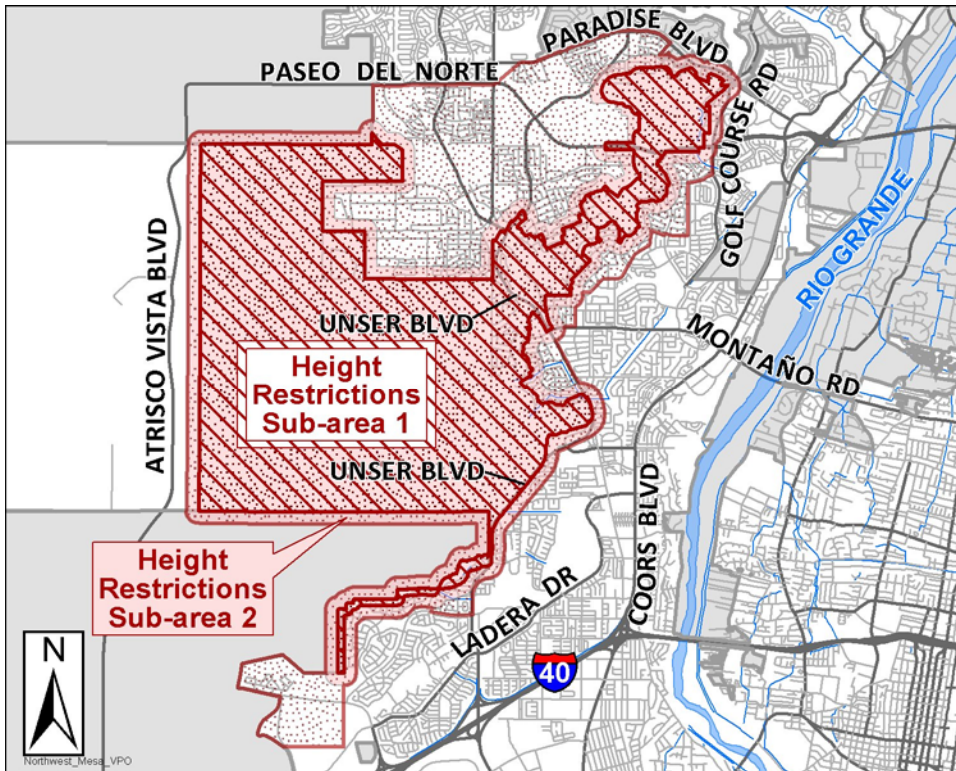


**Exhibit A to the
Memo for the IDO Annual Update 2020 –
Application for Amendment to the IDO Text – Small Area**

Northwest Mesa Escarpment – View Protection Overlay (VPO-2)

Actions:

1. Create a new Height Sub-area 2 within VPO-2 that is within 660 feet of the existing Height Sub-area. This area shall not include the Volcano Heights Urban Center. The existing VPO-2 Height Sub-area shall be referenced as VPO-2 Height Restrictions Sub-area 1.



2. Revise the VPO-2 boundary to include any areas where the proposed VPO-2 Height Restrictions Sub-area 2 is outside of the existing VPO-2 boundaries.
3. Revise Subsection 3-4(N)(4) Volcano Mesa – CPO-13 to read as follows:
“Standards in this Subsection 14-16-3-4(N)(4) apply only outside of the sub-areas indicated in Subsection 14-16-3-6(E)(2) as the Northwest Mesa VPO-2 Height Restrictions Sub-area 1 and Sub-area 2.
4. Move existing content in 3-6(E)(3) to a new subsection (a) with heading VPO-2 Subarea 1 and create a new subsection (b) VPO-2 Subarea 2 as follows:
Structure height shall not exceed 30 feet, as measured from natural grade, or the maximum height of the underlying zone district, whichever is lower.
5. Create a new subsection 3-4(L)(5)(c) Landscaping as follows and renumber subsequent subsections accordingly:

“Within VPO-2 Subarea 1 and 2, a minimum of 25 percent of the net lot area of each multi-family, mixed-use, or non-residential development shall contain landscaping.”

6. Add the VPO-2 Height Restriction Sub-areas 1 and 2 to the MPOS Use Specific Standards:

- Car Wash

4-3(D)(15)(b) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Subareas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(D)(15)(c) Notwithstanding Subsection (a) above, this use is prohibited adjacent to Major Public Open Space.

- Heavy Vehicle Sales, Rental, Fueling, and Repair

4-3(D)(16)(h) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Light Vehicle Fueling

4-3(D)(17)(m) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Light Vehicle Repair

4-3(D)(18)(e) This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Light Manufacturing

4-3(E)(2)(f) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Heavy Manufacturing

4-3(E)(3)(e) This use is prohibited in the following locations:

1. Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

2. Within 660 feet of a lot containing a religious institution or elementary, middle, or high school.

3. Within 1,000 feet of a lot containing a residential use other than an accessory dwelling unit used as a caretakers dwelling for a non-residential property.

- Natural Resource Extraction

4-3(E)(4)(d) This use is prohibited in the following locations:

1. Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

2. Within 1,000 feet of a lot containing a religious institution; elementary, middle, or high school; or residential use other than an accessory dwelling unit used as a caretakers dwelling for a non-residential property.

- Solid Waste Convenience Center

4-3(E)(12) Solid Waste Convenience Center This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 and 2.

- Waste Transfer Center

4-3(E)(14) Waste and/or Recycling Transfer Station This use is prohibited within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2.

- Warehousing

4-3(E)(16) Warehousing Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Wholesaling and Distribution Center

4-3(E)(17)(b) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

- Drive-through or drive-up Facility

4-3(F)(4)(c) Within 330 feet of Major Public Open Space or within VPO-2 Height Restrictions Sub-areas 1 or 2, this use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A).

4-3(F)(4)(d) Notwithstanding Subsection (a) above, this use is prohibited adjacent to Major Public Open Space.