

ORDINANCE NO. 08-28-08. 66

AN ORDINANCE ADOPTING THE TRAVERSE MOUNTAIN
AREA PLAN AMENDMENT

WHEREAS, the Planned Community development project designed as "Traverse Mountain" previously received approval of its Project Area Plan pursuant to the enactment of Lehi City Ordinance No. 09-12-00-34 passed by the Lehi City Council on September 12, 2000 and most recently revised December 12, 2006; and

WHEREAS, the developers of the Traverse Mountain project have proposed certain amendments and modifications to the Project Area Plan consisting of revisions to the Land Use Map, the Table of Bulk and Intensity and the Table of Uses; and

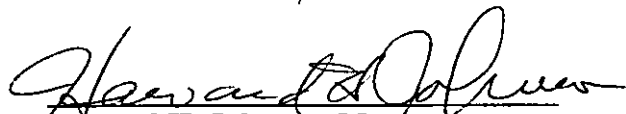
WHEREAS, Lehi City, acting pursuant to its authority and Utah Code Section 10-9-101 et. Seq., and in furtherance of its land use policies, goals, objectives, ordinances and other requirements, has made certain determinations with respect to the Developer's proposals for the Traverse Mountain Amended Project Area Plan as it relates to the master land use development plan for the Traverse Mountain Project, all as set forth in that certain area plan designated as the Traverse Mountain Amended Project Area Plan, a copy of which has been filed with the office of the Lehi City Planning Department;

NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF LEHI CITY, UTAH AS FOLLOWS:

SECTION I: That certain area plan designated as the Traverse Mountain (formerly "Fox Ridge") Amended Project Area Plan, a copy of which has been filed, together with this ordinance, with the Lehi City Planning Department, is hereby amended to include the revision of the Land Use Map, the Table of Bulk and Intensity and the Table of Uses as part of the Amended Area Plan for the Traverse Mountain Project Area.

SECTION II: This ordinance shall take effect immediately after passage by the City Council and subsequent publication as required by law.

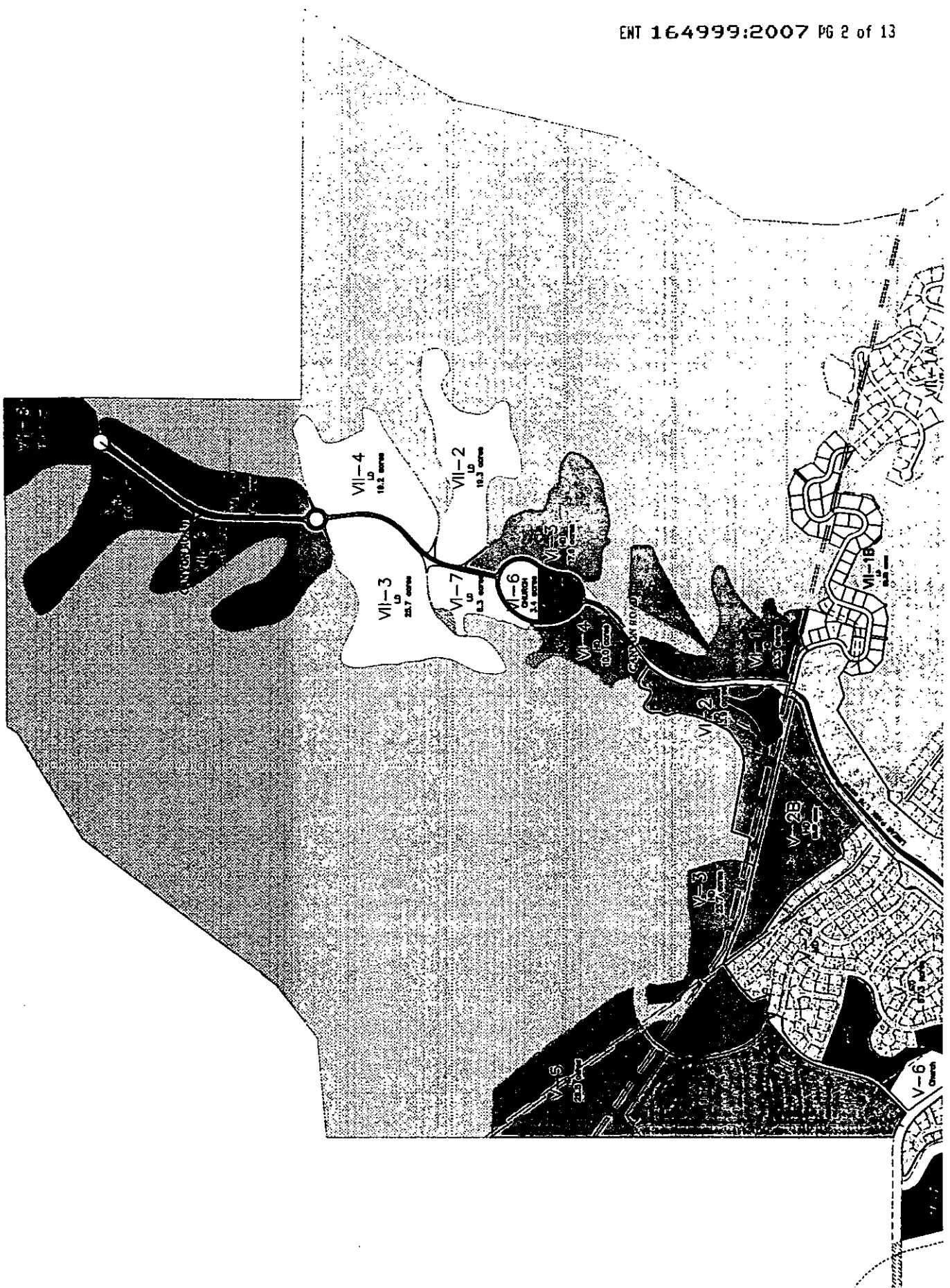
PASSED AND ADOPTED by the Lehi City Council this 28 day of August, 2007.

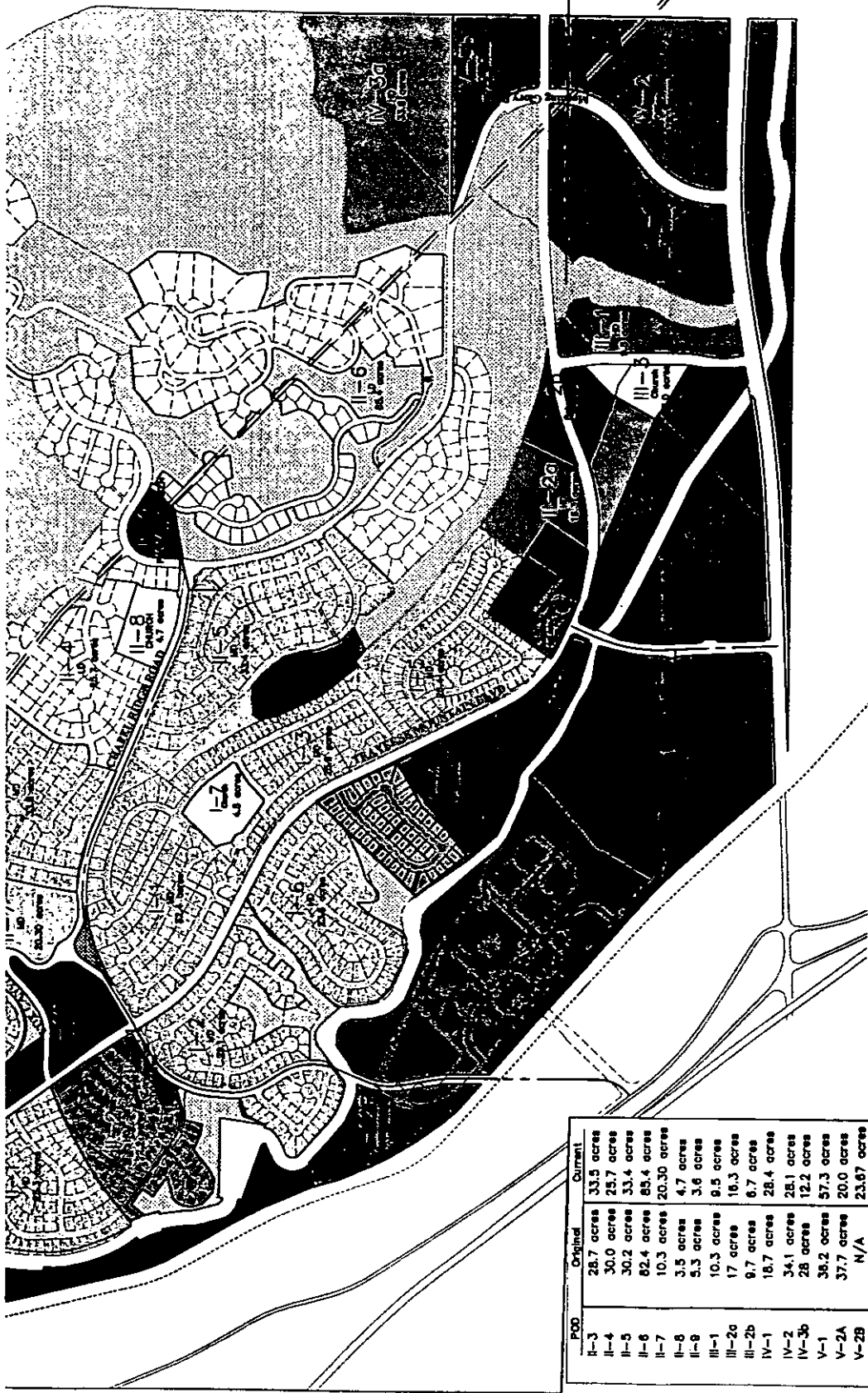

Howard H. Johnson, Mayor

ATTEST:


Connie J. Ashton City Recorder

ENT 164999:2007 PG 1 of 13
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2007 Nov 26 12:20 pm FEE 0.00 BY JL
RECORDED FOR LEHI CITY CORPORATION





Future Offsite
Road Connection

RECEIVED

NOV 14 2007

LEHI CITY

TRAVERSE MOUNTAIN
MASTER PLANNED COMMUNITY
AMENDED AREA PLAN
APPROVED BY CITY COUNCIL 8-28-07

8-28-07

PLAN SHEET

1"=1500'

BLCFD101

POD	Original	Current
II-3	28.7 acres	33.5 acres
II-4	30.0 acres	25.7 acres
II-5	30.2 acres	33.4 acres
II-6	82.4 acres	85.4 acres
II-7	10.3 acres	20.30 acres
II-8	3.5 acres	4.7 acres
II-8a	5.3 acres	3.6 acres
II-8b	17 acres	16.3 acres
II-2a	9.7 acres	6.7 acres
II-2b	18.7 acres	28.4 acres
IV-1	34.1 acres	25.1 acres
IV-2	28 acres	12.2 acres
IV-3b	36.2 acres	57.3 acres
V-1	37.7 acres	20.0 acres
V-2A	N/A	23.67 acres
V-2B	N/A	23.7 acres
V-3	9.4 acres	36.7 acres
V-4	40.9 acres	29.5 acres
V-5	32.7 acres	23.3 acres
VI-1	13.0 acres	13.9 acres
VI-2	72.2 acres	59.2 acres
VI-1A	N/A	22.38 acres
VI-1B	N/A	22.38 acres

1	NMV
1	NMV
1	SDR

TRAVERSE MOUNTAIN

	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN	PILGRIM'S LANDING	THANKSGIVING POINT
MINIMUM LOT AREA	N/A	N/A		N/A
MINIMUM LOT WIDTH	60 ft.	Note #1	60 ft.	40 ft.
MINIMUM FRONT YARD and CORNER YARD	25 ft.	15 ft. + sight triangle	25 ft.	25 ft.
MINIMUM REAR YARD	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.	25 ft.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.
MINIMUM SIDE YARD	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080.
MAXIMUM BUILDING HEIGHT OF OCCUPIED STRUCTURE	4 Stories or 60 ft.	12 stories	5 story/70ft	90 ft.
MAXIMUM BUILDING HEIGHT OF UNOCCUPIED STRUCTURE	4 Stories or 60 ft.	None		None
MINIMUM OPEN SPACE REQUIREMENT	10%	10% Note #2	10%	10%

Note #1 - To be reviewed on a case-by-case basis with each site plan

Note #2 - Open space in the commercial area may be combined with other commercial site plans to create a large open space area.

Pilgrim's Landing and Thanksgiving Point information provided for comparison purposes only.

TRAVERSE MOUNTAIN

EXISTING LEHI CITY CODE		TRAVERSE MOUNTAIN		PILGRIM'S LANDING (MULTI-FAMILY HIGH DENSITY CONDO PODS)	THANKSGIVING POINT
		Attached	Detached		
MINIMUM LOT SIZE	Single-Family Dwelling: 6,000 s.f. Two Family Dwelling: 8,000 s.f. Three Family Dwelling: 10,000 s.f. Four Family Dwelling: 12,000 s.f. Other Allowed Uses: 8,000 s.f.	1,000 s.f. min. pad	1,000 s.f. min. pad	1200' pad Common and common area for owners Limited	N/A
MAX. DWELLING UNITS PER ACRE	12	20	14	12	N/A
MINIMUM LOT WIDTH	Residential Uses: 65 ft., Other Allowed Uses: 80 ft.	*	35 ft.	*	N/A
MINIMUM FRONT YARD	25 ft.	15' from b.o.c., see Note #3	15' from b.o.c.	20' from top back curb	N/A
MINIMUM REAR YARD (Interior)	30 ft.	*	15 ft.	*	N/A
MINIMUM REAR YARD (Corner)	15 ft.	*	15 ft.	*	N/A
MINIMUM SIDE YARD (Interior)	Residential Uses: 8 ft. Total Side Yards Not Less than 20 ft. Other Allowed Uses: 20 ft., Total Side Yard Not Less than 40 ft.	0', with 10' minimum between structures' exterior walls or IBC code whichever is greater. See Note #2.	0', with 10' minimum between structures' exterior walls or IBC code whichever is greater. See Note #2.	IBC Code	N/A
MINIMUM SIDE YARD (Corner)	25 ft.	15' from b.o.c. and sight triangle.	15' from b.o.c. and sight triangle.	*	N/A
HEIGHT	Max. 35 ft. or 2 Stories. Min. 1 Story	Max. 3 stories	Max. 3 stories	Max. 38' or 2 1/2 Stories	N/A
MINIMUM GROUND FLOOR AREA PER RESIDENTIAL UNIT	900 s.f. (Grnd Floor Not Less Than 600 s.f. with Total of 1,200 s.f. Min. for Stacked Attached Units) Note #1 (two story)	800 s.f. or 600/1200 s.f.	800 s.f. or 600/1200 s.f.	1000' s.f. Single Floor 600/1200 total Two Story	N/A

Note #1: 850 s.f. on two-story single detached unit with attached 2 car garage (garage not included in calculation of 850 s.f.) must have a minimum of 1450 s.f. total finished floor area.

Note #2: These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures dwelling units.

Note #3: Lots that front on collector and larger roads to be 25' from front property line.

* These need to be approved through the site review process w/ the City
Pilgrim's Landing and Thanksgiving Point information provided for comparison purposes only.

TRAVERSE MOUNTAIN

	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN	PILGRIM'S LANDING (Single Family K & B Pod)	THANKSGIVING POINT
MINIMUM LOT SIZE	Single-Family Dwelling: 8,000s.f. Two Family Dwelling: 10,000 s.f. Three Family Dwelling: 16,000 s.f. Four Family Dwelling: 24,000 s.f. Other Allowed Uses: 8,000 s.f.	5,000 s.f.	1400' pad	N/A
MAXIMUM DWELLING UNITS PER ACRE	6	6	6	N/A
MINIMUM LOT WIDTH	Residential Uses: 75 ft., Other Allowed Uses: 150 ft.	40 ft.	*	N/A
MINIMUM FRONT YARD	25 ft.	15 ft. from b.o.c. see Note #4	20' from top back curb	N/A
MINIMUM REAR YARD (Interior)	30 ft.	15 ft.	25'; see Note #5	N/A
MINIMUM REAR YARD (Corner)	15 ft.	15 ft. from b.o.c.	15'	N/A
MINIMUM SIDE YARD (Interior)	Residential Uses: 8 ft. Total Side Yards Not Less than 20 ft. Other Allowed Uses: 20 ft., Total Side Yard Not Less than 40 ft.	0', with 10' minimum between structures' exterior walls or IBC code whichever is greater. See Note #2.	6'	N/A
MINIMUM SIDE YARD (Corner)	25 ft.	15 ft. from b.o.c.	See Note #3	N/A
HEIGHT	Max. 35 ft. or 2 Stories. Min. 1 Story	3 stories	max. 35' 2 story	N/A
MINIMUM GROUND FLOOR AREA PER RESIDENTIAL UNIT	900 s.f. Note #1 (two story)	800 single story 600/1200 total two story	1000' single story 600/1200 total two story	N/A

Note #1: 850 s.f. on two-story single detached unit with attached 2 car garage (garage not included in calculation of 850 s.f.) must have a minimum of 1450 s.f. total finished floor area.

Note #2: These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures dwelling units.

Note #3: Side yard on Corner Lots to be 17' from TBC provided that the Sight Triangle Per Lehi City Code is provided

Note #4: Lots that front on collector and larger roads to be 25' from front property line.

Note #5: 50 feet between homes, with a minimum of 15' on the traditional lots provided that the 50' is maintained.

Pilgrim's Landing and Thanksgiving Point information provided for comparison purposes only.

TRAVERSE MOUNTAIN				
	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN	PILGRIM'S LANDING	THANKSGIVING POINT
MINIMUM LOT SIZE	Single-Family Dwelling: 8,000 s.f. Other Allowed Uses: 8,000 s.f.	10,000 s.f.	N/A	N/A
MAXIMUM DWELLING UNITS PER ACRE	4	4	N/A	N/A
MINIMUM LOT WIDTH	Residential Uses: 85 ft., Other Allowed Uses: 160 ft.	60 ft.	N/A	N/A
MINIMUM FRONT YARD	25 ft.	25 ft. or 20 ft. from b.o.c. where required due to terrain	N/A	N/A
MINIMUM REAR YARD (Interior)	30 ft.	20 ft.	N/A	N/A
MINIMUM REAR YARD (Corner)	15 ft.	20 ft. from b.o.c.	N/A	N/A
MINIMUM SIDE YARD (Interior)	Residential Uses: 8 ft. Total Side Yards Not Less than 20 ft. Other Allowed Uses: 20 ft., Total Side Yard Not Less than 40 ft.	5 ft.	N/A	N/A
MINIMUM SIDE YARD (Corner)	25 ft.	15 ft. from b.o.c. or 20 ft. from property line on collector and larger roads	N/A	N/A
HEIGHT	Max. 35 ft. or 2 Stories. Min. 1 Story	3 Stories	N/A	N/A
MINIMUM GROUND FLOOR AREA PER RESIDENTIAL UNIT	1000 s.f. Note #1 (two story)	1000 s.f. Note #1 (two story)	N/A	N/A

Note #1: 850 s.f. on two-story single detached unit with attached 2 car garage (garage not included in calculation of 850 s.f.) must have a minimum of 1450 s.f. total finished floor area.

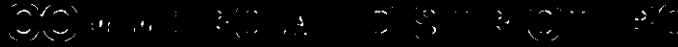
Pilgrim's Landing and Thanksgiving Point information provided for comparison purposes only.

TRAVERSE MOUNTAIN

	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN
RESIDENTIAL USES		
BED AND BREAKFAST INN	P	P
DWELLING UNITS (ABOVE GROUND FLOOR IN MIXED USE AREAS)	N	P
DWELLING UNIT FOR CARETAKER/SECURITY GUARD (MUST BE WITHIN PRIMARY STRUCTURE AND NOT AS AN ACCESSORY UNIT)	C	C
MODULAR HOME	N	C
MIXED-USE SINGLE FAMILY RESIDENTIAL AND COMMERCIAL STRUCTURE/PROJECT COMPLYING WITH THE USE AND DEVELOPMENT STANDARDS	N	P
NURSING HOME	C	C
RESIDENTIAL FACILITIES FOR ELDERLY PERSONS (SEC. 12-150)	N	N
RESIDENTIAL FACILITIES FOR PERSONS WITH DISABILITIES (SEC. 12-140)	N	N
JUVENILE GROUP HOME (SEC. 12-060)	N	N
RETIREMENT HOME/RETIREMENT CENTER	C	C
SINGLE-FAMILY DWELLING	N	N
NONRESIDENTIAL USES		
CHURCH (PLACES OF WORSHIP)	P	P
CULTURAL AND ARTISTIC USES, SUCH AS MUSEUMS, GALLERIES, PERFORMING ARTS STUDIOS	P	P
GOLF COURSES AND COUNTRY CLUBS	N	C
OPEN SPACE, TRAILS AND GREENWAYS	P	P
PARKS AND PLAYGROUNDS	P	P
SCHOOLS	N	C
SPORTING FACILITIES, ARENAS	C	C
SPORTS FIELD	C	C
PUBLIC BUILDINGS, UTILITY BUILDINGS AND FACILITIES	C	P
FINANCIAL INSTITUTIONS AND SERVICES	P	P
FINANCIAL INSTITUTIONS AND SERVICES WITH DRIVE THROUGH FACILITIES	C	P
LABORATORY, MEDICAL, DENTAL, OPTICAL	C	P
MEDICAL RESEARCH FACILITY	C	P
MEDICAL AND DENTAL CLINICS	P	P
OFFICES, PROFESSIONAL	P	P
RESEARCH AND DEVELOPMENT FACILITIES	C	P
VETERINARY OFFICE, OPERATING ENTIRELY WITHIN AN ENCLOSED BUILDING AND KEEPING ANIMALS OVERNIGHT ONLY FOR TREATMENT PURPOSES	C	C
HOSPITAL (SMALL ANIMAL)	C	C
ACCESSORY BUILDINGS AND USES INCIDENTAL TO AN AUTHORIZED USE	P	P
AUTOMOBILE SERVICE AND REPAIR	C	C
AUTOMOBILE SALES/RENTAL	C	C
BUILDING MAINTENANCE SERVICES	C	C
HARDWARE STORE WITH NO OUTSIDE STORAGE	P	P
HARDWARE WITH OUTSIDE STORAGE	C	C
CAMPGROUND	N	N
CAR WASH	C	P
BUILDING MATERIALS SUPPLY STORE WITH NO OUTSIDE STORAGE	P	P
BUILDING MATERIALS SUPPLY STORE WITH OUTSIDE STORAGE	C	C

TRAVERSE MOUNTAIN

USE TABLES

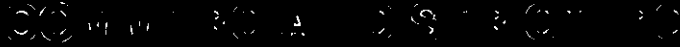


City of Lehi, Utah | 7400 South Crossroads, Lehi, Utah 84043

	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN
COMMERCIAL LAUNDRIES, LINEN SERVICE, DIAPER SERVICE	C	C
COMMERCIAL PARKING LOT/STRUCTURE	C	P
COMMERCIAL RECREATIONAL FACILITY	C	C
CONFERENCE CENTER, CONVENTION CENTER	C	C
CONVENIENCE STORE, WITH OR WITHOUT GASOLINE SALES	C	P
ADULT DAY CARE	C	C
CHILD DAY-CARE (IN HOME)	C	C
CHILD DAY-CARE (COMMERCIAL)	C	P
EQUIPMENT SALES AND RENTAL	C	C
FUNERAL HOME	P	P
FURNITURE REPAIR	C	C
SERVICE STATION	P	P
HEALTH CARE FACILITY	C	C
HEALTH CLUB	P	P
HELIPORT	N	C
HOTELS AND MOTELS	P	P
LAUNDERETTE, LAUNDROMAT	P	P
MANUFACTURED HOME SALES AND SERVICE	N	N
MINI-STORAGE	N	P
THEATER	P	P
MOVING AND STORAGE FACILITIES	C	N
OUTDOOR SALES, DISPLAY AND STORAGE (EXCLUDING JUNK YARDS AND SALVAGE YARDS)	C	C
OUTDOOR STORAGE OF MATERIALS, PRODUCTS AND EQUIPMENT INCIDENTALLY AN ALLOWED USE	C	C
PERSONAL SERVICES	P	P
PHOTOFINISHING LAB	C	P
PLANT NURSERY WITH OUTSIDE DISPLAY	C	C
LIQUOR STORE/BAR/PRIVATE CLUB	C	C
SCHOOLS - VOCATIONAL AND TECHNICAL	P	P
RECREATIONS VEHICLE SALES AND SERVICES	C	N
RESTAURANT	P	P
FAST FOOD RESTAURANT, WITH DRIVE UP WINDOW (S)	C	P
RETAIL FACILITIES AND SERVICES ACCESSORY TO A PRINCIPAL USE	P	P
RETAIL SALES, GENERAL AND GOODS ESTABLISHMENTS INCLUDING GENERAL RETAIL, DEPARTMENT STORE, GROCERY STORE, DRUG STORE, VARIETY STORE	P	P
TEMPORARY CONSTRUCTION BUILDINGS & YARDS (12 MONTHS MAXIMUM)	P	P
TEMPORARY SALES OFFICE (12 MONTHS MAXIMUM)	P	P
CONSTRUCTION SALES AND SERVICE	C	C
CONSTRUCTION SERVICE	C	C

TRAVERSE MOUNTAIN

LEHI CITY USES



Proposed to 2410 S. 2000 W. Lehi, UT 84040. Subject to Lehi City Ordinance 164999, Map 2007-0014-1

	EXISTING LEHI CITY CODE	TRAVERSE MOUNTAIN
TRANSPORTATION, COMMUNICATION, & UTILITIES		
COMMUNICATION FACILITIES AND TOWERS (SEC. 12-140)	C	C
ELECTRICAL SUBSTATIONS, TRANSMISSION LINES	C	C
OIL & GAS TRANSMISSION LINES	C	C
UTILITY LINES AND STRUCTURES	C	C
MANUFACTURING		
BRICK MANUFACTURE	N	N
BUILDING MATERIALS STORAGE AND WHOLESALING	N	N
CABINET AND WOODWORKING SHOP	C	C
COMMERCIAL STORAGE OR DISTRIBUTION (EXCLUDING JUNKYARDS AND SALVAGE YARDS)	N	N
CONCRETE BLOCK MANUFACTURE	N	N
CONCRETE MANUFACTURE (temporary)	N	C
CONTRACTOR'S STORAGE YARD	N	N
GASOLINE AND OIL STORAGE (WHOLESALE)	N	N
HEAVY INDUSTRIAL ASSEMBLY	N	N
LUMBERYARD	N	N
PRINTING AND PUBLISHING FACILITIES	C	C
REPAIR SHOP, WITH NO OUTSIDE STORAGE	P	C
RECYCLING CENTER	N	N
LIGHT MANUFACTURING	C	C
RECYCLING COLLECTION STATION	C	C
ROCK, SAND AND GRAVEL STORAGE AND DISTRIBUTION (temporary)	N	C
TRUCK AND LARGE EQUIPMENT SALES AND RENTAL	C	N
MANUFACTURING	N	N
TRADESMEN SHOPS WITH NO OUTSIDE STORAGE	C	C
TRUCK AND LARGE EQUIPMENT REPAIR	N	N
TRUCK FREIGHT TERMINAL	N	N
WAREHOUSING AND WHOLESALE DISTRIBUTION WITH OUTSIDE STORAGE	N	N
WAREHOUSING AND WHOLESALE DISTRIBUTION WITHOUT OUTSIDE STORAGE	C	C
WELDING SHOP	N	N
AGRICULTURE (HORTICULTURE)	P	P

* Subject to approval by the Architectural Review Committee and Lehi City
 P = Permitted Use, C = Conditional Use, N = Not Allowed

TRAVERSE MOUNTAIN

	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN
SINGLE FAMILY DWELLING	P	P
TWO-FAMILY DWELLING	P	P
THREE-FAMILY DWELLING	P	P
FOUR-FAMILY DWELLING	P	P
MULTI-FAMILY DWELLINGS (>4 UNITS)	C	P
TOWNHOUSES/CONDOMINIUMS	C	P
MODULAR HOME	P	C
RESIDENTIAL FACILITIES FOR PERSONS WITH DISABILITIES (SEC. 12-140)	C	C
RESIDENTIAL FACILITIES FOR ELDERLY PERSONS (SEC. 12-150)	C	C
BED AND BREAKFAST INN	C	C
GUEST HOME/NURSING HOME	C	C
RETIREMENT HOME/RETIREMENT CENTER	C	C
ADULT DAY CARE	C	C
CHILD DAY-CARE (IN HOME)	C	C
CHILD DAY-CARE (COMMERCIAL)	C	C
SCHOOLS	C	P
CHURCHES	C	P
PARKS AND PLAYGROUNDS	P	P
SPORTS FIELDS	C	P
OPEN SPACE, TRAILS AND GREENWAYS	P	P
LIBRARIES	C	P
CIVIC/PUBLIC BUILDING/PUBLIC FACILITIES	C	C
AGRICULTURE (HORTICULTURE)	P	P
AGRICULTURE (LIVESTOCK) [SEE. 12-120(D)]	N	N
KENNELS	N	N
COMMERCIAL GREENHOUSES	N	N
APIARY	N	N
COMMERCIAL RIDING FACILITIES	N	N
GOLF COURSES & COUNTRY CLUBS	C	P
GRAVEL PITS, CLAY PIT (temporary)	N	C
ROCK CRUSHERS (temporary)	N	C
SPORTING FACILITIES, ARENAS	N	C
ELECTRICAL SUBSTATIONS/TRANSMISSION LINES	C	C
OIL & GAS TRANSMISSION LINES	C	C
PUBLIC UTILITY BUILDINGS AND FACILITIES	C	C
UTILITY LINES AND STRUCTURES	C	C
PRIVATE GREENHOUSES AS AN ACCESSORY USE	C	C
PRIVATE SWIMMING POOLS/PRIVATE RECREATION FACILITIES	P	P
TEMPORARY CONSTRUCTION BUILDINGS & YARDS (12 MONTHS MAXIMUM)	P	P
TEMPORARY SALES OFFICE (12 MONTHS MAXIMUM)	P	P

P = Permitted Use, C = Conditional Use, N = Not Allowed

TRAVERSE MOUNTAIN

	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN
SINGLE FAMILY DWELLING	P	P
TWO-FAMILY DWELLING	P	P
THREE-FAMILY DWELLING	C	C
FOUR-FAMILY DWELLING	C	C
MULTI-FAMILY DWELLINGS (>4 UNITS)	N	C
TOWNHOUSES/CONDOMINIUMS	C	C
MODULAR HOME	P	C
RESIDENTIAL FACILITIES FOR PERSONS WITH DISABILITIES (SEC. 12-140)	C	C
RESIDENTIAL FACILITIES FOR ELDERLY PERSONS (SEC. 12-150)	C	C
BED AND BREAKFAST INN	C	C
GUEST HOME/NURSING HOME	N	N
RETIREMENT HOME/RETIREMENT CENTER	N	N
ADULT DAY CARE	C	C
CHILD DAY-CARE (IN HOME)	C	C
CHILD DAY-CARE (COMMERCIAL)	C	C
SCHOOLS	C	P
CHURCHES	C	P
PARKS AND PLAYGROUNDS	P	P
SPORTS FIELDS	C	C
OPEN SPACE, TRAILS AND GREENWAYS	P	P
LIBRARIES	C	C
CIVIC/PUBLIC BUILDING/PUBLIC FACILITIES	C	C
AGRICULTURE (HORTICULTURE)	P	P
AGRICULTURE (LIVESTOCK) [SEE. 12-120(D)]	N	N
KENNELS	N	N
COMMERCIAL GREENHOUSES	N	N
APIARY	N	N
COMMERCIAL RIDING FACILITIES	N	N
GOLF COURSES & COUNTRY CLUBS	C	P
GRAVEL PITS, CLAY PIT (temporary)	N	C
ROCK CRUSHERS (temporary)	N	C
SPORTING FACILITIES, ARENAS	N	N
ELECTRICAL SUBSTATIONS/TRANSMISSION LINES	C	C
OIL & GAS TRANSMISSION LINES	C	C
PUBLIC UTILITY BUILDINGS AND FACILITIES	C	C
UTILITY LINES AND STRUCTURES	C	C
PRIVATE GREENHOUSES AS AN ACCESSORY USE	C	C
PRIVATE SWIMMING POOLS/PRIVATE RECREATION FACILITIES	P	P
TEMPORARY CONSTRUCTION BUILDINGS & YARDS (12 MONTHS MAXIMUM)	P	P
TEMPORARY SALES OFFICE (12 MONTHS MAXIMUM)	P	P

P = Permitted Use, C = Conditional Use, N = Not Allowed

TRAVERSE MOUNTAIN

	EXISTING LEHI CITYCODE	TRAVERSE MOUNTAIN
SINGLE FAMILY DWELLING	P	P
TWO-FAMILY DWELLING	N	N
THREE-FAMILY DWELLING	N	N
FOUR-FAMILY DWELLING	N	N
MULTI-FAMILY DWELLINGS (>4 UNITS)	N	N
TOWNHOUSES/CONDOMINIUMS	N	N
MODULAR HOME	P	C
RESIDENTIAL FACILITIES FOR PERSONS WITH DISABILITIES (SEC. 12-140)	C	C
RESIDENTIAL FACILITIES FOR ELDERLY PERSONS (SEC. 12-150)	C	C
BED AND BREAKFAST INN	C	C
GUEST HOME/NURSING HOME	N	N
RETIREMENT HOME/RETIREMENT CENTER	N	N
ADULT DAY CARE	N	N
CHILD DAY-CARE (IN HOME)	C	C
CHILD DAY-CARE (COMMERCIAL)	N	N
SCHOOLS	C	P
CHURCHES	C	P
PARKS AND PLAYGROUNDS	P	P
SPORTS FIELDS	C	C
OPEN SPACE, TRAILS AND GREENWAYS	P	P
LIBRARIES	C	C
CIVIC/PUBLIC BUILDING/PUBLIC FACILITIES	C	C
AGRICULTURE (HORTICULTURE)	P	P
AGRICULTURE (LIVESTOCK) [SEE. 12-120(D)]	N	N
KENNELS	N	N
COMMERCIAL GREENHOUSES	N	N
APIARY	N	N
COMMERCIAL RIDING FACILITIES	N	N
GOLF COURSES & COUNTRY CLUBS	C	P
GRAVEL PITS, CLAY PIT (temporary)	N	C
ROCK CRUSHERS (temporary)	N	C
SPORTING FACILITIES, ARENAS	N	N
ELECTRICAL SUBSTATIONS/TRANSMISSION LINES	C	C
OIL & GAS TRANSMISSION LINES	C	C
PUBLIC UTILITY BUILDINGS AND FACILITIES	C	C
UTILITY LINES AND STRUCTURES	C	C
PRIVATE GREENHOUSES AS AN ACCESSORY USE	C	C
PRIVATE SWIMMING POOLS/PRIVATE RECREATION FACILITIES	P	P
TEMPORARY CONSTRUCTION BUILDINGS & YARDS (12 MONTHS MAXIMUM)	P	P
TEMPORARY SALES OFFICE (12 MONTHS MAXIMUM)	P	P

P = Permitted Use, C = Conditional Use, N = Not Allowed