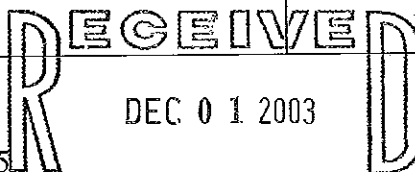


Thanksgiving Point Table of Land Uses

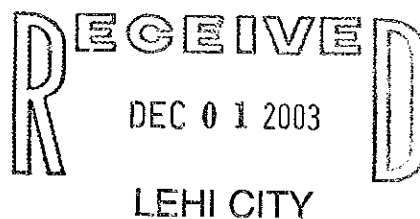
Conditional: Use may be permitted if formally accepted by Arch. Committee and City at a public hearing.
Permitted: The use shall be permitted by Ordinance within the boundaries of the property.
Not Permitted: The use shall be restricted by Ordinance from being within the boundaries of the property.

	RESIDENTIAL USES	ACCEPTANCE
1	Bed and Breakfast Inn	Permitted
2	Dwelling unit above ground floor	Permitted
3	Dwelling unit for caretaker/security guard (must be with in primary structure and not as an accessory unit	Permitted
4	Juvenile Group Home (Sec. 12-160)	Not Permitted
5	Modular Home	Conditional
6	Mixed-use single family residential and commercial structure/project complying with the use and development standards	Permitted
7	Nursing Home	Not Permitted
8	Residential Facilities for Elderly Persons (Sec.12-150)	Permitted
9	Residential Facilities for Persons with Disability (Sec.12-140)	Conditional
10	Retirement Home/Center	Permitted
11	Single- Family Dwelling	Permitted

	CIVIC/PUBLIC USES	ACCEPTANCE
12	Church (places of worship)	Conditional
13	Cultural and artistic uses, such as museums, galleries, performing arts studios.	Permitted
14	Golf Courses and Country Clubs	Permitted
15	Open Space, Trails and Greenways	Permitted
16	Parks and playgrounds	Permitted
17	Public Buildings, Utility Buildings and Facilities	Permitted
18	Schools	Conditional
19	Sporting Facilities, Arenas	Permitted
20	Sports Field	Permitted


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 1 of 5

	COMMERICAL/ NONRESIDENTIAL USES	ACCEPTANCE
21	Accessory buildings and uses incidental to an authorized use	Permitted
22	Adult day care	Not Permitted
23	Automobile sales/ rental	Permitted
24	Automobile service and repair	Not Permitted
25	Building maintenance services	Conditional
26	Building Materials Supply Store with no outside storage	Permitted
27	Building Materials Supply Store with outside storage	Conditional
28	Campground	Permitted
29	Car Wash	Permitted
30	Commercial Laundries, Linen Service, Diaper Service	Not Permitted
31	Commercial Parking Lot/ Structure	Permitted
32	Commercial Recreations Facility	Permitted
33	Conference Center, Convention Center	Permitted
34	Convenience store, with or without gasoline sales	Permitted
35	Child Day-care (in home)	Conditional
36	Child Day- care (Commercial)	Permitted
37	Construction Sales (No outside storage or yard)	Permitted
38	Construction Service	Not Permitted
39	Equipment Sales and Rental	Not Permitted
40	Financial Institutions and Services	Permitted
41	Financial Institutions and Services with drive through facilities	Permitted
42	Funeral home	Not Permitted
43	Furniture Repair	Not Permitted

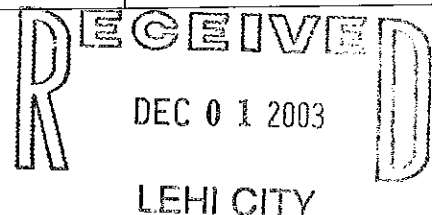


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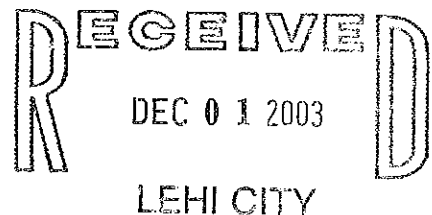
	COMMERICAL/ NONRESIDENTIAL USES CONTINUTED	ACCEPTANCE
44	Hardware Store with no outside storage	Conditional
45	Hardware Store with outside storage	Not Permitted
46	Health Care Facility	Permitted
47	Health Club	Permitted
48	Heliport	Not Permitted
49	Hotels and Motels	Permitted
50	Hospital (Small Animal)	Permitted
51	Laboratory, medical, dental, optical	Permitted
52	Launderette, Laundromat	Permitted
53	Liquor Store/Bar/Private Club	Conditional
54	Manufactured home sales and service	Not Permitted
55	Medical Research Facility	Permitted
56	Medical and Dental Clinics	Permitted
57	Moving and storage facilities	Not Permitted
58	Offices, professional	Permitted
59	Outdoor sales, display and storage (excluding junk yards and salvage yards)	Not Permitted
60	Outdoor storage of materials, products and equipment incidental an allowed use	Not Permitted
61	Personal services	Permitted
62	Photofinishing lab	Permitted
63	Plant Nursery with outside display	Permitted
64	Recreational vehicle sales and services	Conditional
65	Restaurant	Permitted
66	Restaurant, fast food with drive up window(s)	Permitted
67	Research and development facilities	Permitted
68	Retail facilities and services accessory to a principal use	Permitted



69	Retail sales, general and goods establishments including general retail, department store, grocery store, drug store, variety store	Permitted
70	Schools- Vocational and Technical	Permitted
71	Service Station	Permitted
72	Storage-Mini (Storage units)	Not Permitted
73	Temporary Construction buildings & yards (12 months maximum)	Permitted
74	Temporary sales office (12 months maximum)	Permitted
75	Theater	Permitted
76	Veterinary Office, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes	Permitted

	TRANSPORTATION, COMMUNICATION, & UTILITIES	ACCEPTANCE
77	Communication facilities and towers (Sec. 12-130)	Conditional
78	Electrical substations, transmission lines	Conditional
79	Oil & gas transmission lines	Conditional
80	Utility lines, and structures	Conditional

	MANUFACTURING	ACCEPTANCE
81	Brick manufacture	Not Permitted
82	Building materials storage and wholesaling	Not Permitted
83	Cabinet and woodworking shop	Not Permitted
84	Commercial storage or distribution (excluding junkyards and salvage yards)	Not Permitted
85	Concrete block manufacture	Not Permitted
86	Concrete manufacture	Not Permitted
87	Contractor's storage yard	Not Permitted
88	Gasoline and oil storage (wholesale)	Not Permitted
89	Heavy industrial assembly	Not Permitted



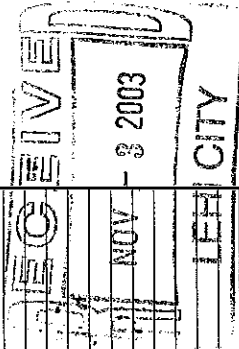
	MANUFACTURING CONTINUED	ACCEPTANCE
90	Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste, and which: a. do not process animal, vegetable or fish products or the rendering and refining of fats and oils; b. Encloses all equipment, compressors, generators and other ancillary equipment within a building or structure.	Permitted
91	Lumberyard	Not Permitted
92	Manufacture, processing or packaging of food and beverage products, personal hygiene products and cosmetics, drugs and pharmaceuticals and which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat or other impacts, nor hazardous by way of materials, process, product, or waste and where all activities are conducted within a completely enclosed building and where all equipment, compressors, and other ancillary equipment is enclosed.	Permitted
93	Printing and publishing facilities	Permitted
94	Repair shop, with no outside storage	Conditional
95	Recycling center	Not Permitted
96	Recycling collection stations	Conditional
97	Rock, sand and gravel storage distribution	Not Permitted
98	Truck and large equipment sales and rental	Not Permitted
99	Tradesmen shops with no outside storage	Conditional
100	Truck and large equipment repair	Not Permitted
101	Truck freight terminal	Not Permitted
102	Warehousing and wholesale distribution with outside storage	Conditional
103	Welding shop	Not Permitted

	RESOURCE PRODUCTION	ACCEPTANCE
104	Agriculture (Horticulture)	Permitted

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Thanksgiving Village h. Aerial Site Plan Setbacks

Builder	Lot #'s ** (footprints will vary)	lot sizes	Minimum Side yard	Length of driveway Property line to garage	Front Porch Setback	rear deck depth (deck is treated as structure if deck is 42" above grade)	rear yard setback (from structure)
McArthur Homes	#1 - 34 #39 - 49	64 wide by 90+ 54-66 wide by 95 deep	10 feet total (5ft & 5ft) Lot Use Easement used between homes	18 feet (generally 20 ft.)	12 feet	8-10 feet (NA no walk outs)	15 feet
McArthur Homes	#35 - 38	64 wide by 100 (includes 10 ft. for deck, treating deck 42" above grade as structure)	10 feet total (5ft & 5ft) Lot Use Easement used between homes	18 feet (generally 20 ft.)	12 feet	(deck is treated as structure if deck is 42" above grade) 8-10 feet	15 feet
Gold Medallion Homes	#50 - 72	52 wide by 93 deep	10 feet total (5ft & 5ft) Lot Use Easement used between homes	18 feet (generally 20 ft.)	12 feet	8-10 feet (NA no walk outs)	15 feet
Gold Medallion Homes	#73 - 93	52 wide by 101 deep (includes 8 ft. for deck, treating deck 42" above grade as structure)	10 feet total (5ft & 5ft) Lot Use Easement used between homes	18 feet (generally 20 ft.)	12 feet	(deck is treated as structure if deck is 42" above grade) 8-10 feet	15 feet
Village Communities	#94 - 111	54-66 wide by 95 deep	10 feet total (5ft & 5ft) Lot Use Easement used between homes	18 feet (generally 20 ft.)	12 feet	8-10 feet	15 feet
Village Communities	#112-142	66 wide by 105 deep (includes 10 ft. for deck, treating deck 42" above grade as structure)	10 feet total (5ft & 5ft) Lot Use Easement used between homes	18 feet (generally 20 ft.)	12 feet	(deck is treated as structure if deck is 42" above grade) 8-10 feet	15 feet
Existing Home on site	#143	lot over 1 acre	exceeds other set backs	half circle driveway & driveway	exceeds 30 feet	NA	currently installed 20+ ft
** Lot count and specific lot numbers will vary based upon final engineering.							
Bay window of fireplace on side of homes may encroach setback: 2 feet							
Bay window on back of homes may encroach setback: 4 feet							
Private road dimensions:							
Asphalt width 28 feet							
roll back curb (both sides) 4 feet (2 ft. on each side)							
sidewalk 4 feet							
Total 36 feet							
Corner lots minimum side yard setback 10 feet							
All Driveways will allow for at least 2 guest parking stalls @ 18 to 20 ft. length							
All homes will have a minimum of a 2 car garage							



THANKSGIVING POINT

SETBACKS

Project:

Golf Course Residential 19 acres parcel

Density:

12 units per acre

The setbacks for the project shall be per the Lehi Development Code, R3 Zone Ordinance.

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