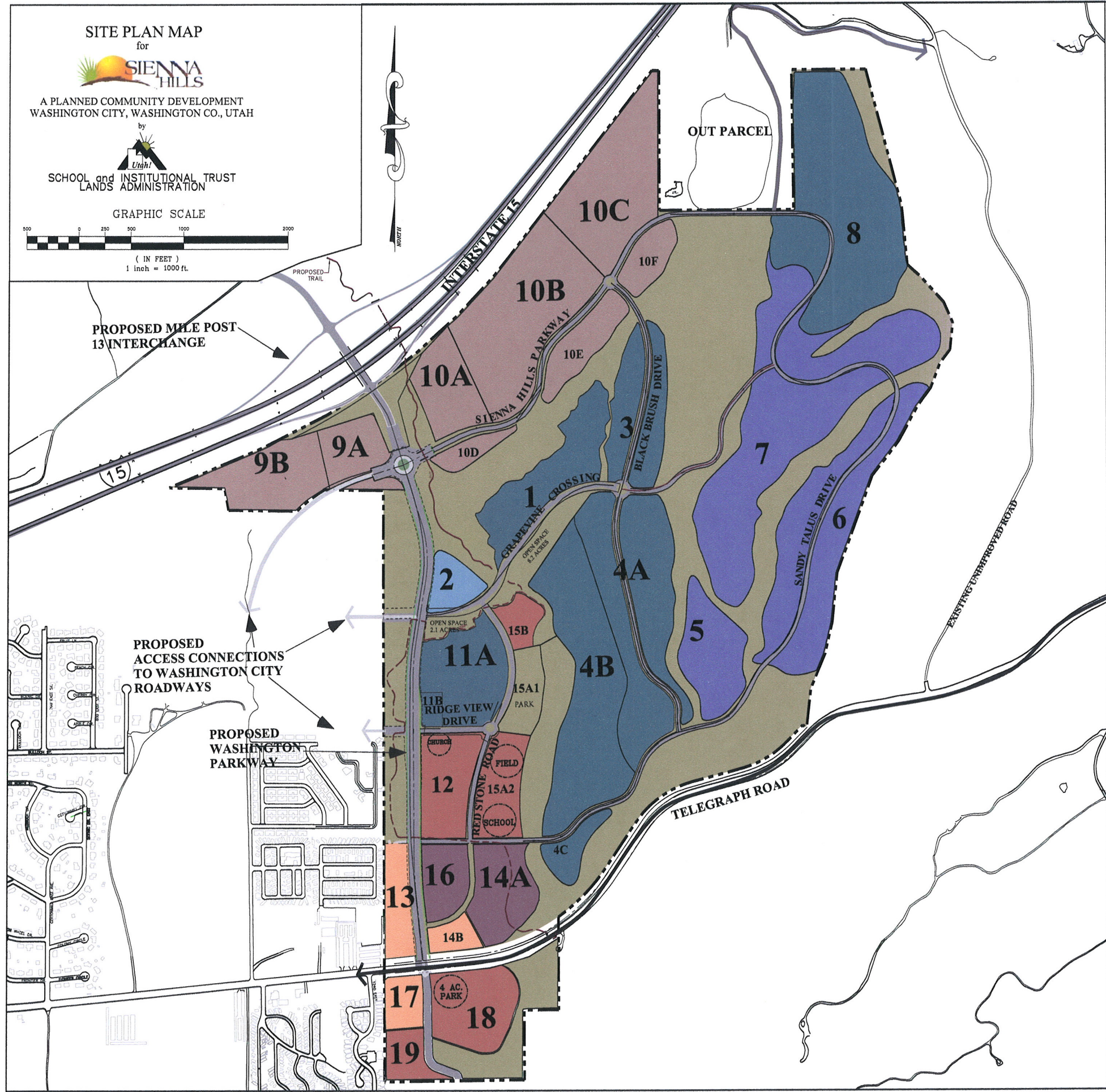


In accordance with Washington City Zoning Ordinance 29-2-103(2), the specific site plan includes: (a) the proposed name of the PCD; (b) Scale and north arrow; (c) Name and address of applicant, owner, and the preparer of the plan; (d) All proposed land uses, densities, and proposed units within the PCD; (e) Designation of major roads and highways both within the proposed PCD and those that interface or adjoin the proposed PCD; (f) Topography at 10' intervals; and (g) Public and civic facilities, both currently existing and proposed, including, schools, churches, fire stations, police stations, hospitals, and existing utility service locations.

Also included in this section:

(1) **Zoning Comparison.** A spreadsheet summarizing land use and population projections for the proposed units and a comparison of the proposed densities with the densities permitted in similar Washington City zoning districts.





**LAND USE LEGEND 09-16-04**

NEIGHBORHOOD	LAND USE	ACRES	UNITS	SQ. FT.	D.U./AC.
1.	RESIDENTIAL	16.9	88	771,000	4.97
2.	MIXED USE	4.9	59	212,800	12.0
3.	RESIDENTIAL	14.3	78	678,500	5.00
4.A	RESIDENTIAL	33.2	168	1,447,500	5.00
4.B	RESIDENTIAL	34.8	176	1,523,900	5.00
4.C	RESIDENTIAL	4.3	21	187,400	4.88
5.	RESIDENTIAL	12.9	38	560,200	2.95
6.	RESIDENTIAL	35.7	107	1,556,500	3.00
7.	RESIDENTIAL	57.8	172	2,509,800	2.99
8.	RESIDENTIAL	48.4	242	2,108,800	5.00
9.A	FREEWAY COMMERCIAL	8.5		370,300	
9.B	FREEWAY COMMERCIAL LODGING (ROOMS)	13.7	200	598,900	
10.A	FREEWAY COMMERCIAL	10.5		459,200	
10.B	FREEWAY COMMERCIAL	32.5		1,417,200	
10.C	FREEWAY COMMERCIAL	26.3		1,104,100	
10.D	FREEWAY COMMERCIAL	3.2		139,700	
10.E	FREEWAY COMMERCIAL	7.9		344,000	
10.F	FREEWAY COMMERCIAL LODGING (ROOMS)	5.4	600	235,400	
11.A	RESIDENTIAL	16.1	81	733,000	4.82
11.B	RESIDENTIAL	1.50	38	137,800	5.5
12.	TOWNHOME	11.3	136	492,800	12.0
13.	COMMERCIAL	6.2		268,700	
14.A	RESIDENTIAL	11.4	182	495,000	15.96
14.B	COMMERCIAL	3.0		129,700	
15.A1	PARK	4.81	34	209,728	6.00
15.A2	TOWNHOME	12.85	57	559,721	6.00
15.B	TOWNHOME	4.72	31	205,447	8
16.	RESIDENTIAL	6.8	106	289,400	16.06
17	COMMERCIAL	4.1		180,200	
18.	TOWNHOME	13.0	158	567,000	12.00
19.	TOWNHOME	4.4	53	192,100	12.00
		TOTALS			
		ACRES	UNITS	SQ. FT.	AVG. D.U./AC.
LODGING (ROOMS)			600		
COMMERCIAL		120.3		5,247,400	
RESIDENTIAL		328.3	1779	14,303,900	5.4
MIXED USE		19.4	233	842,800	12
DEVELOPABLE AREA		468.0		20,394,100	
OPEN SPACE		277.1		11,940,500	

\* ALL AREAS ARE APPROXIMATE

**LEGEND:**

- FREEWAY RELATED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- MIXED USE
- MULTI FAMILY
- TOWNHOME
- SINGLE FAMILY MEDIUM DENSITY
- SINGLE FAMILY LOW DENSITY
- OPEN SPACE (PRESERVE, TRAILS, RECREATION FACILITIES)
- TRAIL

REVISION 1 3-2-06

DATE: 7-20-04  
JOB NUMBER: 4028-03  
SCALE: 1" = 1000'  
DRAWN BY: CCC  
CHECKED BY:

**ALLIANCE CONSULTING**  
A Planning and Engineering Firm  
Suite 201  
2303 N Coral Canyon Blvd  
Washington, Utah 84780-0577  
Tel (435) 675-8060  
Fax (435) 675-8065

**SITE PLAN MAP**  
FOR  
**SIENNA HILLS**  
LOCATED IN SECTION 12, TOWNSHIP 42 SOUTH,  
RANGE 15 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF WASHINGTON, WASH. CO., UTAH

DRAWING NAME:  
4028-PCD MasterPlan  
**FIGURE 1**



# ZONING COMPARISON

## Washington City Planning and Zoning Ordinance

### Sienna Hills

Zoning Description and Designation			Maximum Allowable Density		Minimum Net Lot Size		Allowable Building Height		Parking Ratio Per Building		Building Setbacks (in Feet)					
			Washington City	Sienna Hills	Washington City	Sienna Hills	Washington City	Sienna Hills	Washington City	Sienna Hills	Washington City	Sienna Hills	Washington City	Sienna Hills	Washington City	Sienna Hills
			Units/Acre		Square Feet		Feet		Per Unit		Front		Side		Rear	
<i>Residential Categories:</i>																
Single Family Low Density	R-1-12	R-C	3.5	3.5	12,000	12,000	35	35	2	2	20	20	8 + 10	8 + 10†	10	10
Single Family Med Density	R-1-8	R-P	5.5	7.25	8,000	6,000	35	35	2	2	20	20-F Gar 10-S Gar	8 + 10	5+10‡	10	10
MultiFamily	R-3	R-MF	19	19	6,000	6,000	35	35	1.5/2	2	20	15	10	N/A	10	10
Townhome	R-3	R-T	19	19	6,000	3,000	35	35	2	2	20	15	10	8 + 10	10	10
<i>Commercial Categories:</i>			Floor Area Ratio (F.A.R.)													
Neighborhood Commercial	C-1	C-1	None	D.R.	None	D.R.	35	D.R.	1/ 200 sq. ft	Z.O.	20	20	0/10	0/10*†	0/10	0/10*†
Office	AP	O	None	D.R.	8,500	D.R.	35	D.R.	1/ 200 sq. ft	Z.O.	30	20	10	10	10	10
Town Center	C-2	C-MU	None	D.R.	None	D.R.	35	D.R.	1/ 200 sq. ft	Z.O.	20	15	0/20	020*†	0/20	0/20*†
Public Facility		PF		D.R.		D.R.		D.R.		Z.O.		D.R.		D.R.		D.R.
Freeway Commercial	C-3	HC	None	D.R.	None	D.R.	35	D.R.	1/ 200 sq. ft	Z.O.	20	20	0/20	0/20*†	0/20	0/10*†
Restaurant									1 / 3.5 seats	Z.O.						
Hotel									1/ unit	Z.O.						
<i>Mixed Use Categories:</i>																
Civic		PF		D.R.		D.R.		D.R.		Z.O.		D.R.		D.R.		D.R.
School		PF		D.R.		D.R.		D.R.		Z.O.		D.R.		D.R.		D.R.
Church		PF		D.R.		D.R.		D.R.	1 / 3.5 seats	Z.O.		D.R.		D.R.		D.R.
Parks and Recreation		P-R		D.R.		D.R.		D.R.		Z.O.		D.R.		D.R.		D.R.
MultiFamily	R-3	R-MF	19	19	6,000	6,000	35	35	1.5/2	2	20	15	10	N/A	10	10
Townhouses	R-3	R-T	19	19	6,000	3,000	35	35	2	2	20	15	10	8 + 10	10	10
Single Family Low Density	R-1-12	R-C	3.5	3.5	12,000	12,000	35	35	2	2	20	20	8 + 10	8 + 10†	10	10
Single Family Med Density	R-1-8	R-P	5.5	7.25	8,000	6,000	35	35	2	2	20	20-F Gar 10-S Gar	8 + 10	5+10‡	10	10
<i>Miscellaneous Categories:</i>																
Open Space	OS	OS			20 Acres	20	35	35			50	50	30	30	50	50
Public Facility		PF		D.R.		D.R.		D.R.		Z.O.		D.R.		D.R.		D.R.

#### Abbreviation Legend

D.R.	City Design Review-Must be addressed on a case by case basis at the design review stage
F Gar	Front Entry Garage
S Gar	Side Entry Garage
Z.O.	Zoning ordinance in effect at the time of submittal

\*When adjacent to a residential zone

† Must meet the requirements of the Interstate Corridor Zone Overlay, Chapter 27, Ordinance 2004-10

‡ Side setbacks for corner lots shall be 13'