Ordinance 2021-33

SHORT TITLE:

AN ORDINANCE AMENDING TITLES 6, 8, 14, AND 15 OF THE PROVO CITY CODE TO MAKE MINOR SUBSTANTIVE CHANGES, REMOVE GENDERED REFERENCES, AND TO MAKE STYLISTIC AND GRAMMATICAL CORRECTIONS. (21-073 AND PLOTA20200309)

I

PASSAGE BY MUNICIPAL COUNCIL

ROLL CALL

DISTRICT	NAME	FOR	AGAINST	OTHER
CW 1	DAVID SEWELL	✓		
CW 2	DAVID SHIPLEY	✓		
CD 1	BILL FILLMORE	✓		
CD 2	GEORGE HANDLEY	✓		
CD 3	SHANNON ELLSWORTH	✓		
CD 4	TRAVIS HOBAN	✓		
CD 5	DAVID HARDING	✓		
	TOTALS	7	0	

This ordinance was passed by the Municipal Council of Provo City, on the 7th day of September 2021, on a roll call vote as described above. Signed this 13th day of September 2021.

David S. Sewell

Chair

II

APPROVAL BY MAYOR

This ordinance is approved by me this 13th day of September 2021.

Mayor

Ordinance 2021-33

III

CITY RECORDER'S CERTIFICATE AND ATTEST

This ordinance was signed and recorded in the office of the Provo City Recorder on the 14th day of September 2021 and was published on the Utah Public Notice Website on the 8th day of September 2021. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance Number 2021-33.

SEAL

City Recorder

ORDINANCE 2021-33

AN ORDINANCE AMENDING TITLES 6, 8, 14, AND 15 OF THE PROVO CITY CODE TO MAKE MINOR SUBSTANTIVE CHANGES, REMOVE GENDERED REFERENCES, AND TO MAKE STYLISTIC AND GRAMMATICAL CORRECTIONS. (21-073 AND PLOTA20200309)

WHEREAS, on November 11, 2020, the Planning Commission recommended approval of these changes; and

WHEREAS, on September 07, 2021, the Municipal Council met to ascertain the facts regarding this matter and receive public comment, which facts and comments are found in the public record of the Council's consideration; and

WHEREAS, after considering the facts presented to the Municipal Council, the Council finds (i) Provo City Code should be amended as set forth below and (ii) this action reasonably furthers the health, safety, and general welfare of the citizens of Provo City.

NOW, THEREFORE, be it ordained by the Municipal Council of Provo City, Utah, as follows:

PART I:

The Provo City Code is hereby amended as shown in Exhibit A.

PART II:

A. If a provision of this ordinance conflicts with a provision of a previously adopted ordinance, this ordinance shall prevail.

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

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

D. This ordinance shall take effect immediately after it has been posted or published in accordance with Utah Code 10-3-711, presented to the Mayor in accordance with Utah Code 10-3b-204, and recorded in accordance with Utah Code 10-3-713.

END OF ORDINANCE.

Exhibit A

6.26.110 Minimum Parking Requirements.

After the effective date of this Section, parking for a rental dwelling shall conform to the following parking requirements:

…

(10) No parking lot as required by this Section shall be constructed or maintained or allowed within one hundred (100) feet of the closest bank of the Provo River at any location where the adjacent property to the river is part of the ~~flood plain~~ floodplain.

…

6.30.110 Minimum Parking Requirements.

After the effective date of this Section, parking for a mobile home rental dwelling shall conform to the following parking requirements:

…

(10) No parking lot as required by this Section shall be constructed or maintained or allowed within one hundred (100) feet of the closest bank of the Provo River at any location where the adjacent property to the river is part of the ~~flood plain~~ floodplain.

…

6.31.110 Access and Parking Requirements.

After the effective date of this Section, parking for a mobile home park shall conform to the following access and parking requirements:

…

(8) No parking space required by this Section shall be constructed, maintained, or allowed within one hundred (100) feet of the closest bank of the Provo River at any location where the property adjacent to the river, or any portion thereof, is located within a ~~flood plain~~ floodplain as shown on the official flood insurance rate map established by the Federal Emergency Management Agency.

…

8.02.010 Definitions

. . .

"**Emotional Support Animals**" means animals that provide companionship, relieve loneliness, and help with depression, anxiety, and certain phobias, but do not have special training to perform tasks that assist people with disabilities. These do not qualify as service animals.

. . .

"**Household pets**" means animals or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit, such as dogs, cats, rabbits, and canaries, but not including a sufficient number of dogs to constitute a kennel. Household pets shall not include barnyard animals, wild animals, miniature horses, miniature cows, miniature goats, chickens, or

similar animals, nor any animals which are capable of inflicting harm or discomfort or endangering the health, safety, or welfare of any person or property.

…

~~**"Pet"** means a domesticated animal kept for pleasure rather than utility, including, but not limited to birds, cats, dogs, fish, rabbits, hamsters, mice, and other domesticated animals kept for pleasure rather than utility. The term "pet" includes Vietnamese pot-belly pig, but no other kind of swine.~~

…

"**Service Animals**" means a "service animal" within the meaning of 28 C.F.R. 35.104, as amended.

. . .

8.02.180 Residential Pets – Requirements

(1) Only miniature horses meeting the requirements of 28 C.F.R. 35.136, as amended, and animals defined by Provo City Code Title 8~~, Provo City Code~~ as "household pets,"~~ including but not limited to, dogs used for deterring crime and domesticated animals necessary to assist disabled persons,~~ "service animals," and "emotional support animals" may be kept within fifty (50) feet of a residence in conformance with the provisions of Provo City Code Title 8~~, Provo City Code~~ and other applicable licensing and zoning laws. Pets shall not be kept in such a manner that constitutes a nuisance as set forth in Provo City Code Section 8.02.100~~, Provo City Code~~.

. . .

14.01.020 Purpose.

This Title and the regulations and restrictions contained therein are adopted and enacted for the purpose of promoting the health, safety, morals, ~~promote the~~ prosperity, convenience, and general welfare of the present and future ~~inhabitants~~ residents of Provo City; and

…

(7) To enhance the economic and cultural well-being of the ~~inhabitants~~ residents of Provo; and

…

14.01.080 Building Permits – Plat Required.

(1) When property boundaries are unclear or indeterminate all applications for building permits for new construction (and not interior remodels) shall be accompanied by:

…

(b) A complete and accurate legal description of the property, which is the subject of the application, together with a certified survey of the property showing any conflict with adjoining property, overlaps or discrepancies between the legal description, and any existing fence lines. Also to be submitted will be a preliminary title search showing legal ownership of the property. If the developer is not the legal owner of the property, ~~he~~ the developer shall, in addition, submit written proof of ~~his~~ the developer's right to develop

the property. Such proof shall consist of options, contracts, or other documents. The developer will be entitled to ~~black out~~ redact confidential information on such documents as for example the amount of consideration paid and the amounts of periodic payments. A careful record of such applications and permits shall be kept in the Office of the Building Inspector for a period of one (1) year from the date of receipt thereof.

...

14.01.090 Certificate of Occupancy and Zoning Compliance.

...

(3) *Information Required.* The following information shall be made a part of any application for a Certificate of Occupancy and Building Compliance issued by the Provo City Planning Commission:

(a) *Residential Certificates.*

...

(ii) Number of ~~families~~ households residing in or anticipated to live in the building.

...

(vi) A signed certification of the property owner of the building or premises or ~~his~~ the property owner's authorized agent stating that the information contained therein is accurate and that the stated conditions will be maintained on the premises.

...

(b) Commercial, Industrial, and Institutional Certificates.

...

(vi) A signed certificate by the owner of the building or premises or ~~his~~ the owner's authorized agent stating that the information and conditions set forth are true and will be maintained upon the site in this condition.

...

14.02.130 Pending Ordinance Amendments.

...

(2) An application affected by a pending amendment to the zoning map or text of this Title or Title 15, Provo City Code, shall be subject to the following requirements:

(a) Final action or approval shall not be taken on the application until six (6) months from the date when the pending amendment to the zoning map or text of this Title or Title 15, Provo City Code, was first noticed on a Planning Commission or Municipal Council agenda, as the case may be, unless:

(i) The applicant voluntarily agrees to amend ~~his~~ the applicant's application to conform to the requirements of the proposed amendment; or

...

(3) The Community and Neighborhood Servicers or Development Services Department shall give an applicant affected by a pending amendment to the zoning map or text of this Title or Title 15, Provo City Code, written notice that:

...

(c) Copies of the pending legislation ~~are available at the~~ can be obtained by contacting the Community and Neighborhood Services or ~~and~~ Development Services office.

...

14.04.010 Planning Commission Created – ~~Chairman~~ Chair - Rules.

...

(6) When a regularly scheduled and noticed meeting of the Planning Commission does not occur because a quorum of the Commission is not present, all action items scheduled to be heard on that date shall be continued to the next regularly scheduled meeting of the Commission. ~~Items originally scheduled to be heard at the meeting on the second Wednesday of the month shall be automatically continued to the meeting scheduled for the fourth Wednesday of the month. Items originally scheduled to be heard at the meeting on the fourth Wednesday of the month shall be automatically continued to the meeting scheduled for the second Wednesday of the following month.~~

...

14.04B.010 Transportation and Mobility Advisory Committee Created - Organization.

(1) There is hereby created a Transportation and Mobility Advisory Committee (TMAC) which shall consist of seven (7) members and two (2) alternates. Membership shall consist of one (1) resident from each of the five (5) municipal council districts who will represent the transportation interests of each district as well as those of the City as a whole. One (1) member shall be a member of the Planning Commission. Membership should also consist of at least one (1) representative of college level transportation academia and at least one (1) representative of a business or community oriented organization. A member of the Municipal Council shall be appointed to act as liaison with the TMAC, but the Municipal Council liaison shall not be considered a member of the TMAC. A member of the City Engineering Division, ~~and~~ a member of the Police Department, and other applicable City staff shall be appointed to act as liaison to the TMAC, but ~~neither~~ none of them shall be considered a member of the TMAC.

...

14.04B.020 Powers and Duties - Procedure.

...

(3) The TMAC shall:

...

(b) Monitor the status of and make recommendations for amendments to the City's ~~Vision 2030 document~~ visioning documents, the General Plan, transportation master plan, the major and local street plan, and any other ~~planning~~ document that impacts transportation and mobility within the City;

...

(d) Review regional, Citywide, and significant local transportation and mobility issues as they relate to and are effected by land use policy, balancing the interests and needs of ~~private vehicles, public transportation, bicycles, and pedestrians;~~ people walking, biking, riding transit, and driving delivery trucks and automobiles;

...

14.05.010 Board of Adjustment Created.

...

~~(5) No more than two (2) alternates may sit at any meeting of the Board of Adjustment at one (1) time.~~

...

14.05.020 Organization of Board.

...

(2) Meetings of the Board shall be held at the call of the chair and at such other times as the Board may determine. The chair or, in ~~his~~ the chair's absence, the acting chair may administer oaths and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be immediately filed in the office of the Board and shall be a public record.

...

14.05.030 Appeals to Board - Powers and Duties.

The Board of Adjustment shall hear and decide appeals from zoning decisions applying this Title; variances from the terms of this Title; and may authorize special exceptions to the terms of this Title pursuant to the procedures and standards set forth in Subsection (10) of this Section.

...

(8) Interpretation. Upon appeal from a decision by an administrative official to decide any question involving the interpretation of any provision of this Title, including determination of the exact location of any zone boundary if there is uncertainty with respect thereto. With respect to the boundaries of the ~~flood plain~~ floodplain zone, the Board of Adjustment may use the Flood Insurance Rate Map (FIRM) to interpret the ~~flood plain~~ floodplain boundaries.

...

(12) Variances - ~~Flood plain~~ Floodplain Zone.

(a) To grant variances varying or adapting the strict application of any of the requirements of the ~~Flood plain~~ Floodplain Zone. In passing upon applications for a variance from the provisions of the ~~Flood plain~~ Floodplain Zone, the Board of Adjustment shall consider all technical evaluations, all relevant factors, standards specified in other sections of this Title, and:

...

14.05.040 Procedures

...

(5) An appeal stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken certifies to the Board of Adjustment after the Notice of Appeal shall have been filed with ~~him~~ the officer that by reason of facts stated in the Certificate, a stay would, in ~~his~~ the officer's opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by restraining order which may be granted by the Board of Adjustment or by the District Court on application and notice and due cause shown.

...

14.06.020 Definitions.

For the purposes of this Title, certain words and phrases have the following meanings:

...

"**Day Care Services**" means care of a child for a portion of the day which is less than twenty-four (24) hours, in ~~his~~ one's own home by a responsible person or outside of ~~his~~ one's home in a day care center. This includes preschools.

...

~~"**Household pets**" means animals or fowl ordinarily permitted in the house and kept for company or pleasure and not for profit, such as dogs, cats, rabbits, and canaries (see 8.02.010), but not including a sufficient number of dogs to constitute a kennel. Household pets shall not include chickens nor any animals which are capable of inflicting harm or discomfort or endangering the health, safety, or welfare of any person or property. The number of household pets shall be limited to that allowed by the provisions of each respective zone as set forth in this Title.~~

...

14.08.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the A1 zone:

(a) The following uses shall be permitted in the A1 zone:

Use No.	Use Classification
...	

Use No.	Use Classification
4873	Storm drain or right-of-way (predominantly covered pipes or boxes)
6910	Religious activities

...

(6) *Conditional Uses.* The following uses and structures are permitted in the A1 zone only after a conditional use permit has been approved, and subject to the terms and conditions thereof:

Use No.	Use Classification
...	
~~6910~~	~~Religious activities~~
7400	Recreation activities

...

14.09.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the RA zone:

Use No.	Use Classification
...	
6910	Religious activities
8110	Field and seed crops

...

(7) *Conditional Uses.* The following uses and structures are permitted in the RA zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof:

Use No.	Use Classification
...	
~~6910~~	~~Religious activities~~
8221	Veterinarian services
8222	Animal hospital services

...

14.09.100 Building Height.

No lot or parcel of land in the RA zone shall have a building or structure which exceeds ~~a height of two (2) stories with a maximum of~~ thirty-five (35) feet. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

...

14.10.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the R1 zone:

Use No.	Use Classification
	...
4873	Storm drain or right-of-way (predominantly covered pipes or boxes)
6910	Religious activities

...

(6) *Conditional Uses.* The following uses and structures are permitted in the R1 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof:

Use No.	Use Classification
	...
6722	Police protection and related activities, branch (office only)
~~6910~~	~~Religious activities~~

...

14.11.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the R2 zone:

Use No.	Use Classification
	...
6910	Religious activities
7600	Parks

...

(6) *Conditional Uses.* The following uses and structures are permitted in the R2 zone only after a conditional use permit has been approved and subject to the terms and conditions thereof.

Use No.	Use Classification
...	
~~6910~~	~~Religious activities~~
...	

...

14.14A.050 Yard Requirements.

...

~~(8) *Accessory Buildings.*~~

~~(a) Accessory buildings shall be located in the rear yard and may be located no closer to an interior side or rear lot line than five (5) feet, subject to any existing utility easements.~~

~~(b) Accessory buildings on corner lots may be no closer to the side street than the principal structure.~~

~~(c) The maximum height for an accessory building is twelve (12) feet, as measured to the mid-point of a sloped roof.~~

(8) *Accessory Buildings Within the Buildable Area.* Accessory buildings meeting all setback requirements (within the buildable area) for the main dwelling shall:

(a) Have a building footprint and height less than the main dwelling;

(b) Comply with all lot coverage requirements;

(c) Comply with the latest adopted edition of the International Building code;

(d) Only be used for those accessory uses allowed in the respective zone; and

(e) Maintain architecturally similar material and colors with main building.

(9) *Accessory Building Outside the Buildable Area.* Accessory buildings that do not meet the setback requirements (outside the buildable area) for the main dwelling shall meet the conditions in Subsection (8) of this Section and shall:

(a) Be no closer to the front property line than the main building;

(b) Be no larger than ten percent (10%) of the actual lot area of said property;

(c) Be set back a minimum of three (3) feet from any property line;

(d) Not be located within a recorded public utility easement, unless a release can be secured from all public utilities;

(e) Have no portion of the building exceed twelve (12) feet in height within ten (10) feet of a property line; and

(f) Not be located within a front or street side yard.

...

14.15.030 Permitted Uses.

...

(5) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the RM zone:

Use No.	Use Classification
	...
6910	Religious activities
~~7412~~	~~Golf courses – private~~

...

14.15.040 Minimum Development Standards.

Development standards are established under the provisions of this Chapter and all developments shall conform to the standards and requirements of this Section 14.15.040, Provo City Code. Development permits shall be granted or denied on the basis of performance measured against development standards adopted in accordance with this Chapter 14.15, Provo City Code, as amended, and on the findings by the Planning Commission as outlined.

(1) General Standards.

...

(c) SENSITIVE LANDS. If located in "sensitive lands", "high water table", and/or "~~flood plain~~ floodplain," the project must comply with all provisions of the Sensitive Lands and/or ~~Flood plain~~ Floodplain sections and chapters of the Provo City Code and other applicable ordinances.

...

14.15.130 Building Height.

No lot or parcel of land in the RM zone shall have a building or structure which exceeds a height of ~~one (1) story with a maximum of~~ fifteen (15) feet with the exception of club houses ~~which may be two (2) stories~~ with a maximum height of thirty-five (35) feet. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

...

14.15.150 Parking, Loading and Access.

...

(3) No parking is permitted on the street unless the street is wider than 24 feet.

...

14.15.180 Fencing Requirements and Perimeter Buffer Yard.

...

~~(3) No fencing is permitted within the front or street side yard setbacks of any mobile home site or space.~~

(~~4~~ 3) *Grade differences.* Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located.

(~~5~~ 4) *Retaining Walls.* Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

(~~6~~ 5) *Double Frontage Lots.* A fence or wall may be erected in the rear yard of a double frontage lot subject to staff review.

(~~7~~ 6) *Exceptions.* The provisions of this Section 14.15.180, Provo City Code shall not apply to certain other fences such as tennis court backstops or patio enclosures as approved by the Zoning Administrator, if it is determined that such do not create a hazard or violation of the Provo City Code or other ordinances. All other exceptions must obtain Planning Commission approval. Standards for barbed wire and similar types of fences are listed in Section 9.14.020, Provo City Code, as amended.

...

14.15.220 Other Requirements.

...

(5) *Laundry ~~Rooms~~ Facilities.* Every manufactured home subdivision, park or Recreational Vehicle Park shall have one (1), or more, laundry room equipped with automatic washers and dryers unless every home has its own electrical and water fixtures for laundry. ~~Laundry drying lines shall not be permitted on any mobile home site.~~

...

~~(10) Trash Storage, Abandoned, Wrecked, or Junked Vehicles. (See section 14.34.080, Provo City Code.)~~

~~(a) It shall be unlawful to park, store or leave or permit the parking, storing, or leaving of any licensed or unlicensed motor vehicle of any kind or part(s) thereof which is in a wrecked, junked, partially dismantled, inoperative, or abandoned condition, whether attended or not, upon any private property within the City limits of the City of Provo for a period of time in excess of seventy-two (72) hours, except that two (2) or less such vehicles or parts thereof may be stored if within a building, or placed behind an opaque screening fence; and except that said vehicles and parts may be with a junk yard or automobile wrecking yard lawfully established pursuant to the provisions of this Title.~~

~~(b) The accumulation and storage of more than two (2) such vehicles or part(s) thereof, as defined above, on private property except as set forth above shall constitute a nuisance, detrimental to the health, safety, and welfare of the inhabitants of the City of Provo. It shall be the duty of the owner of such vehicle or part(s) thereof or lessee or other person in possession of private property upon which such vehicle or part(s) thereof is located, to remove the same from such property.~~

~~(c) No trash, used materials, junk, household furniture, appliances, scrap material, equipment or parts thereof shall be stored in an open area. The accumulation of more than one (1) such item constitutes a junk yard as defined in Chapter 14.06, Provo City Code and must be removed from the property, stored within an enclosed building, or be properly located in an M2 zone.~~

~~(d) Storage of commercial goods or materials is prohibited unless permitted by the underlying zone. Containers, including dumpsters, for trash storage of a size, type and quantity approved by the City shall be screened by a sight obscuring fence and maintained in a location approved by the Planning Commission in conjunction with approval of a project plan and/or as outlined by Section 11.03.090, Provo City Code, as amended.~~

~~(e) No trash containers or trash enclosures may be located within a required front yard or street side yard setback.~~

~~(f) It shall be a class B misdemeanor to maintain or store on any property within Provo City, injurious or noxious weeds, garbage, refuse, or unsightly or deleterious objects or structures when such may constitute either a health hazard, a present danger to the citizens of the City, a potential source of contagious disease, a harborage for rats or other rodents, or~~

~~other carriers of disease, a fire hazard, or an attractive nuisance likely to cause injury to small children.~~

(~~11~~ 10) *Porches, Decks and Landings.* …

(~~12~~ 11) *Park Management.* Park Management shall have the responsibility set forth as follows:

…

14.16.020 Permitted Uses.

…

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the PO zone:

Use No.	Use Classification
	…
6910	Religious activities
7112	Museums
	…

14.16.100 Building Height.

(1) No lot or parcel of land in the PO zone shall have a building or structure which exceeds a height of ~~two (2) stories with a maximum of~~ thirty-five (35) feet. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

…

14.17.020 Permitted Uses.

…

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the PF zone:

Use No.	Use Classification
	…
6830	Special training and schooling
6910	Religious activities
	…

(6) *Conditional Uses.* The following uses and structures are permitted in the PF zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

Use No.	Use Classification
	…

Use No.	Use Classification
6819	Military academies
~~6910~~	~~Religious activities~~

…

14.17.100 Building Height.

No lot or parcel of land in the PF zone shall have a building or structure which exceeds a height of ~~two (2) stories with a maximum of~~ thirty-five (35) feet, unless one (1) of the following conditions exists:

…

14.17A.020 Permitted Uses.

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

(a) Public utilities and rights-of-way, including accompanying facilities;

(b) Educational services;

(c) Cultural activities and nature exhibits;

(d) Recreational activities;

(e) Parks; ~~and~~

(f) Forest services~~.~~; and

(g) Religious activities.

…

14.17A.090 Building Height.

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

…

14.17B.020 Permitted Uses.

(1) Those uses or categories of uses as listed herein, and no others, are permitted in the HCF zone.

(2) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the HCF zone:

(a) Medical and other health services.

(b) Parks.

(c) Public utilities and rights-of-way and accompanying infrastructure (local distribution of services only).

(d) Residential facility for persons with a disability.

(e) Religious Activities.

...

14.17B.100 Building Height.

No lot or parcel of land in the HCF zone shall have a building or structure which exceeds a height of ~~four (4) stories with a maximum of~~ fifty-five (55) feet, unless the horizontal setbacks of the building that will exceed the height limit shall be at least twice the building's height from the nearest residential zone boundary. However, in no case shall a building height exceed two hundred (200) feet.

...

14.18.020 Permitted Uses.

...

(3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC1 zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.18.100 Building Height.

(1) No lot or parcel of land in the SC1 zone shall have a building or structure which exceeds a height of ~~two (2) stories with a maximum of~~ thirty-five (35) feet. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

...

14.19.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC2 zone:

Use No.	Use Classification
	...

Use No.	Use Classification
6910	Religious activities
7110	Cultural Activities

...

14.19.100 Building Height.

No lot or parcel of land in the SC2 zone shall have a building or structure which exceeds a height of ~~forty-five (45) feet, except that the Planning Commission may allow heights up to a maximum of~~ sixty-five (65) feet~~, through the issuance of a conditional use permit~~. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

...

14.19.130 Parking, Loading and Access.

(1) Each lot or parcel in the SC2 zone shall have on the same lot or parcel automobile and bicycle parking sufficient to meet the requirements as set forth in Chapter ~~14.31~~ 14.37, Provo City Code.

...

14.20.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SC3 zone.

Use No.	Use Classification
	...
6835	Dance studios and schools
6910	Religious activities
	...

14.20A.070 Building Height.

No lot or parcel of land in the FC1 zone shall have a building or structure which exceeds a height of ~~three (3) stories with a maximum of~~ fifty (50) feet. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

...

14.20C.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FC3 zone:

…

4700 Communications ~~(unless identified as a conditional use in Section 14.34.420, Provo City Code)~~ (except 4715)

…

7212 Motion picture theaters (indoor-subject to the ~~standards of Section 14.34.370, Provo City Code~~ dance hall standards of section 14.34.250, Provo City Code)

…

(6) *Conditional Uses.* The following uses and structures are permitted in the FC3 zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof and the standards of Section 14.34.250, Provo City Code:

…

~~4700~~4715 Communications, ~~(subject to Section 14.34.420, Provo City Code)~~ low power radio communication towers and antennas

…

14.20C.030 Prior Created Lots

Existing lots or parcels of land that do not meet the minimum lot standards found in Section 14.21A.050, Provo City Code, may not obtain a building permit without approval of a conditional use permit. A conditional use permit may only be issued if the proposed project meets the conditions outlined in Section 14.02.040(2), Provo City Code, in addition to the following:

(1) The applicant has demonstrated that consolidation of property to meet the minimum lot requirements is not feasible due to surrounding projects, developments, or buildings.

(2) Requiring a development that meets the minimum lot requirements would result in a project that would be inconsistent with the characteristics of the surrounding area or with the established pattern of the existing buildings.

(3) The applicant has demonstrated that the property can be developed to comply with the purposes and requirements of this title without further need of variances or exceptions.

…

14.21A.150 Parking, Loading, and Access.

...

(2) Residential parking may be reduced to one (1) space per unit for one (1) bedroom units and to one and one-quarter (1 1/4) spaces for units with two (2) or more bedrooms subject to Planning Commission approval of a Transportation Demand Management (TDM) program as described in Provo City Code section 14.37.050(2).

~~(a) Elements of a TDM program may include, but are not limited to, the following:~~

~~(i) Landscaped areas reserved for future parking, if needed;~~

~~(ii) Robust bicycle amenities (i.e., lockers and repair facility);~~

~~(iii) Coupling of rent with on-site parking fee;~~

~~(iv) Subsidized or discounted mass transit passes for tenants;~~

~~(v) Shuttle service;~~

~~(vi) Priority parking for carpool and/or van pool vehicles;~~

~~(vii) Priority parking for car-sharing; or~~

~~(viii) Electric vehicle charging facilities.~~

~~(b) Transportation Demand Management programs approved by the Planning Commission shall be memorialized in a TDM agreement with Provo City, which shall be an enforceable agreement that is recorded and shall run with the land.~~

~~(c) For property where a TDM agreement exists, failure by the property owner to abide by the agreement shall be unlawful. In addition to other legal remedies available to the City, a determination by the Planning Commission, after a duly noticed hearing, that the owner has violated the agreement, shall mean that any parking reduction allowed as the result of the TDM program is no longer allowed for that property and the property must meet the parking requirements otherwise required by Provo City Code.~~

~~(3) In no case shall parking for residential uses be less than one (1) space per unit.~~

~~(4) *Bicycle Parking.* A minimum of one (1) bicycle stall shall be required for every two thousand (2,000) square feet of gross floor area. Bicycle stalls must be provided in an enclosed area in the primary structure or within a parking structure on the property.~~

(~~5~~ 3) *Parking Design.* Parking shall be designed to the requirements of Section 14.37.100, Provo City Code.

(a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard property line of any property adjacent to a primary street. Surface parking is not permitted within the first six (6) feet of properties fronting secondary streets and must be separated

from the street by a six (6) foot wide berm that is a minimum of twenty-four (24) inches in height.

...

14.21B.140 Parking, Loading, and Access.

...

(2) Residential parking may be reduced to one (1) space per unit for one (1) bedroom units and to one and one-quarter (1 1/4) spaces for units with two (2) or more bedrooms subject to Planning Commission approval of a Transportation Demand Management (TDM) program as described in Provo City Code Section 14.37.050(2).

~~(a) Elements of a TDM program may include, but are not limited to, the following:~~

~~(i) Landscaped areas reserved for future parking, if needed;~~

~~(ii) Robust bicycle amenities (i.e., lockers and repair facility);~~

~~(iii) Coupling of rent with on-site parking fee;~~

~~(iv) Subsidized or discounted mass transit passes for tenants;~~

~~(v) Shuttle service;~~

~~(vi) Priority parking for carpool and/or van pool vehicles;~~

~~(vii) Priority parking for car-sharing; or~~

~~(viii) Electric vehicle charging facilities.~~

~~(b) Transportation Demand Management programs approved by the Planning Commission shall be memorialized in a TDM agreement with Provo City, which shall be an enforceable agreement that is recorded and shall run with the land.~~

~~(c) For property where a TDM agreement exists, failure by the property owner to abide by the agreement shall be unlawful. In addition to other legal remedies available to the City, a determination by the Planning Commission, after a duly noticed hearing, that the owner has violated the agreement, shall mean that any parking reduction allowed as the result of the TDM program is no longer allowed for that property and the property must meet the parking requirements otherwise required by Provo City Code.~~

~~(3) In no case shall parking for residential uses be less than one (1) space per unit.~~

~~(4) *Bicycle Parking*. A minimum of one (1) bicycle stall shall be required for every two thousand (2,000) square feet of gross floor area. Bicycle stalls must be provided in an enclosed area in the primary structure or within a parking structure on the property.~~

(~~5~~ 3) *Parking Design.* Parking shall be designed to the requirements of Section 14.37.100, Provo City Code.

(a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard property line of any property adjacent to a primary street. Surface parking is not permitted within the first six (6) feet of properties fronting secondary streets and must be separated from the street by a six (6) foot wide berm that is a minimum of twenty-four (24) inches in height.

...

14.21C.070 Building Height.

Building height, measured from the top of the street curb, shall be determined by the following:

(1) Total Maximum Building Height:	50 feet
(2) Minimum Number of Building Stories:	2 stories
~~(3) Maximum Number of Building Stories:~~	~~3 stories~~
(~~4~~ 3) Maximum Story Height:	14 feet
(~~5~~ 4) Maximum Parapet/Cornice Height:	5 feet
(~~6~~ 5) Main Floor Elevation – Residential:	3 feet maximum above curb
(~~7~~ 6) Main Floor Elevation – Commercial:	1 foot maximum above curb

...

14.21C.130 Parking, Loading, and Access.

(1) Each lot or parcel in the GW zone shall provide automobile and bicycle parking sufficient to meet the requirements as set forth in Chapter 14.37, Provo City Code.

(2) *Maximum Parking.* In no case shall parking exceed that required by Chapter 14.37, Provo City Code, Parking.

~~(3) *Bicycle Parking.* A minimum of one (1) bicycle stall shall be required for every two thousand (2,000) square feet of gross floor area. Bicycle stalls must be provided in an enclosed area in the primary structure or within a parking structure on the property.~~

(~~4~~ 3) *Parking Design.* Parking shall be designed to the requirements of Section 14.37.100, Provo City Code.

(a) Surface parking shall not be provided within thirty (30) feet of a front or street side yard property line of any property adjacent to a primary street. Surface parking is not permitted within the first six (6) feet of properties fronting secondary streets and must be separated from the street by a six (6) foot wide berm that is a minimum of twenty-four (24) inches in height.

...

14.21D.120 Parking, Loading and Access.

(1) Each lot or parcel in the WG zone shall provide automobile and bicycle parking sufficient to meet the requirements as set forth in Chapter 14.37, Provo City Code.

~~(2) *Bicycle Parking.* A minimum of one (1) bicycle stall shall be required for every two thousand (2,000) square feet of gross floor area. Bicycle stalls must be provided in an enclosed area in the primary structure or within a parking structure on the property.~~

(~~3~~ 2) *Parking Design.* Parking shall be designed to the requirements of Section 14.37.100, Provo City Code.

(a) Surface parking shall be set back a minimum of ten (10) feet and not be provided between a building and a public street, except for convenience stores with gas pumps as specified in Section 14.21D.140, Provo City Code.

...

14.22.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the CG zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.23.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the ITOD zone:

...

Land use categories below are allowed as a permitted use only if they are two thousand (2,500) square feet or less in size (gross square footage). Land use categories below that consist of gross building square footage in excess of two thousand five hundred (2,500) square feet shall be approved only as a conditional use.

...

6910 Religious activities

...

...

14.23.090 Building Height.

The total maximum building height within the ITOD zone shall not exceed one hundred (100) feet according to the following:

...

(2) Each building shall not ~~exceed six (6) stories nor shall~~ have less than two (2) stories. The fifth ~~and sixth~~ story and each story above it shall have an additional set back of no less than fifteen (15) feet from the first story building elevation adjacent to any street;

...

14.23.120 Parking, Loading, and Access.

...

(2) Residential parking may be reduced to one (1) space per unit for one (1) bedroom units and to one and one-quarter (1 1/4) spaces for units with two (2) or more bedrooms subject to Planning Commission approval of a Transportation Demand Management (TDM) program as described in Provo City Code section 14.37.050(2).

~~(a) Elements of a TDM program may include, but are not limited to, the following:~~

~~(i) Landscaped areas reserved for future parking, if needed;~~

~~(ii) Robust bicycle amenities (i.e., lockers and repair facility);~~

~~(iii) Coupling of rent with on-site parking fee;~~

~~(iv) Subsidized or discounted mass transit passes for tenants;~~

~~(v) Shuttle service;~~

~~(vi) Priority parking for carpool and/or van pool vehicles;~~

~~(vii) Priority parking for car-sharing; or~~

~~(viii) Electric vehicle charging facilities.~~

~~(b) Transportation Demand Management programs approved by the Planning Commission shall be memorialized in a TDM agreement with Provo City, which shall be an enforceable agreement that is recorded and shall run with the land.~~

~~(c) For property where a TDM agreement exists, failure by the property owner to abide by the agreement shall be unlawful. In addition to other legal remedies available to the City, a determination by the Planning Commission, after a duly noticed hearing, that the owner has violated the agreement, shall mean that any parking reduction allowed as the result of the TDM program is no longer allowed for that property and the property must meet the parking requirements otherwise required by Provo City Code.~~

~~(3) In no case shall parking for residential uses be less than one (1) space per unit.~~

~~(4) *Bicycle Parking*. A minimum of one (1) bicycle stall shall be required for every two thousand (2,000) square feet of gross floor area. Bicycle stalls must be provided in an enclosed area in the primary structure or within a parking structure on the property.~~

(~~5~~ 3) All other requirements of Chapter 14.37, Provo City Code, shall apply.

...

14.24.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the CM zone.

...

(c) The following uses shall be permitted in the CM zone:

Use No.	Use Classification
...	
6910	Religious activities
...	

14.25.020 Permitted Uses.

...

(4) *Permitted Principal Use.* The following principal uses or structures and no others are permitted in the CA zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.26.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the MP zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.27.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the M1 zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.27A.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the FI zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.28.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the M2 zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.29.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and no others are permitted in the PIC zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.29.100 Building Height.

(1) No lot or parcel in the PIC zone shall have a building or structure which exceeds a height of ~~three (3) stories with a maximum of~~ fifty-five (55) feet, except that a building of greater height may be allowed by the provisions of a conditional use permit granted by the Planning Commission in accordance with the provisions of Section 14.02.040, Provo City Code.

...

14.31.050 Permitted Uses.

...

(3) When combined with an R5 zone only, the following service and commercial uses may be allowed in conjunction with an apartment development provided said uses are located on the ground floor only, meet all of the off-street parking requirements of Chapter 14.37, Provo City Code and are approved in accordance with all of the standards and procedures of this Chapter.

Use No.	Use Classification
	...
6500	Professional Services (except 6515)
6910	Religious activities

...

14.31.080 Minimum Performance Standards.

A performance development established under the provisions of this Chapter shall conform to the standards and requirements of this Section. Project plans shall be approved or denied on the basis of performance measured against development standards adopted in accordance with this Chapter and on the findings made by the Planning Commission as required by Section 14.31.120(2).

(1) General Standards.

...

(e) Hazardous Conditions. If located in "sensitive lands", "high water table", and/or "~~flood plain~~ floodplain", the project must comply with all provisions of the Sensitive Lands and/or ~~Flood plain~~ Floodplain sections of the Provo City Code.

...

14.32.020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and no others, are permitted in the RC zone:

Use No.	Use Classification
n/a	Any use which on April 2, 2002 was legally existing and allowed as a permitted, accessory or conditional use in the R1~~,~~ and R2~~, R2.5, R3, R4 and R5~~ zones, as set forth respectively in Sections 14.10.020~~,~~ and 14.11.020, ~~14.12.020, 14.12A.020, 14.13.020 and 14.14.020,~~ Provo City Code.
	...
4873	Storm drain or right-of-way (predominantly covered pipes or boxes)
6910	Religious activities

...

14.33A.090 Limits of Disturbance (LOD).

...

(3) Upon request of the applicant, and only for those properties developed prior to establishment of the CH Zone, the Development Services Director may offer relief of the standards in this

Section by up to ten percent (10%), only if ~~he/she~~ the Director finds one (1) of the following circumstances applies:

…

14.33A.130 Streets and Access.

…

(5) Grading for streets, roads, alleys, or driveways is limited to the paved portion of such access and other associated, required access improvements, plus up to an additional ten (10) feet on either side of the pavement and required improvements. However, when developing streets, roads, alleys, or driveways on slopes in excess of twenty-five percent (25%), only the paved portion of the access used for vehicular travel, plus the minimum area for any required, associated access improvements, such as curb, gutter or sidewalk, may be graded. The remainder of the access must be left undisturbed.

~~(i)~~ (a) In the CH Zone, the City Engineer may allow the use of street- or road-side swales, or other similar street construction convention, instead of curb and gutter, when ~~he/she~~ the City Engineer determines that such swales, or other similar road construction convention, will provide a more efficient, safe, or practical means of managing water runoff related to a street or road.

…

14.34.290 Design Corridors.

…

(1) *North University Avenue Design Corridor Criteria.*

…

(d) *Signs and Lighting.*

(i) ~~Notwithstanding the provisions of Section 14.14.150, Provo City Code, one~~ One (1) sign or nameplate not exceeding twelve (12) square feet placed upon a building or ornamental masonry wall shall be permitted to identify the name and/or address or an apartment structure, or nonresidential use. Wall or monument signs shall be set back at least five (5) feet from front property line.

…

14.34.310 One-Family Detached Dwellings

…

(1) The dwelling must meet the requirements of the Provo City Building Code or, if it is a manufactured home, must meet the requirements of the HUD Code and must not have been altered in violation of such codes. A used manufactured dwelling must be inspected by the Chief Building Official or ~~his~~ the Chief Building Official's designee prior to placement on a lot to insure it has not been altered in violation of such codes. Any violations must be corrected as directed by the Chief Building Official. Manufactured homes shall be multiple transportable sections.

…

14.34.320 Off-street Parking Across a Public Street or with an Intervening Property.

…

(3) The applicant shall, at ~~his or her~~ the applicant's own expense, submit a report from a qualified Traffic Engineer assessing the probable vehicular and pedestrian impacts from the off-site parking lot, and including any recommendations for the mitigation of safety concerns.

...

14.36.110 Residential Structures Originally Constructed as a One-family Dwelling - Status Determination.

...

(3) No Building Permit Record. If no building permits exist, a determination of nonconformity shall be made pursuant to Subsections (a) and (b) below.

(a) A determination shall be made as to whether a dwelling unit substantially conforms to applicable zoning and building code requirements in effect when the additional dwelling unit was established, particularly those requirements set forth in Section 14.36.130 of this Chapter. Such determination shall include a physical inspection of the premises by the Chief Building Official or ~~his~~ the Chief Building Official's designee.

...

14.37.100 Parking Design Standards.

All off-street parking facilities shall be built consistent with Figures 14.37.100(a) through 14.37.100(d) as set forth at the end of this Section and in conformance with the following design standards except as otherwise provided in Subsection (16) of this Section:

...

(10) No parking lot as required in this Chapter shall be constructed or maintained or allowed within one hundred (100) feet of the closest bank of the Provo River at any location where the adjacent property to the River is part of the ~~flood plain~~ floodplain.

...

14.38.010 General Requirements.

...

(7) Violations.

...

(c) If the owner of the sign fails or refuses to remove the subject sign at the order of the Planning Commission, the City may remove the sign at any time after the owner thereof exhausts ~~his or her~~ the owner's administrative remedies in relation thereto, unless otherwise ordered by a court of law. Removal by the City shall be at the expense of the owner, and the City may obtain judgment against the owner in an amount equal thereto, together with reasonable attorneys' fees and costs.

...

14.42.030 Bonding or Guarantees for Delayed Performance.

(1) In situations where total compliance with this Title may be delayed or made impossible as a result of such factors as extreme weather, inability to obtain certain materials, or other factors which are not within the control of the builder or owner of the premises, and where the Provo City Code have been sufficiently complied with, and health and safety factors have been met, the

Chief Building Official and/or the Planning Commission are hereby authorized to allow temporary occupancy subject to the following conditions:

(a) That the owner, ~~his~~ the owner's agent and/or the building contractor responsible for the project give in writing a guarantee of performance which includes specifics as to the work to be done, the time within which it will be completed, estimated cost of completion and other reasonable data as may be required.

...

14.44.020 Permitted Uses.

...

(2) *Permitted Principal Uses.* The following principal uses are permitted in the R&BP zone:

...

(f) Religious activities.

...

14.45.020 Permitted Uses.

(1) *Permitted Uses.* The following principal uses are permitted in the R&BPS zone:

...

(h) Religious activities.

...

14.47.020 Permitted Uses.

...

(3) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SSC zone:

Use No.	Use Classification
	...
6910	Religious activities
7398	Video rental

...

14.49A.030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, as well as those uses or categories of uses listed in Section 14.20.020 Permitted Uses in the SC3 zone, are permitted in the Village at Riverwoods (SDP-1) Overlay zone:

Use No.	Use Classification
	...

Use No.	Use Classification
6910	Religious activities
7113	Art galleries

...

14.49B.030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures shall be permitted in the Country Club Villas (SDP-2) Overlay zone:

Use No.	Use Classification
...	
1151	Condominiums containing five (5) or more units and three (3) stories in height.
6910	Religious activities

...

14.49C.030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the SDP-3 zone:

Use No.	Use Classification
...	
6910	Religious activities
7600	Parks

...

(7) *Conditional Uses.* The following uses and structures are permitted in the SDP-3 zone only after a Conditional Use Permit has been approved, and subject to the terms and conditions thereof:

Use No.	Use Classification
...	
~~6910~~	~~Religious activities~~

...

14.49D.030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures and no others are permitted in the SDP-4 Overlay zone.

Use No.	Use Classification
	...
6910	Religious activities

...

(6) *Conditional Uses.* The following uses and structures are permitted in the SDP-4 Overlay zone only after a conditional use permit has been approved, and subject to the terms and conditions thereof.

Use No.	Use Classification
	...
~~6910~~	~~Religious activities~~

...

14.49E.030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted within the designated Villages as described. Commercial uses are permitted within the Village Town Center (Village 6) only:

(a) *Residential Uses.* All residential uses are specifically allowed in the individual Villages as designated below. No accessory units or apartments are permitted. Churches (SLU 6911) are permitted in all residential designated Villages.

Use No.	Use Classification
	...
6910	Religious activities
	...

14.50.060 Zone Designation.

(1) Upon approval each adopted PRO zone shall be ~~listed in Section 14.50.100, Provo City Code, and shall be~~ independent of any other PRO zone.

(2) A text amendment to this Title which establishes regulations for a particular PRO zone shall be adopted as a separate chapter of this Title and shall be identified sequentially, such as 14.50(1), 14.50(2), etc.

...

14.50(1).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Franklin Commons PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.50(3).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Pinetree Place PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.50(4).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Taylor Place PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.50(5).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Canyon Village PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.50(6).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Trellis on the Green PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.50(7).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Historic Maeser School PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.50(8).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, are permitted in the High Density Residential PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

14.50(9).020 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the Low Density Residential PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(10).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Arbors on the Avenue PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(12).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Independence Avenue PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(14).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Place on Ninth PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

(5) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the Place on Ninth PRO zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

...

(e) No accessory buildings shall be permitted, except gazebos, shelters and other such recreational buildings or structures constructed in designated open space for use by the entire development as determined by a ~~Home Owner's~~ Homeowner's Association.

...

14.50(15).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the EAS PRO zone.

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(16).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Woodland Heights Condominiums PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(18).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the Century Town Homes PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

(5) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the Century Town Homes PRO zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

...

(e) No accessory buildings shall be permitted except gazebos, shelters and other such recreational buildings or structures constructed in designated open space for use by the entire development as determined by a ~~home owner's~~ Homeowner's ~~a~~Association.

...

14.50(19).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the McClellan Court PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(20).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the Del Coronado PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(21).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Franklin Fields PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(22).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Hollows at Riverwoods PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(23).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Franklin Heights PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(24).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the Brimhall Estates PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(25).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Huntington Place PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(26).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Autumn View Townhome PRO Zone.

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(28).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Provo CROWN II PRO zone:

Use No.	Use Classification
...	

Use No.	Use Classification
6910	Religious activities

(5) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the Provo CROWN II PRO zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

...

(e) No accessory buildings shall be permitted, except gazebos, shelters and other such recreational buildings or structures constructed in designated open space for use by the entire development as determined by a ~~Home Owner's~~ Homeowner's Association.

...

14.50(29).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the Rocky Mountain Townhomes PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

(5) *Permitted Accessory Uses.* Accessory uses and structures are permitted in the Rocky Mountain Townhomes PRO zone, provided they are incidental to and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

...

(e) No accessory buildings shall be permitted, except gazebos, shelters and other such recreational buildings or structures constructed in designated open space for use by the entire development as determined by a ~~Home Owner's~~ Homeowner's Association.

...

14.50(30).030 Permitted Uses.

...

(4) *Permitted Principal Use.* The following principal uses and structures, and no others, are permitted in the zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(31).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures, and no others, are permitted in the Isles PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(32).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Beacon on 100 PRO zone:

Use No.	Use Classification
...	
6910	Religious activities

...

14.50(33).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Old Academy PRO zone:

Use No.	Use Classification
...	

Use No.	Use Classification
6910	Religious activities

...

14.50(34).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Liberty Place PRO zone:

Use No.	**Use Classification**
...	
6910	Religious activities

...

14.50(35).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Lesa PRO zone:

Use No.	**Use Classification**
...	
6910	Religious activities

...

14.50(36).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the Spring Creek High Occupancy PRO zone:

Use No.	**Use Classification**
...	
6910	Religious activities

...

14.50(38).030 Permitted Uses.

...

(4) *Permitted Principal Uses.* The following principal uses and structures are permitted in the 500 West Medium Density Mixed-Use PRO zone:

Use No.	Use Classification
	...
6910	Religious activities

...

15.03.010 Definitions - Words, Terms, Phrases Defined.

...

(2) In the construction of this Title, the following words and phrases shall be as defined as set forth in this Section unless a different meaning is specifically defined elsewhere in this Title and specifically stated to apply. Words and phrases not defined herein, but defined in Title 14, Provo City Code, shall have the meanings set forth in Title 14, Provo City Code.

...

"~~Flood plain~~ Floodplain setback" means a non-buildable area of one hundred (100) feet measured from the high point of the bank of the Provo River as set forth in Chapter ~~14.33~~ 15.05, Provo City Code.

...

"Hazardous conditions" means ~~flood plain~~ floodplain area, sensitive land, and land with a high water table which if disturbed is likely to be detrimental to life or property.

...

"Primary conservation area" means wetlands, except wetlands that may be lawfully mitigated, lands with a one hundred (100) year ~~flood plain~~ floodplain, slopes exceeding thirty percent (30%), and soils subject to slumping.

...

15.03.090 Existing Site Analysis Plan.

Before any site work is done for a development, except a one- or two-family dwelling, an existing site analysis plan shall be prepared and submitted to the City. At a minimum, such site analysis plan shall include:

...

(2) The location of severely constraining elements (including primary conservation areas) such as steep slopes of over thirty percent (30%), wetlands, watercourses, intermittent streams and one hundred (100) year ~~flood plain~~ floodplain and all rights-of-way or easements; and

…

15.06.070 Certification by Mayor.

…

(3) If, upon receiving the certification report, the Mayor concurs in the findings of the Planning Commission and finds that said project is in conformance with applicable portions of the Provo City Code, other City ordinances and policies, the Mayor shall certify the record of survey, affix ~~his~~ the Mayor's signature, and release the record of survey map and the covenants of said condominium project for recording.

…

15.15.040 Annexation Petition Review.

…

The staff review committee will review each annexation request and prepare a staff report with considerations and a recommendation for the municipal council and/or Planning Commission indicating an evaluation of the proposed annexation and shall include at least the following information:

…

(7) Potential demand for various municipal services, and the need for land use regulation in the area.

…

(b) Special requirements (e.g., ~~flood plain~~ floodplain, hillside regulations) of the Provo City Code.

…