4000 sqft
Minimum Lot Frontage (attached single family)	30'
Minimum Lot Width (attached single family)	30'

Maximum Lot Coverage (attached single family percentage)	75%
Building Setbacks	
Minimum Front Setback from road edge	25'
Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	20'
Minimum Side Setback (for single-family units)	10'
Minimum Side Setback (for buildings with attached units)	Conditionally
Minimum Offsets (relative to roadway or neighboring Bldgs.)	15° or 5'
Building	
Maximum Building Height	35'
Maximum Units per Building	4
Driveway / Garage	
Minimum Parking (non-residential: per 1000 sq ft)	2
Minimum Garage Parking (residential: per unit)	2
Minimum Driveway Length	25'
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	No
Conjoined Driveway Allowed (with adjacent property)	No
Maximum Driveways (per Frontage)	4
Permitted Driveway Materials	Concrete

12.12.07 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Residential 6 (R6) shall adhere to the requirements outlined in Title 10, Building and Development Standards.

~~12.12.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS~~

~~Unless otherwise specified, the Landscaping requirements within the Residential Medium Density Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.~~

~~12.12.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS~~

~~Unless otherwise specified, the Open Space and Public Space requirements within the Residential Medium Density Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

~~12.12.12 DESIGN REQUIREMENTS~~

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xviii) Amendments within Chapter 12.14 RESIDENTIAL 20 (R20) ZONE

12.14.06 DIMENSIONAL STANDARDS

1. Unless otherwise specified, Development in the Residential ~~20 High Density(R20)~~-Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

Density	
Maximum Unit Density (ERU)	20 per acre
Minimum Open Space	30%
Frontage / Lot Size	
Minimum Lot Size	2 acres
Minimum Lot Frontage	300'
Minimum Lot Width	250'
Maximum Lot Coverage (percentage)	70%

Setbacks	
Minimum Front Setback from road edge	25'
Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	50'
Minimum Side Setback	50'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	15° or 5'
Building	
Maximum Building Height	50'
Maximum Units per Building	20
Driveway / Garage	
Minimum Parking (non-residential: per 1000 sq. ft)	2
Minimum Garage Parking (residential: per unit)	1.5
Minimum Driveway Length	n/a
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	Yes
Conjoined Driveway Allowed (with adjacent property)	Yes
Maximum Driveways (per Frontage)	2
Permitted Driveway/Parking Materials	Asphalt or Concrete

12.14.07 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Residential 20 (R20) shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.14.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS

~~Unless otherwise specified, the Landscaping requirements within the Residential High Density Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.~~

12.14.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

~~Unless otherwise specified, the Open Space and Public Space requirements within the Residential Medium Density Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.14.12 DESIGN REQUIREMENTS

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xix) Amendments within Chapter 12.16 NEIGHBORHOOD MIXED USE (NMU) ZONE

12.16.04 LAND USES

1. The Neighborhood Mixed Use (NMU) Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.
2. All Infrastructure Uses outside of right-of-way utilities, including but not limited to Communication Towers, Water Storage, Electric Transmission Lines, and Gas Pipelines; shall require a Conditional Use permit.

Land Uses	
Residential	
Accessory Structure	
Affordable Housing Development	C
Cluster Development	
Condominiums	P
Condominium Hotel	C
Multiple Family Unit	P
Short-Term Rental (< 30 days)	C
Single Family Attached (Townhome)	
Single Family Detached	

Timeshare (Shared Ownership Facility)	
Community	
Amphitheatre	C
Church or Worship Center	C
Community Center	P
Private Residence Clubs	P
Public Building	C
Public Services Facility	C
School	C
Swimming Pool / Bath House	
Commercial	
Big Box Retail	C
Convenience Store (no drive-through support)	P
Day Care Centers	P
Equestrian Facilities	C
Fitness / Wellness Center	<u>PE</u>
Gasoline, Retail	C
Golf Course and Related Services	
Grocery	P
Health Care Facility	
Hotel	P

Kiosks and Street Vendors	
Maintenance Facility	P
Meeting Facilities	P
Office	C
Personal Services	C
Recreational Facilities	C
Restaurant (with Drive through support)	C
Restaurant	P
Retail	C
Service Station	
Storage Facility	
Theater	C

12.16.06 DIMENSIONAL STANDARDS

1. Unless otherwise specified, Development in the Neighborhood ~~Commercial~~ Mixed Use (NMU) Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

Density	
Maximum Unit Density (ERU)	20
Minimum Open Space	20%
Frontage / Lot Size	

Minimum Lot Size	.25 Acre
Minimum Lot Frontage	100'
Minimum Lot Width	100'
Minimum Lot Depth	100'
Maximum Lot Coverage (percentage)	70%
Setbacks	
Minimum Front Setback from right of way	0'
Maximum Front Setback from right of way	10'
Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	30'
Minimum Side Setback	30'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a
Building	
Maximum Building Height (Commercial)	45'
Maximum Building Height (Residential)	40'
Maximum Building Height (Mixed Use)	52'
Maximum Units per Building	10
Driveway / Garage	
Minimum Parking (non-residential: per 1000 sq. ft)	2
Minimum Garage Parking (residential: per unit)	1.5
Minimum Driveway Length	n/a

Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	Conditionally
Conjoined Driveway Allowed (with adjacent property)	Conditionally
Maximum Driveways (per Frontage)	2
Permitted Driveway/Parking Materials	Asphalt or Concrete

12.16.08-07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING AND MAINTENANCE REQUIREMENTS

Unless otherwise specified, ~~all building, development, design, and~~ the Landscaping requirements within the Neighborhood ~~Commercial-Mixed Use (NMU)~~ Zone shall adhere to the requirements outlined in ~~Section 10.08.32 in~~ Title 10 ~~Building and Development Standards of the Town Code.~~

Additional Landscaping requirements within the Neighborhood ~~Mixed Use Commercial~~ Zone are as follows:

- ~~1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.~~
1. The maximum percentage of any lot that may be covered by buildings, pavement or other impervious surfaces/improvements is 80% of the lot area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.16.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

~~Unless otherwise specified, the Open Space and Public Space requirements within the Neighborhood Commercial Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.16.12 DESIGN REQUIREMENTS

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xx) Amendments within Chapter 12.18 COMMERCIAL (C) ZONE

12.18.04 LAND USES

1. The Commercial (C) Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.
2. All Infrastructure Uses outside of right-of-way utilities, including but not limited to Communication Towers, Water Storage, Electric Transmission Lines, and Gas Pipelines; shall require a Conditional Use permit.

Land Uses	
Residential	
Accessory Structure	
Affordable Housing Development	c
Cluster Development	
Condominiums (primary residential use only)	c
Condominium Hotel	P
Multiple Family Unit	
Short-Term Rental (< 30 days)	P
Single Family Attached (Townhome)	
Single Family Detached	
Timeshare (Shared Ownership Facility)	
Community	
Amphitheatre	
Church or Worship Center	
Community Center	
Private Residence Clubs	
Public Building	C

Public Services Facility	
School	
Swimming Pool / Bath House	P
Commercial	
Big Box Retail	C
Convenience Store (no drive-through support)	P
Day Care Centers	P
Equestrian Facilities	
Fitness / Wellness Center	p
Gasoline, Retail <u>Stations</u>	<u>CP</u>
Golf Course and Related Services	
Grocery	P
Health Care Facility	P
Hotel	<u>PG</u>
Kiosks and Street Vendors (lot size does not apply)	P
Maintenance Facility	
Meeting Facilities	P
Office	P
Personal Services	P
Recreational Facilities	C
Restaurant (with Drive through support)	C

Restaurant	P
Retail (including liquor)	P
Service Station	C
Storage Facility	
Theater	P

12.18.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS

12.18.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS

A. Unless otherwise specified, ~~all building, development, design, and the~~ Landscaping requirements within the Commercial (C) Zone shall adhere to the requirements outlined in ~~Section 10.08.32 in~~ Title 10, ~~Building and Development Standards. of the Town Code.~~

B. Additional Landscaping requirements within the Commercial Zone are as follows:

- ~~1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.~~
- 1. The maximum percentage of any lot that may be covered by buildings, pavement or other impervious surfaces/improvements is 80% of the lot area.
- 2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.18.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

~~Unless otherwise specified, the Open Space and Public Space requirements within the Commercial Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.18.12 DESIGN REQUIREMENTS

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

C. Additional Building Design requirements within the Commercial Zone are as follows:

- 1. In addition to the roof styles outlined, Flat roofs will also be allowed within the Commercial Zone (to include industry practice for roofing materials)

xxi) Amendments within Chapter 12.20 LIGHT INDUSTRIAL (LI) ZONE

12.20.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS

12.20.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS

Unless otherwise specified, all building, development, design, and Landscaping requirements within the Light Industrial (LI) Zone shall adhere to the requirements outlined ~~in Section 10.08.32~~ in Title 10, Building and Development Standards. ~~of the Town Code.~~

Additional Landscaping requirements within the Light Industrial Site Zone are as follows:

1. Installation of a berm or vegetative hedge to obscure visibility into the area per review and approval of the Town Planner. Such installation should obscure a minimum of 70% of the area.
2. The maximum percentage of any lot that may be covered by buildings, pavement or other impervious surfaces/improvements is 80% of the lot area.
3. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.20.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

~~Unless otherwise specified, the Open Space and Public Space requirements within the Light Industrial Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.20.12 DESIGN REQUIREMENTS

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xxii) Amendments within Chapter 12.22 COMMUNITY RECREATION (CR) ZONE

12.22.06 DIMENSIONAL STANDARDS

1. Unless otherwise specified, Development in the Community Site-Recreation (CR) Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, and topographical limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

Density	
Maximum Density (ERU)	n/a
Minimum Open Space	40%
Frontage / Lot Size	
Minimum Lot Size	.5 acre
Minimum Lot Frontage	100'

Minimum Lot Width	100'
Maximum Lot Coverage (in percent.)	60%
Setbacks	
Minimum Front Setback from road edge	50'
Minimum Front Setback from road edge (Major Road)	60'
Minimum Setback from Highway	75'
Minimum Rear Setback	50'
Minimum Side Setback	25'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a
Building	
Maximum Building Height	35'
Maximum Units per Building	n/a
Driveway / Garage	
Minimum Parking (non-residential: per 1000 sq ft)	3
Maximum Parking (non-residential: per 1000 sq ft)	4
Minimum Garage Parking (residential: per unit)	n/a
Minimum Driveway Length	25'
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	Conditionally
Conjoined Driveway Allowed (with adjacent property)	Conditionally

Maximum Driveways (per Frontage)	2
Permitted Driveway/Parking Materials	Concrete, Asphalt, Compacted Aggregate

12.22.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS

12.22.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS

Unless otherwise specified, ~~all building, development, design, and the~~ Landscaping requirements within the Community ~~Site Recreation (CR)~~ Zone shall adhere to the requirements outlined ~~in Section 10.08.32 in Title 10, Building and Development Standards of the Town Code.~~

Additional Landscaping requirements within the Community ~~Site Recreation~~ Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.22.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

~~Unless otherwise specified, the Open Space and Public Space requirements within the Community Site Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xxiii) Amendments within Chapter 12.24 NATURAL PRESERVATION (NP) ZONE

12.24.06 DIMENSIONAL STANDARDS

1. Unless otherwise specified, Development in the ~~Open Space~~Natural Preservation (NP) Zone shall comply with the standards set forth in the following table.
2. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

Density	
Maximum Density (ERU)	n/a
Minimum Open Space	80%
Frontage / Lot Size	

Minimum Lot Size	n/a
Minimum Lot Frontage	n/a
Minimum Lot Width	n/a
Maximum Lot Coverage (in percent.)	n/a
Setbacks	
Minimum Front Setback from road edge	n/a
Minimum Front Setback from road edge (Major Road)	n/a
Minimum Setback from Highway	n/a
Minimum Rear Setback	n/a
Minimum Side Setback	n/a
Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a
Building	
Maximum Building Height	25'
Maximum Units per Building	n/a
Driveway / Garage	
Minimum Parking (non-residential: per 1000 sq ft)	Conditional
Maximum Parking (non-residential: per 100 sq ft)	Conditional
Minimum Garage Parking (residential: per unit)	n/a
Minimum Driveway Length	n/a
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	n/a

Conjoined Driveway Allowed (with adjacent property)	n/a
Maximum Driveways (per Frontage)	2
Permitted Driveway/Parking Materials	Concrete, Asphalt, Compacted Aggregate

12.24.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS

12.24.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS

Unless otherwise specified, ~~all building, development, design, and the~~ Landscaping requirements within the ~~Open Space~~Natural Preservation (NP) Zone shall adhere to the requirements outlined ~~in Section 10.08.32~~ in Title 10, ~~Building and Development Standards of the Town Code.~~

Additional Landscaping requirements within the Natural Preservation ~~Open Space~~ Zone are as follows:

1. If any structure is placed on the land, the landscaping requirements listed ~~above in Title 10, Building and Development Standards,~~ apply within the boundaries of the disturbed soil.
2. The natural state of the soil satisfies the landscaping requirements; except as noted in item ~~A-1~~ above.

12.24.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

~~Unless otherwise specified, the Open Space and Public Space requirements within the Open Space Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

~~Additional Open Space and Public Space requirements within the Open Space Zone are as follows:~~

- ~~1.3.~~ Public Space is not required in the Natural Preservation zone.
- ~~2.4.~~ Open Space requirements may include public trails.
- ~~3.5.~~ The property owner(s) shall maintain all Natural Preservation, Open Space and Public Space areas.

12.24.12 DESIGN REQUIREMENTS

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

xxiv) 12.30.06.07 ERU CALCULATIONS

Calculations of ERUs will be made pursuant to the procedures described and the ERU/Equivalent Residential Units found in Appendix 6 in the Former Town Code, section 11.07.140.

xxv) 12.30.06.14 Neighborhood Commercial (NC)

1. Permitted Uses. Permitted uses include convenience stores, restaurants, neighborhood services, offices, parks and Resort Features (as defined in HMC ~~12.14.500~~ 12.30.06.17).

xxvi) 12.30.06.19 Permitted Use Categories

Specific permitted uses within each category are indicated in HMC ~~12.14.420~~ 12.30.06.09 through HMC ~~12.14.500~~ 12.30.06.17:

- RSF - Residential Single Family
- MD - Residential Medium Density
- HC - Hospitality Casita
- RVMD- Resort Village Medium Density
- RVHD - Resort Village High Density
- NC - Neighborhood Commercial
- CS - Community Site
- OS - Open Space
- RF - Resort Feature

SECTION II: The following Sections are adopted:

i) 10.08.08.15 Hot Tubs, Swim Spas, and Swimming Pools

1. All hot tubs, swim spas, and swimming pools, inground and above-ground, must meet the following setback and screening requirements:
 - a. No hot tubs, swim spas, and swimming pools are allowed in the front yard or side yards of any structure. They must be located in the rear yard only.
 - b. All hot tubs, swim spas, and swimming pools must meet building setbacks as required in the applicable zoning district.
 - c. All swimming pools must have a fence of at least six (6') feet high surrounding the complete perimeter of the pool. Utah law (Utah Office of Administrative Rules specifies that this fence “may not permit a sphere greater than 4 inches” through any part of the fence. The door for the gate must be self-closing, self-latching, and require a key, electronic sensor, or combination to be opened. Chain link fencing is not a permitted fence type; any fencing must be decorative in terms of material and design. The fence must be approved by the Town Planner and meet the Town’s Development Standards and Design Guidelines.

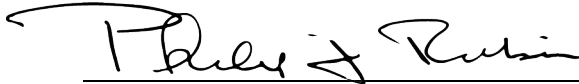
SECTION III: The Legend on the Zoning Map is amended for the following non substantive, technical change.

Proposed Zoning Zoning Districts (Exhibit A).

SECTION IV Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 6th day of March in the year 2024.

TOWN OF HIDEOUT



 Phil Rubin, Mayor

ATTEST:



 Alicia Fairbourne, Recorder for the Town of Hideout

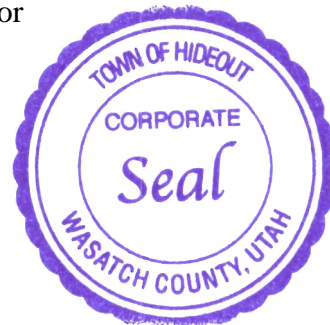


Exhibit A Revision to Zoning Map

Change of Text from "Proposed Zoning" to "Zoning Districts"

