

ORDINANCE NO. 2021-8-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.32.110(5) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the Lindon City Council finds that it is in the best interest of the City to allow for double frontage lots where specific standards are met to limit negative effects on surrounding properties and the city transportation system; and

WHEREAS, the Lindon City Council find that it is in the best interest of the City to allow double frontage lots where safe access, in limited circumstances on Local streets as identified in the Lindon City Street Master Plan Map, can be provided; and

WHEREAS, on June 8, 2021, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance amendment and recommended that the City Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on June 21, 2021, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

**SECTION I: Amend Lindon City Code 17.32.110(5) as follows:**

17.32.110(5) Double Frontage Lots: All residential lots in subdivisions shall front on a public street. Required frontage shall not be considered to be provided if vehicular access across the street line is prohibited. Frontage on lots having a front lot line on more than one street, shall be measured on one street only. Double frontage lots are prohibited unless approved by the Planning Commission for any of the following reasons:

1. Topography.
2. Residential lots in subdivisions or existing parcels where the rear yard abuts Arterial or Collector streets as identified on the Lindon City Street Master Plan Map. Such double frontage lots shall be accessed from internal Local Streets only as identified on the Lindon City Street Master Plan Map. Concrete, curbing, landscaping or landscape rock shall be installed at the base of the fence and extend to the sidewalk to prevent weeds from growing and protruding under the fence and into the public right-of-way. All clear-view requirements shall be met for fencing.
3. Combining of two residential lots or parcels and where the property would be accessed from two Local streets as identified on the Lindon City Street Master Plan Map. As part of the approval, a wall or view obstructing fence is allowed when the fence is setback ten (10) feet from the sidewalk, meets clear-view requirements, the setback is landscaped, and a gate is installed for landscape maintenance and snow

removal. When a non-view obstructing fence is placed on the rear property line, concrete, curbing, landscaping or landscape rock shall be installed at the base of the fence and shall extend to the sidewalk to prevent weeds from growing and protruding under the fence and into the public right-of-way. Building structures shall be setback thirty (30) feet from the rear property line. Vehicle access to the rear yard is allowed when the requirements of this section are met.

4. For double frontage lots zoned commercial or industrial, access shall be from Arterial or Collector streets only. Emergency access to a Local street, as identified on the Lindon City Street Master Plan Map, may be considered by the land use authority when required for emergency access.

The City shall designate both front and rear yards for Double Frontage lots. Typically, the front yard shall follow the prevailing orientation of designated front yards of other buildings on the street.

Where the Double Frontage lot is also a corner lot (three (3) frontages) the required fence clear view across corner property shall follow section 17.04.310 at street intersections at both the front and rear of the lot.

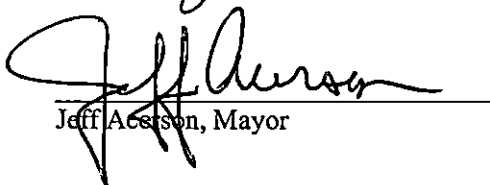
The street frontage abutting the rear of any approved Double Frontage lot shall be improved in accordance with the standards set forth in the Lindon City Development Manual and City ordinances.

**SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected and continue in full force and effect.

**SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

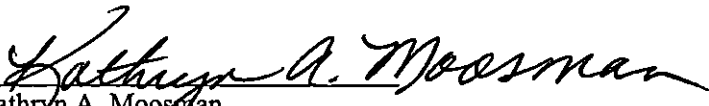
**SECTION IV:** This ordinance shall take effect immediately upon its passage and posting as provide by law.

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this 21 day of June, 2021.

  
Jeff Acersson, Mayor



ATTEST:

  
Kathryn A. Moosman,  
Lindon City Recorder

SEAL

CERTIFICATE OF PASSAGE

STATE OF UTAH                    }  
  } ss.  
COUNTY OF UTAH                }

I, Kathryn A. Moosman, City Recorder of Lindon City, Utah do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed and adopted by the City Council of Lindon City, Utah on the 21<sup>st</sup> day of June 2021 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.32.1110 (5) AND PROVIDING FOR AN EFFECTIVE DATE.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Lindon City, Utah, this 22<sup>nd</sup> day of June, 2021.

  
Kathryn A. Moosman, City Recorder



AFFIDAVIT OF POSTING

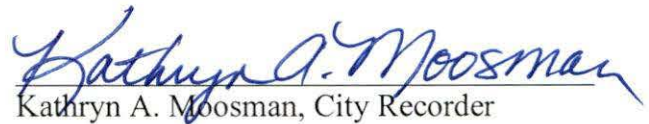
STATE OF UTAH                    }  
  } ss.  
COUNTY OF UTAH                }

I, Kathryn A. Moosman, City Recorder of Lindon City, Utah do hereby certify and declare that I posted the attached ordinance in three public places on the 21<sup>st</sup> day of June 2021.

The three public places are as follows:

1. Lindon City Police Department
2. Lindon City Community Development Office
3. Lindon City Center

I further certify that the agenda of the meeting of the City Council containing notice of public hearing was published and posted according to law, and that copies of the ordinance so posted were true and correct copies of the original.

  
Kathryn A. Moosman, City Recorder

The foregoing instrument was acknowledged before me this 25 day of June, 2021 by Kathryn A. Moosman.

My Commission expires: January 7, 25

  
Notary Public

Residing at: Utah County

