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59

60 **14.17A.010. Purpose and Objectives.**

61 (1) The Public Facilities School (PFS) zone is established to provide areas for the
62 location and establishment of school facilities which provide education and other public
63 assembly, as well as school administrative offices.

64 (2) This zone is intended to provide immediate recognition of such areas upon the official
65 zoning map of the City, and to reduce the effect which the location of these facilities may have
66 upon zoning statistics in residential, commercial, or industrial areas. Typical uses permitted in
67 the PFS zone are public schools, public parks, and district offices.

68

69 **14.17A.020. Permitted Uses.**

70 (1) Permitted Principal Uses. The following principal uses, and no others, are permitted
71 in the PFS zone:

- 72 (a) Public utilities and rights-of-way, including accompanying facilities;
- 73 (b) Educational services;
- 74 (c) Cultural activities and nature exhibits;
- 75 (d) Recreational activities;
- 76 (e) Parks; and
- 77 (f) Forest services.

78 (2) Permitted Accessory Uses. Accessory uses and structures are permitted in the PFS
79 zone provided they are incidental to and do not substantially alter the character of the permitted
80 use or structure, and are located on the same or an adjacent lot as the permitted use. Such
81 permitted accessory uses and structures include, but are not limited to, the following:

- 82 (a) Accessory buildings such as garages, carports, greenhouses, gardening sheds,
83 recreation rooms, and similar structures which are customarily used in conjunction with
84 and incidental to a principal use or structure, and offices associated with a main permitted
85 or conditional use, and a public dance held in conjunction with an existing permitted use;
- 86 (b) Swimming pools and incidental restrooms subject to the standards of Section
87 14.34.210, Provo City Code;
- 88 (c) A detached one-family residence used only for the use of a caretaker,
89 watchman, or similar employee of a permitted use, when located upon the same site as
90 said permitted use;
- 91 (d) Storage of materials used for construction of a building, including the
92 contractor's temporary office; provided, that such use is on the building site or

93 immediately adjacent thereto; and provided further, that such use shall be permitted only
94 during the construction period and thirty (30) days thereafter;

95 (e) Nothing herein shall be construed to permit the open storage of materials or
96 equipment used in conjunction with permitted uses, or shall be concealed from view from
97 public or private streets.

98
99 **14.17A.030. Lot Area.**

100 The minimum area of any lot or parcel of land in the PFS zone shall five (5) acres.

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102 **14.17A.040. Lot Width.**

103 Each lot or parcel of land in the PFS zone shall have a width of not less than three
104 hundred (300) feet.

105
106 **14.17A.050. Lot Frontage.**

107 Each lot or parcel of land in the PFS zone shall abut on a public street for a minimum
108 distance of one hundred (100) feet, on a line parallel to the centerline of the street or along the
109 circumference of a cul-de-sac improved to City standards. Frontage on a street end which does
110 not have a cul-de-sac improved to City standards shall not be counted in meeting this
111 requirement.

112
113 **14.17A.060. Prior Created Lots.**

114 Lots or parcels of land which were created prior to the application of this zone
115 (December 12, 1974) shall not be denied a building permit solely for reason of nonconformance
116 with the above parcel requirements of this Chapter.

117
118 **14.17A.070. Yard Requirements.**

119 The following minimum yard requirements shall apply to the PFS zone:

120 Yard Minimum

121 (1) Front Yard: 10 feet

122 (2) Side Yard: 0 feet

123 (3) Side Yard – Corner Lot: 15 feet

124 (4) Rear Yard: No Requirement

125
126 **14.17A.080. Projections into Yards.**

127 (1) The following structures may be erected on or projected into any required yard:

128 (a) Fences and walls in conformance with the Provo City Code and other City
129 codes and ordinances;

130 (b) Landscape elements including trees, shrubs, agricultural crops, and other
131 plants; and

132 (c) Necessary appurtenances for utility service.

133 (2) The structures listed below may project into a minimum front or rear yard not more
134 than four (4) feet, and into a minimum side yard not more than two (2) feet:

135 (a) Cornices, eaves, belt courses, sills, buttresses, or other similar architectural
136 features;

137 (b) Fireplace structures and bays, provided they are not wider than eight (8) feet
138 and are generally parallel to the wall of which they are a part;

139 (c) Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or
140 masonry planters not exceeding twenty-four (24) inches in height; and

141 (d) Carports over a driveway in a side yard, provided that such a structure is not
142 more than one (1) story in height and twenty-four (24) feet in length, and is entirely open
143 on at least three (3) sides, except for necessary supporting columns and customary
144 architectural features.

145 (3) The following structures may be erected on or projected into any side yard:

146 (a) An accessory building may be located on a side property line if, and only if, all
147 of the following conditions are met:

148 (i) The accessory building has no openings on the side which is contiguous
149 to a property line or zone line, and said side is constructed of two (2) hour fire-
150 resistant material;

151 (ii) The accessory building has facilities for the discharge of all roof
152 drainage on to the lot or parcel on which it is erected; and

153 (iii) That said accessory building is located more than ten (10) feet away
154 from any main building on the same lot, or more than six (6) feet away from any
155 building structure on any adjacent lot lying within a residential zone;

156
157 **14.17A.090. Building Height.**

158 No lot or parcel of land in the PFS zone shall have a building or structure which exceeds
159 a height of three (3) stories with a maximum of forty-five (45) feet, with the following exception:

160 (1) Additional building height may be approved if the horizontal setback of the building
161 from the nearest residential zone boundary is equal to or exceeds twice the buildings height, but
162 in no case shall a building height of fifty-five (55) feet be exceeded.

163
164 **14.17A.100. Distance Between Buildings.**

165 The minimum distance between any accessory building and a main building on a lot in
166 the PFS zone shall not be less than ten (10) feet. The minimum distance between all other
167 buildings shall be governed by the latest edition of the International Building Code as adopted by
168 the Provo Municipal Council.

169
170 **14.17A.110. Permissible Lot Coverage.**

171 In a PFS zone, all buildings and structures shall not cover more than sixty percent (60%)
172 of the lot or parcel of land upon which they are placed.

173
174 **14.17A.120. Parking, Loading, and Access.**

175 (1) Parking within the PFS zone shall be provided in accordance with the requirements of
176 Chapter 14.37, Provo City Code.

177 (2) All parking spaces shall be paved with asphaltic cement or concrete, and shall be
178 provided with paved access from the public street.

179 (3) Parking spaces shall not be provided within a required front yard or a side yard
180 adjacent to a public street.

181 (4) Paved access for five (5) or less parking spaces shall have a minimum width of twelve
182 (12) feet.

183 (5) Paved access for six (6) or more spaces shall have a minimum width of twelve (12)
184 feet for one (1) way traffic and sixteen (16) feet for two (2) way traffic.

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14.17A.130. Project Plan Approval.

See Sections 15.03.300 and 15.03.310, Provo City Code.

14.17A.140. Other Requirements.

(1) Signs. See standards and provisions of Chapter 14.38.075 – Signs Permitted in Public Facilities (PF) Zones, except that the maximum height for monument signs shall be five (5) feet.

(2) Landscaping. See Chapter 15.20, Provo City Code.

(3) Trash Storage. See Section 14.34.080, Provo City Code.

(4) Transitional Development Standards. Where a lot in any business, commercial, manufacturing, industrial, or public facilities zone borders a residential zone, the standards set forth in Section 14.34.300, Provo City Code.

14.17A.150. Athletic Field Scoreboards and Banners.

Scoreboards for educational facility athletic fields shall be exempt from height and setback requirements otherwise required in the PFS zone, subject to approval of the Community Development Director or designee, through an administrative hearing process to allow for public comment, and subject to the following standards:

(1) Scoreboards are designed to be an integral part of the athletic field and are designed in a manner that is compatible with the scale and mass of the athletic field and campus location.

(2) Electronic messages and other displays shall be oriented to the athletic field, rather than to the public street or neighboring properties.

(3) Messages facing the public street or neighboring properties shall be limited to identification and logos of the school and one (1) sponsor. These displays shall be static and illuminated only during official games and major events.

(4) The size of the sponsor identification and/or logo shall be smaller than and complementary to the size of the school name and/or logos.

(5) Banners for special events shall be permitted to display on school property for no more than thirty (30) days, unless otherwise permitted by the Zoning Administrator.

14.17A.160. Re-Use of Public Facilities.

(1) Before any existing public facility use may be changed to another use a conditional use permit shall be obtained from the Planning Commission, subject to the standards set forth in Section 14.02.040, Provo City Code. Any such change in use shall be a permitted or conditional use allowed in the PFS zone.

(2) Any change of use that creates more intense impacts may be denied if the Planning Commission finds that such impacts cannot be mitigated by the imposition of conditions. Land use impacts that may need to be mitigated include the following:

(a) An increase in daily or peak hour traffic;

(b) A change in circulation patterns on or around the property;

(c) A significant increase in the demand for parking;

(d) A change in the density of people on site;

(e) Expansion of the hours of operation; and

(f) Any increased environmental impact, such as noise or air pollution; offensive odors; excessive illumination or glare, etc.

231 **Chapter 14.17C. TF – Training Facilities Zone.**

232

233 14.17C.010. Purpose and Objectives.

234 14.17C.020. Permitted Uses.

235 14.17C.030. Zone Area.

236 14.17C.040. Buffer Area.

237 14.17C.050. Zone Width.

238 14.17C.060. Zone Frontage.

239 14.17C.070. Prior Created Lots.

240 14.17C.080. Setback Requirements.

241 14.17C.090. Projections into Setbacks and Buffer.

242 14.17C.100. Building Height.

243 14.17C.110. Distance Between Buildings.

244 14.17C.120. Permissible Zone Coverage.

245 14.17C.130. Parking, Loading and Access.

246 14.17C.140. Project Plan Approval.

247 14.17C.150. Other Requirements.

248

249 **14.17C.010. Purpose and Objectives.**

250 (1) The Training Facilities (TF) zone is established to apply to privately owned lands
251 operated for educational, training and/or religious instruction where patrons reside on a short-
252 term basis. Typical uses permitted in the TF zone are administrative, educational, dormitory
253 facilities and support facilities for training and/or education.

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255 **14.17C.020. Permitted Uses.**

256 (1) Permitted Principal Uses. The following uses are permitted in the TF zone.

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- (a) Administrative offices
- (b) Assembly rooms
- (c) Athletic fields and recreational facilities
- (d) Automobile parking (surface and structured)
- (e) Cafeterias
- (f) Classrooms, including language training rooms
- (g) Commercial goods or services establishments (e.g. printing services) that are ancillary to other uses permitted in the zone
- (h) Housing
- (i) Gymnasiums
- (j) Postal services

- (k) Professional, administrative, custodial, laundry, medical, dental or similar services that are ancillary to other uses permitted in the zone
- (l) Visitors' center that is ancillary to other uses permitted in the zone
- (m) Group or cultural activities that are ancillary to other uses permitted in the zone
- (n) Public utilities, rights-of-way and accompanying infrastructure
- (o) Ancillary communication facilities (e.g., radio, video, data and other receiving or transmitting facilities, subject to the restrictions of this Chapter
- (p) Religious worship, training and activities (e.g., lecture rooms, theaters, chapels, assembly rooms, performing arts)

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The above uses will be liberally interpreted to effectuate the purposes of this zone.

(2) Existing Structures. All legal and permanent buildings and structures in existence on land at the time the TF zone is made applicable to such land shall be considered legally conforming under this Chapter, pertaining to building height, size and location. Such buildings and structures, whether or not otherwise in compliance with the provisions of this Chapter, may be remodeled, reconfigured, or demolished and reconstructed according to the same zoning requirements in effect at the time the buildings or structures were originally constructed, subject to the following conditions:

(a) The building is of similar use (e.g., classroom buildings may be interchanged with dormitory buildings but neither classroom buildings nor dormitories may be replaced with structured parking); and

(b) The replacement building's height and footprint square-footage are no greater than that of the original building.

Notwithstanding the forgoing, the property owner may elect to remodel, reconfigure, reconstruct or demolish and replace any building in accordance with the applicable TF zone requirements.

275
276 (3) Permitted Accessory Uses. Accessory uses and structures are permitted in the TF zone
277 provided they are incidental to and do not substantially alter the character of the permitted use or
278 structure.

279 (a) Accessory buildings such as garages, carports, and similar structures which are
280 customarily used in conjunction with and incidental to a principal use or structure, and
281 offices associated with a main permitted or conditional use;

282 (b) Detached one-family residences used only for the use of administrative
283 officials, caretakers, watchmen, or similar employees of a permitted use, when located in
284 close proximity as said permitted use;

285 (c) Storage of materials used for construction of a building, including the
286 contractor's temporary office; provided, that such use shall be permitted only during the
287 construction period and thirty (30) days thereafter;

288 (d) Nothing herein shall be construed to permit the open storage of materials or
289 equipment used in conjunction with permitted uses, which shall be concealed from view
290 from public or private streets.

291
292 **14.17C.030. Zone Area.**

293 The minimum area within in the TF zone shall be five (5) acres.

294
295 **14.17C.040. Buffer Area**

296 In each TF zone that abuts an R1 residential zone in existence at the time the TF zone is
297 established, a buffer area shall be established adjacent to all parcels within the R1 zone
298 neighborhood, and shall be maintained so long as those adjacent parcels remain zoned R1. The
299 buffer area shall be sixty-five (65) feet wide as measured from the nearest residentially zoned
300 property lines within the adjacent R1 zone. The buffer area shall only be used for landscaping,
301 roads, walkways, curbing and other similar improvements. No buildings or parking spaces
302 (other than on-street parking) shall be allowed within a buffer area, except as provided for in
303 Section 14.17C.090, and except for buildings for parking attendants, hospitality or security
304 personnel, and utility improvements. The buffer area shall not be required along an adjacent
305 parcel or parcels under the same or affiliated ownership as the parcel or parcels within the TF
306 zone.

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308 **14.17C.050. Zone Width.**

309 Each TF zone shall have a width of not less than three hundred (300) feet.

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311 **14.17.060. Zone Frontage.**

312 Each TF zone shall abut on a public street for a minimum distance of one hundred (100)
313 feet, on a line parallel to the centerline of the street. Frontage on a street end which does not have
314 a cul-de-sac improved to City standards shall not be counted in meeting this requirement.

315
316 **14.17C. 070. Prior Created Lots.**

317 Lots or parcels of land which were created prior to December 12, 1974 shall not be
318 denied a building permit solely for reason of nonconformance with the above parcel
319 requirements of this Chapter.

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321 **14.17C.080. Setback Requirements.**

322 The construction of buildings and structures, and the establishment of uses, shall not be
323 subject to limitations, restrictions or setbacks based on the distance of such buildings, structures
324 or uses from lot or parcel boundaries interior to the zone. For purposes of measuring any
325 required setbacks, interior lot or parcel lines, if any, shall be ignored, and the zone shall be
326 considered a single parcel whose sole boundary is the external perimeter of the zone.

327 The following minimum setback requirements shall apply to all primary and accessory
328 buildings in the TF zone. The setback shall be measured from the building to the nearest public
329 street or TF zone boundary; provided, however, that in locations where a buffer area is
330 established under Section 14.17C.040, no setback in addition to the buffer area shall be required:

- 331 (1) Front Setback. Ten (10) feet.
332 (2) Side Setback. Ten (10) feet.
333 (3) Side Setback - Corner Lots. Ten (10) feet.
334 (4) Rear Setback. Ten (10) feet.
335

336 **14.17C.090. Projections into Setbacks and Buffer.**

337 (1) The following structures may be erected on or projected into any required setback and
338 into the buffer zone established under Section 14.17C.040:

- 339 (a) Fences and walls in conformance with the Provo City Code and other City
340 codes and ordinances;
341 (b) Landscape elements including trees, shrubs, agricultural crops, and other
342 plants; and
343 (c) Necessary appurtenances for utility service.
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345 (2) The structures listed below may project into any required setback or buffer area not
346 more than four (4) feet:

- 347 (a) Cornices, eaves, belt courses, sills, buttresses, or other similar architectural
348 features;
349 (b) Fireplace structures and bays, provided they are not wider than eight (8) feet
350 and are generally parallel to the wall of which they are a part;
351 (c) Stairways, balconies, door stoops, fire escapes, awnings, and planter boxes or
352 masonry planters not exceeding twenty-four (24) inches in height.
353

354 **14.17C.100. Building Height.**

355 The height of new buildings and additions to existing buildings in the TF zone shall be
356 limited as follows:

357 (1) New buildings and additions to existing buildings may not exceed a height of
358 one-half of the horizontal distance from any part of the building to the nearest point
359 on (a) the outside edge of any buffer area established under Section 14.17C.040, or (b)
360 where there is no buffer, the TF zone boundary.

361 (2) The height limitation imposed by subsection (1)(b) above shall not apply if the
362 private property on both sides of a zone boundary line at the point nearest the building
363 (ignoring any right-of-way property owned by a public entity), is either part of the same
364 parcel or is owned by the same person or entity, or affiliated entity, in which case the applicable
365 point of measurement shall be the nearest point of any other private parcel within the R1 zone.

366 (3) Notwithstanding the foregoing, in no case may the height of a building exceed
367 one- hundred (100) feet.

368 (4) For the purposes of this Section, 14.17C.100, building height shall be
369 measured from the average elevation of the finished lot grade at each face of the building,
370 minus any artificial terracing or earth berming placed by the owner that goes beyond that
371 required for backfill or foundation drainage, to the highest interior space of any habitable
372 portion of the building, and shall not include the roof, church spires, belfries, cupolas, or
373 domes and the like not used for human occupancy, nor to chimneys, skylights or cornices.

374 (5) Notwithstanding the foregoing, roof-mounted mechanical and communication
375 equipment shall not exceed a height of twenty-five (25) feet above the one hundred (100)
376 foot limit referenced above. All mechanical equipment and communication equipment on flat
377 roofs shall be screened a by parapet wall, except for antennas that require unobstructed
378 clearance. Parapet walls on buildings higher than seventy five (75) feet must step back from
379 the plane of the building walls a minimum of ten (10) feet. For a sloped roof, roof-mounted
380 mechanical equipment and communication equipment must be within the roof slope and not
381 on top of the roof slope.

382 (6) There shall be allowed to be constructed on at least one building in the TF
383 zone roof-mounted transmission and/or receiving antennas that are not subject to the height
384 limitations of subsection (5) above; provided that such building must be situated at least three
385 hundred (300) feet away from any residentially zoned private property line within the R1
386 zone and is situated within five hundred (500) feet of an arterial or collector-class, public
387 roadway.

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389 **14.17C.110. Distance Between Buildings.**

390 The minimum distance between any accessory building and a main building on a lot in
391 the TF zone shall not be less than ten (10) feet. The minimum distance between all other
392 buildings shall be governed by the latest edition of the International Building Code as adopted by
393 the Provo Municipal Council. (Am 1985-65, Am 2011-08)

394
395 **14.17C.120. Permissible Zone Coverage.**

396 In a TF zone, all buildings and structures shall not cover more than seventy percent
397 (70%) of the land within the zone.

398
399 **14.17C.130. Parking, Loading, and Access.**

400 (1) Parking within the TF zone shall be provided in accordance with the requirements of
401 Chapter 14.37, Provo City Code.

402 (2) All parking spaces shall be paved with asphaltic cement or concrete, and shall be
403 provided with paved access from the public street.

404 (3) Paved access for five (5) or less parking spaces shall have a minimum width of twelve
405 (12) feet.

406 (4) Paved access for six (6) or more spaces shall have a minimum width of twelve (12)
407 feet for one (1) way traffic and sixteen (16) feet for two (2) way traffic.

408 (5) In TF zones where patrons live on site and drive their own vehicles, parking shall be
409 provided at a ratio of one (1) parking space per two (2) driving patrons. Additionally, in all TF
410 zones, parking shall be provided at a ratio of one (1) parking space per four (4) staff members
411 (both paid and unpaid). Calculations shall be based on the maximum anticipated number of

412 staff members at the facility during the highest daily shift. The parking ratio may take into
413 account parking available on land outside of the zone if utilized by uses within the zone.

414 (6) Vehicular access to properties within the TF zone shall be from arterial or collector-
415 class, public roadways; except as required by emergencies and other exigent circumstances. The
416 foregoing restriction does not preclude legal vehicle parking on adjacent or nearby properties
417 that provide pedestrian access to property in a TF zone.

418
419 **14.17C.140. Project Plan Approval.**

420 See Sections 15.03.300 and 15.03.310, Provo City Code. (Am 1986-65, Am 1987-45, Am
421 1990-53, Am 1991-56, Am 1994-28, Am 1996-72, Am 1998-43, Am 1999-61, Am 2001-10)

422
423 **14.17C.150. Other Requirements.**

424 (1) Signs. See standards and provisions for the Public Facilities Zone in Section
425 14.38.075, Provo City Code.

426 (2) Landscaping. See Chapter 15.20 for Public Facilities Zone, Provo City Code.

427 (3) Trash Storage. See Section 14.34.080, Provo City Code.

428 (4) Transitional Development Standards. Where a lot in any business, commercial,
429 manufacturing, industrial, public facilities, or training facilities zone borders a residential zone,
430 the standards set forth in Section 14.34.300, Provo City Code shall apply. (Enacted 1992-58, Am
431 1993-26, Am 2001-24)

432 (5) Except where otherwise specifically provided in this Chapter, in the case of a conflict
433 between the provisions of this Chapter and any other Chapter of the Provo City Code, the
434 provisions of this Chapter shall govern.

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436
437 **PART II:**
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439 A. If a provision of this ordinance conflicts with a provision of a previously adopted
440 ordinance, this ordinance shall prevail.

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442 B. This ordinance and its various sections, clauses and paragraphs are hereby declared to be
443 severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or
444 invalid, the remainder of the ordinance shall not be affected thereby.

445
446 C. The Municipal Council hereby directs that the official copy of the Provo City Code be
447 updated to reflect the provisions enacted by this ordinance.

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449 D. This ordinance shall take effect immediately after being posted or published as required
450 by law.

451
452 **END OF ORDINANCE.**
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Exhibit 'A'

Proposed TF Zone

