

6-2: PLANNED UNIT DEVELOPMENT

A. GENERAL PROVISIONS

1. Declaration of Legislative Intent

The intent of this section is to establish guidelines which will facilitate approval of a planned unit development.

2. Scope

The owner or owners of a tract of land containing the required amount of land as set forth in the zones in which planned unit developments are permitted may construct a planned unit development thereon by complying with the regulations and standards of this section.

a. Requirements Minimum.

The requirements of this section shall be the minimum requirements for the preparation, submission, and recording of all plans, plats, and supporting documents relating to planned unit developments.

b. All Regulations Essential.

All of the regulations relating to planned unit developments are the minimum regulations that are needed to carry out the purpose and intent of the large scale developments chapter of this ordinance.

c. Standards May Be Increased.

The County Commission may increase the standards where it is determined that such increased standards are necessary in order to insure that the development will mesh harmoniously with adjoining or nearby uses of property and are necessary to carry out the intent of this chapter.

d. Exemption from Rules of Property.

The rule of property known as the rule against perpetuities and the rule of property known as the rule restricting unreasonable restraints on alienation shall not be applied to defeat any of the provisions of this ordinance or any declaration, bylaw, or other document executed in accordance with this ordinance.

B. PERMITTED USES

Uses permitted in planned unit developments shall be limited to the residential, recreational, and supportive facilities listed below:

1. One-, two-, three-, and multiple-family dwellings, including residential condominium projects; and manufactured homes.
2. Residential accessory structures, when located on the same lot as the dwelling to which such structures are appurtenant.
3. Family day-care centers, foster care homes, residential facilities for handicapped persons, and

residential facilities for elderly persons.

4. Primary and secondary schools and preschools.

5. Churches and other structures for religious worship.

6. Common indoor storage areas and screened or walled outdoor storage areas.

7. Common areas and recreational facilities including: golf courses; swimming pools; tennis courts; clubhouses; recreational buildings; kennels; stables, corrals, and open areas for the care and keeping of horses; landscape parks; and similar recreation facilities for the use and enjoyment of the residents.

8. Production of fruit and crops in the field, botanical gardens, and arboretums.

9. Buildings and facilities for the display and sale of convenience goods and services for the use and convenience of the residents (for developments of 50 or more units).

10. Driveways, streets, fences, walls, utility distribution lines and facilities, common storage areas, ponds, landscape features, and similar uses and structures incidental to the main use.

C. PROCEDURE

Any person, partnership, firm, or corporation wishing to obtain approval to construct a planned unit development shall follow the procedure outlined in zoning section.

D. APPLICATION REQUIREMENTS

The application shall consist of the following elements.

1. Application Form and Fee

A standard conditional use permit application form may be obtained from the Planning Commission staff and shall be completed and submitted with the required fee.

2. Developmental Impact Statement

A developmental impact statement shall be prepared on forms furnished by the Planning Commission staff and shall be used as the basis for determining the layout, density, drainage pattern, types of sewage treatment facilities, and other features of the development.

3. Layout Map

A layout map (which may consist of several sheets and may be in blueprint or other non-reproducible form) shall be drawn to a scale of not smaller than one inch equals one hundred feet (1"=100'), or as determined by the Planning Director, and shall show the following:

a. Type of development.

b. Name and address of developer.

- c. Name and address of designer.
- d. Date.
- e. North point, scale, and vicinity map.
- f. Township, range, and section lines.
- g. Zone boundaries and designations.
- h. Boundary of the development.
- i. Name and address of adjacent property owners.
- j. Contour intervals as required by the Plan Coordinating Committee.
- k. Location of all existing buildings and structures.
- l. Location of existing public utility easements, railroads, street locations and names, power lines, culverts, drain pipes, drainage channels, flood channels, areas where ground water rises periodically to within five feet of the surface of the ground, and areas within the bounds of the development which would be covered in the event of a 100 year flood.
- m. Existing water mains--location and size.
- n. Existing sewer mains--location and size.
- o. Proposed lot and location layout for the development, including lots, building sites, open space, parks, recreational facilities and structures.
- p. Number of dwelling units within each building.
- q. Dimensioned parking layout showing the location of parking stalls and all areas of ingress or egress.
- r. Proposed streets and roads--location and identification.
- s. Cross-section of streets (same as county standards).
- t. Proposed pedestrian walkways.
- u. Proposed gas or heating lines.
- v. Proposed power lines, bridges, utilities, and utility easements.
- w. Proposed sewage lines--location and size.
- x. Proposed water lines--location and size.

- y. Place of sewage disposal.
- z. Intended source of water.
- aa. Garbage collection points.
- bb. Proposed fire hydrants.
- cc. Proposed lighting system.
- dd. Landscape layout.
- ee. Irrigation system layout showing flow water will be handled.
- ff. Preliminary sketches and renderings for all primary buildings in sufficient detail to permit an understanding of the style of the development.
- gg. Location of common storage facilities.
- hh. Any additional information which the Plan Coordinating Committee may require.

4. Overall Schematic Plan

Where a developer owns or controls more land than he wishes to develop immediately, the Planning Commission or County Commission may require that a schematic plan of the whole area be submitted, in which case the developer shall indicate on such plan the portion to be developed immediately and the portion to be held for future development.

5. Tabulations

A list of tabulations shall be submitted which shows:

- a. Total number of acres in the proposed development.
- b. Total number of lots or building sites,
- c. Number of lots for one and two-family detached
- d. Number of lots for multiple-family dwellings.
- e. Total number of dwelling units.
- f. Percentages of each of the proposed dwelling types.
- g. Number of off-street parking spaces.
- h. Percentage of area to be used for off-street parking.
- i. Percentage of area to be devoted to roadways.
- j. Percentage of area to be devoted to open space (ten percent minimum).
- k. Percentage of area covered by buildings.
- l. Percentage of total area covered.
- m. Number of square feet in common storage facilities.

6. Engineering Drawings

The following engineering drawings shall be submitted:

- a. Detailed engineering plans pertaining to the location and size of proposed water and sewer lines, fire hydrants, utilities, curbs and gutters, streets, drainage systems and structures, irrigation system plans, and other improvements.
- b. A plan and profile of all streets.
- c. A detailed engineering study and plan of flood protection measures to be taken for both on- and off-site storm and flood water.
- d. An engineered grading plan meeting the requirements of Chapter 70 of the Uniform Building Code for any ponds, or any cuts and fills over 5000 cubic yards.
- e. Any other engineering drawings required by the County Surveyor in order to determine compliance with the Utah County development standards ordinance or the zoning ordinance.

7. Documentation

The application shall include the following documents which shall be prepared in accordance with Utah County standards and forms:

- a. Executed articles of incorporation and bylaws of the property owners' association (these must be filed before the plat is recorded).
- b. (delete)
- c. An executed (except by Utah County) open space preservation agreement and an executed maintenance agreement among the developer, the property owners' association, and Utah County, based on the Utah County format. (These must be recorded at the time the plat is recorded.)
- d. A recent policy of title insurance or preliminary report of title verifying the owners who executed the owners' dedication on the plat have sufficient control to effectuate the dedication without boundary exceptions.
- e. A water right issued by the State Engineer for a permanent source of water which meets Utah County standards. (Or if the source is a municipality, district, or water company with an approved system, then a binding agreement to a permanent hookup to deliver water in the required quantity).
- f. A statement from a professional engineer licensed to practice in the State of Utah attesting that the proposed source of water (including water from municipal, district, or water company systems) has been tested and found to comply with Utah County standards for flow, pressure and delivery, and that the project, municipal, district, and/or water company storage and delivery system, based on his calculations, will meet Utah County standards when the project is complete.

(Exception: where a well is proposed to deliver the water, and the well has not yet been drilled, in lieu of testing, the engineer shall study well logs in the area and state his opinion whether the well will be able to provide the required water supply; the plat shall contain a written condition that no building permit for a dwelling or other occupied building will be issued until the well is drilled and found to produce the required flow of water.) The engineer's statement and calculations shall be reviewed for

accuracy by the County Surveyor.

g. A covenant, agreement, deed or other binding instrument permanently attaching the water rights to the building sites of the development.

h. A statement from the appropriate agency accepting responsibility for the disposal of all surface drainage water wherever such drainage water is directed into canals, drainage, channels, streets, etc., rather than by on-site disposal.

i. An itemized estimate from the developer's engineer, verified by the County Surveyor, of the cost of installing all required improvements in the development.

j. The surety bond instrument, or other bond agreement; or, in the case of a cash bond to be delivered to Utah County, a statement from the bank or other financial institution as to the availability of funds. (A draft copy of the surety bond instrument or agreement may be submitted, but the executed document must be presented to the County Commission or its designee before the plat is recorded).

k. A statement from the County Health Department certifying that the proposed water supply and sewage disposal system conforms to the pertinent state and county health regulations.

l. A statement from the County Surveyor certifying that the proposal conforms to the pertinent provisions of the Utah County development standards ordinance and the road and other improvement standards of the zoning ordinance.

m. A statement from the County Fire Marshal certifying that the proposal conforms to the pertinent regulations of the adopted county fire codes and the fire-protection provisions of the zoning ordinance.

n. The proposed "public offering statement" required by the "Utah Land Sales Practices Act" in Subsection p of Section 57-11-6 of the "Utah Code Annotated 1953; or when not required by said act, a substitute information sheet concerning the lot owners' rights and obligations that is prepared in accord with Utah County standards, for dissemination to potential purchasers.

o. Whenever the boundary of the development is within one-half mile of the territory of an incorporated municipality and the development is to have a total of 15 or more dwelling units on sites averaging one acre or less, a written statement from the municipality (or equivalent documentation) that the owners submitted a proper application for annexation but were denied annexation.

p. [A tax clearance is needed as per Utah Code Annotated, 1953 as amended, Section 27-27-804]

8. Plat

The plat shall be a reproducible tracing drafted in black drawing ink, in a workmanlike manner, on a medium approved by Utah County. Said plat shall be drawn in accordance with county standards at a scale of one inch equals one hundred feet (1"=100') or as directed by the Planning Director, and shall show the following:

a. Boundaries of the development and the location of all required survey monuments.

b. The location of, all lot and setback lines, and/or building site areas, and the identifying number for

each lot, block, and building site in the development.

- c. The location and identification of the building sites of common recreational and service buildings.
- d. The name, location, and extent of all streets and the location and nature of all other parcels of land to be dedicated to the public or reserved for common use by the residents of the development.
- e. The type, location, and extent of all easements.
- f. The location and extent of all parcels within the development which are subject to the restrictions imposed by the open space preservation agreement or any limitations and conditions of approval written on the plat.
- g. Statements of limitations or conditions of approval required to be written on the plat by the County Commission.
- h. The following certifications:
 - i. The certificate of survey accuracy by the surveyor or engineer preparing the plat.
 - ii. The owner's dedication of land for public use, the owner's conveyance of easements and parcels for utilities or for common use by the residents of the development, and the owner's acceptance of the limitations or conditions of approval.
 - iii. The acknowledgment of the owner's dedication by a Utah Notary Public (or an equivalent officer authorized to acknowledge conveyances of real estate if the owner is out of state).
 - iv. The County Commission's approval of the development and its acceptance of dedication of streets, easements, etc., along with the attesting signature of the County Clerk.
 - v. Other certifications if required by the County Commission.

E. STANDARDS AND CONDITIONS

All planned unit developments shall conform to the following standards and conditions.

1. Design

- a. The plans shall be prepared by a design team consisting of an architect, a landscape architect, a civil engineer or land surveyor, and an attorney, all of whom shall be licensed to practice in the State of Utah. The County Commission may waive the requirements for participation of one or more members of said design team where in its opinion the nature of the development does not require the services of said member(s).
- b. There shall be architectural unity and harmony within the development and with the surrounding area.
- c. Clustering and spacing of dwelling units and structures shall provide for a restful and uncrowded environment.

d. A significant proportion of the dwellings in the development shall be other than single family detached dwellings.

e. The suitability and capability of soils, the enhancement of aesthetic and scenic values, the convenience of access, the preservation of bodies of water, and other significant features shall guide the design of the development.

2. Landscape Layout

a. All areas not covered by buildings or off-street parking or driveways shall be landscaped and shall be maintained in accordance with good landscape practice. The layout shall include both existing and proposed landscape areas and shall specify the general types of plants and architectural features to be used.

b. The installation of permanent sprinkler or irrigation systems may be required when necessary to sustain planted areas.

3. Open Space, Parks, Playgrounds, and Facilities

a. At least ten percent or more of the area in the proposed development shall be designated for open space, parks, playgrounds, and facilities. The land covered by vehicular roads, off-street parking, yard areas around the dwellings, the common storage facility, and service buildings shall not be included in the area used to meet the open space requirement.

b. As assurance that the designated area will remain in open space, the developers shall execute an open space agreement with the county in which the developer agrees for himself and his successors and assigns to refrain from constructing dwellings or other structures on the designated open space areas throughout the life of the development.

c. The open space shall be as centrally located as is feasible, and the area shall be suitable for either active or passive recreational use.

d. All flood plain areas, if any, shall be identified and preserved as common open space.

e. Construction of all common areas and facilities shall be provided by the developers and shall be maintained by the property owners' association as provided for in the agreement.

f. In a planned unit development containing fifty (50) or more constructed dwelling units, a commercial convenience establishment containing not more than fifteen square feet per dwelling unit may be permitted if approved by the County Commission, provided that the aforementioned facilities shall not be constructed until the 50 dwelling units have been constructed.

4. Size

The minimum acreage required to qualify for a planned unit development shall be five (5) acres.

5. Density

The dwelling units may be situated in one or more buildings and the buildings shall be clustered, provided that the total number of dwelling units within the development shall not exceed four (4) times the number of acres within the development. The ratio of dwelling units per acre may be increased up to fifty percent (50%) by the County Commission, based on the recommendation of the Planning Commission, where additional open space is provided and where the clustering design warrants the greater density.

6. Paved Road Access

All planned unit developments shall abut on and shall have access to a hard-surfaced public street that is part of the paved county or state road network (or a paved municipal road system). However, a planned unit development that is an extension of a previously approved plat may obtain paved road access through said prior plat.

7. Street System

- a. All public streets shall conform to the official street standards for public streets as adopted by Utah County, including the full width of pavement for county roads bordering the development.
- b. The road system of the development shall conform to the officially approved county standards for planned unit developments with respect to width, alignment, grades, length of cul-de-sacs, size of turnarounds, and other features of design.
- c. In the event that land within the proposed development is traversed by a proposed street that is shown on the county master street plan, the circulation system within the planned unit development shall be constructed in accordance with the county master street plan, and the right-of-way dedicated to the public.
- d. In developments located in the TR-5 zone, streets shall be designed wherever possible to be compatible with the pattern of streets of nearby municipalities.
- e. The street system should be designed in such a way as to avoid, where possible, the fronting of residential dwellings on collector or arterial streets.
- f. No vehicular road shall have a grade of more than eight (8) percent.

Exception: a grade of ten (10) percent may be approved, upon recommendation of the County Surveyor, when the County Commission finds all of the following criteria are met:

- i. The grade is necessary to eliminate extra cuts, fills, or circuitous routes.
- ii. No section of road which exceeds 8 percent grade is longer than one thousand (1000) feet in length.
- iii. The total distance of roadways which exceeds 8 percent grade is less than five (5) percent of the total road system in the development.
- iv. Police, fire, ambulance, snow removal, and other essential services can be provided at an equal level of quality.

v. No section of road exceeding a grade of 8 percent is located within two hundred (200) feet of an intersection, or is on a curve having a radius of one hundred fifty (150) feet or less for the curve of the inside street line.

g. All vehicular roads in the development shall be paved with a three (3) inch asphaltic surface over a six (6) inch crushed gravel base, and suitable sub-base, or the equivalent in concrete surfacing, in accordance with the Utah County development standards ordinance.

h. Each intersection shall bear permanent street name signs sufficient in design for easy identification by emergency vehicles and other motorists.

i. The maximum length of any dead-end road or cul-de-sac shall be six hundred (600) feet.

8. Walkways, Curbs, and Gutters

Curbs, gutters, and sidewalks meeting the Utah County development standards ordinance for urban streets shall be constructed by the developer along county roads located within the development and along the abutting side of county roads adjoining the development. Otherwise, walkways, curbs, and gutters shall be provided within the development according to the developer's circulation plan and storm drainage plan as approved by the County Commission.

9. Drainage System Plan

The drainage system plan shall show the following:

a. An analysis of the nature and extent of hazard from floods originating off the premises and a plan indicating how such flooding hazard will be accommodated within the development. (Said analysis and plan may be waived by the County Surveyor when ample information already exists for the area.)

b. An analysis of the nature and extent of the drainage and flood problems which will be created by the development, including an analysis of the amount of water generated as a result of the covering of absorption areas and a plan indicating how the drainage and flood waters will be accommodated.

c. The location and size of any ditches, culverts, drains, sumps, percolation basins, curbs and gutters, and other proposed structures and facilities.

d. A method of handling all runoff on site when an existing storm water system is not available.

e. A statement of acceptance of the drainage waters from the appropriate agencies where excess surface drainage from the development will flow into an irrigation channel or into a public street or otherwise be directed off the premises.

f. A method of covering, fencing, or similar safety treatment of canals and waterways traversing the development.

10. Water Supply

a. Water Rights

The property within all plats shall be provided by the developer with perpetual water rights meeting the following standards:

- i. Culinary-quality water for use inside the dwelling shall be provided to each parcel at a flow rate of at least .015 cubic feet per second per dwelling unit and a quantity of at least .45 acre-feet per year per dwelling unit. Where the development is not limited to dwelling use alone, culinary-quality water shall be provided for occupied structures other than dwellings in the amount determined by the County Commission after receiving an engineering study of water use from the developer and the advice of the planning commission.
- ii. After for maintaining landscaping and fuel-breaks around dwellings and occupied structures shall be provided to each parcel at the rate of at least 1 acre-foot per year per dwelling or building site, which water shall be available between April 30 to October 1 annually.
- iii. Water for irrigation shall be provided at a rate of at least 1.5 acre-feet per acre per year for the entire area of each lot beyond the first 10,000 square feet of area, which quantity of water must be appurtenant to each lot, and must be available from April 30 to October 1 annually. [Water for the first 10,000 square feet of area of each lot is supplied by the requirements of subsections (1) and (2) immediately above]. The irrigation water quantity requirement is met even if the water rights from some sources are restricted as to coverage, such that the water cannot be applied to the entire area of the lot, if the irrigation water quantity requirement of at least 1.5 acre-feet of irrigation water per each acre of area of each lot (less the 10,000 square feet) is satisfied.

Exception to part 'iii': The County Commission may increase or decrease the required quantity of irrigation water from 1.5 acre-feet per acre per year based upon the findings of an engineering study, prepared, and signed by an engineer licensed in the State of Utah, conducted in the preparation of the irrigation plan if the County Commission finds that less water is needed to establish and to meet the green plant needs of alfalfa due to a water table that is sufficiently near the surface on an annual growing season basis to allow such reduction. The engineering study shall determine the quantity of water needed to establish and to maintain alfalfa, in the green condition, having a low flammability, and shall identify the high water table by area and depth below natural grade.

b. Water Quality

1. Culinary water use inside the dwelling provided by a public water system.

A public water system must be approved by the Utah County Health Department.

2. Culinary water use inside the dwelling provided by individually owned wells for each lot.

The Utah County Health Department shall sample a representative water source from within the proposed development boundaries as a requirement prior to County Commission approval. A minimum of at least one sampling shall be obtained per proposed large scale development; where a large scale development is for an area larger than 160 acres, the number of samples shall be one per 160 acres or fraction thereof. The County Commission may require additional samples where it finds the geology or other on-site conditions warrant additional samples to determine the water quality is satisfactory throughout the entire area of the subdivision. A sampling consists of (a) two satisfactory microbiological samples taken on two consecutive days. Samples must be taken at least 8 hours apart;

(b) inorganic contaminants, and (c) turbidity. Water testing costs shall be paid by the developer. To be acceptable as the source of culinary water, this sample shall meet primary drinking water standards as outlined above and be approved by the Utah County Health Department. Written approval must be obtained prior to placement on the County Commission agenda. The recorded plat shall contain a written condition that no building permit will be issued for a single family dwelling or other occupied structure until the individual water supply has been sampled and found to meet primary drinking water standard as outlined above by the Utah County Health Department.

c. Types and Duration of Rights

i. Reliable wells, springs, and surface sources, whether from a public water system or a private water supply, may be used to meet the water requirements.

ii. The water rights must be tied to each lot to be served in perpetuity, so that the lots and rights cannot be transferred separately, by protective covenant, enforceable plat restrictions, or other legally binding instrument.

iii. The developer must present an engineering study demonstrating that the standards of this ordinance for water rights and water systems will be met.

iv. Where water rights are to be supplied by a municipality, district, water company or other supplier which serves users outside as well as inside the development, the study shall show that the supplier can meet its commitments outside the subject development while meeting the standards of this ordinance within the development.

v. Where the water rights are to be supplied by a municipality or other entity which is prohibited from divesting itself and it shall be submitted showing how the commitment for perpetual commitment of water is binding.

11. Water System

a. All large scale developments having one or more lots or platted building sites under five (5) acres in area shall have a central water system which shall supply water for culinary use and which shall supply water meeting the supply and flow requirements for fire protection.

b. The water system shall have a storage facility which has a capacity to meet peak hourly culinary use, based on state health department standards, plus a minimum fire protection storage of 120,000 gallons. The storage capacity shall be proportionally increased if residential buildings over 3600 square feet in floor area (or other structures needing increased capacity) are to be permitted in the development, or if irrigation water is to be stored in the culinary - fire protection storage facility.

c. The culinary - fire protection facility shall be designed and located so as to produce a gravity-induced fire flow of 1000 gallons per minute for a duration for at least two hours, in addition to simultaneous culinary or irrigation use. The delivery rate and duration amount shall be proportionally higher if residential buildings over 3600 square feet in floor area (or other structures needing increased capacity) are to be permitted in the development.

d. Water mains in the culinary - fire protection system supplying fire hydrants, dwellings, and any

irrigation needs, shall be sized according to an engineering study to adequately supply those uses, but in no case shall they be less than six (6) inches in diameter (no less than 8 inches in diameter if supplying a fire hydrant on a dead-end run longer than four hundred feet in length).

e. Irrigation systems need not have a central storage facility, but must be designed to provide the water flows determined by the irrigation plan to be necessary during the growing season (Apr. 15 to Oct. 15).

f. Irrigation systems are not required for more than one-quarter acre surrounding the dwelling, except in the RA-5, RR-5, and TR-5 Zones, where the entire lot is to be included in the irrigation plan.

12. Sewage Disposal

Each planned unit development shall be served by a central sewage disposal system or by individual wastewater disposal systems which are approved by the County Health Department. If sewage cannot be disposed of through an approved existing central sewage treatment plant or by individual wastewater disposal systems, a suitable system must be provided by the developer and approved by the County Health Department.

13. Fire Protection

a. Fire hydrants shall be installed at intervals in such a manner that no lot, dwelling unit, or building will be more than 250 feet distant from the closest hydrant, measured along the street.

b. The County Commission may require additional fire protection facilities or policies when recommended by the Utah County fire marshal to conform to adopted fire codes or standard fire protection practices for the area.

c. The property owners' association shall maintain the hydrants and all other fire-fighting facilities in a functional condition.

14. Off-street Parking

a. The proposed development shall provide two off street spaces for each dwelling unit.

b. Additional off-street parking spaces for visitors shall be provided at a ratio of one-half parking space per dwelling unit, which shall be located within 400 feet from the dwelling unit it is intended to serve.

c. Additional off-street parking spaces for other uses shall also be required as set forth in the provisions of the ordinance relating to off-street parking (see zoning section 3-14).

15. Utilities

a. All new electric power lines shall be installed underground.

b. Easements of not less than ten (10) feet in width shall be required for all utility lines, the location of which may vary depending upon the design of the development.

c. No structure shall be placed within the designated easements except utility structures.

16. Location Requirements for Manufactured Homes and One- & Two-family Dwellings

The location of all buildings and structures to be placed in the planning unit development shall be shown on the plat as building footprints, along with the building's proposed use.

Exception: where the developer elects to plat separate lots for manufactured homes, or one or two-family dwellings, general setback lines, rather than building footprints, may be shown on the final plat, along with the specified use. Setback distances shall conform to the following standards:

a. Front Setback.

All buildings shall be set back at least thirty (30) feet from the outside edge of any roadway that serves two or more dwelling units and at least thirty (30) feet from the right-of-way line of any public street (unless a greater setback is required by zoning section 3-16).

b. Side Setback.

All dwellings shall be set back from the side property line a distance of at least fourteen (14) feet. The minimum side setback for accessory buildings shall be the same as for main buildings. The side setback from any street shall be not less than thirty (30) feet for both main and accessory buildings (unless a greater setback is required by zoning section 3-16).

c. Rear Setback.

All dwellings and other buildings shall be set back from the rear property line a distance of at least fourteen (14) feet (unless a greater setback is required by Section 3-16).

17. Outdoor Storage Facility

A common outdoor storage area shall be provided for unit development and designed in accordance with the following standards:

a. The storage facility shall contain an area of one hundred (100) square feet per dwelling unit within the planned unit development.

b. The facility shall be enclosed within a sight-obscuring fence or wall not less than six (6) feet in height. Plant materials may be used along with the fence to provide the required screening from view.

c. The facility shall be readily accessible from the street system of the planned unit development.

F. REQUIRED IMPROVEMENTS

All improvements which are required under the terms of this ordinance shall be shown on the layout map or recorded plat. Such improvements shall be constructed by the developer in accordance with the Utah County development standards ordinance and inspected by the County Surveyor. For planned unit developments, the required improvements are the following:

1. Streets, driveways, and parking areas which shall be graded, graveled, and hard-surfaced.

2. Curbs, gutters, walkways, and street signs.
3. Drainage and flood control structures and facilities.
4. Both off-site and on-site water mains and supply wells.
5. Both off-site and on-site sewer mains and central treatment or pumping facilities.
6. Fire hydrants.
7. Permanent survey monuments.
8. The cost of installing underground gas, electric, telephone lines.
9. Landscaping in common areas.
10. Sprinkling or other suitable irrigation systems.
11. The common storage facility.
12. Fences, walls, and other facilities for common use which are shown on the final layout.
13. Other improvements required by the County Commission.