

**ORDINANCE NO. 2022-11-O**

**AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.48.020 and 17.48.025 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 proposed amendment is consistent with the goal of the Lindon City General Plan to carefully limit any negative impact of commercial facilities or neighboring land-use areas, particularly residential development; and**

**WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan that the transitions between different land uses and intensities should be made gradually with compatible uses, particularly where natural or man-made buffers are not available; and**

**WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan that the relationship of planned land uses should reflect consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts; and**

**WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan that commercial and industrial uses should be highly accessible and developed compatibly with the uses and character of the surrounding districts; and**

**WHEREAS, the Lindon City Council finds that it is in the best interest of the City to allow for increase in height for building on the northside of 700 N.; and**

**WHEREAS, the Lindon City Council finds that it is in the best interest of the City to allow for the sales tax production requirement to be removed from district 6 subdistrict b in order to facilitate and office type use; and**

**WHEREAS, on August 9, 2022, 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 August 15, 2022, 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 17.48.020 as follows:**

|   | <b>CG</b>    | <b>CG-A</b>  | <b>CG-A8</b> | <b>CG-S</b>  | <b>PC-1, PC-2</b> | <b>LVC</b>   |
|---|--------------|--------------|--------------|--------------|-------------------|--------------|
| Minimum lot size  | 20,000 sq/ft | 20,000 sq/ft | 20,000 sq/ft | 20,000 sq/ft | 1 acre            | 20,000 sq/ft |
| Front setback   | 20'          | 20'          | 20'          | 20'          | 30'               | 20'          |
| Side or rear yard setback when abutting a nonresidential zone | 0'           | 0'           | 0'           | 0'           | 0'                | 0'           |

|  | CG  | CG-A | CG-A8 | CG-S | PC-1, PC-2 | LVC  |
|--|-----|------|-------|------|------------|--|
| Side yard setback when abutting a residential use or a residential zone. See additional height transition requirements in the following table. | 20' | 20'  | 20'   | 20'  | 20'        | 20'  |
| Rear yard setback when abutting a residential use or a residential zone. See additional height transition requirements in the following table. | 40' | 40'  | 40'   | 40'  | 40'        | 40'  |
| Street side yard setback (corner lot)  | 20' | 20'  | 20'   | 20'  | 30'        | 20'  |
| Minimum structure height   | 10' | 10'  | 10'   | 10'  | 14'        | 10'  |
| Maximum structure height   | 48' | 48'  | 80'   | 48'  | 48'        | 48'. <u>Heights on the northside of 700 N. are permitted to go up to 80'</u> |

All setbacks are measured from the property line.

**Setback and Height Transition Requirements for the CG, CG-A, CG-A8, CG-S, PC-1, PC-2 and LVC Zones**

| Side yard setback when abutting a residential use or zone.                    | Maximum Height Requirement   |
|---|--|
| 20'   | 20'  |
| One additional foot of building setback for every one foot in height over 20' | 30'  |
| Two additional feet of building setback for every one foot in height over 30' | 48'. For the CG-A8 zone the maximum height is 80'. <u>In the Lindon Village Zone, heights on the northside of 700 N. are permitted to go up to 80'</u> |

Side yard setbacks shall include all fencing requirements as found in Section 17.48.040. In addition, a minimum 10' landscape buffer shall abut the residential use or zone. Trees shall be planted every 30' on center along the length of the abutting property line with the residential use or zone.

| Rear yard setback when abutting a residential use or zone                     | Maximum Height   |
|---|--|
| 40'   | 30'  |
| Two additional feet of building setback for every one foot in height over 30' | 48'. For the CG-A8 zone the maximum height is 80'. <u>In the Lindon Village Zone, heights on the northside of 700 N. are permitted to go up to 80'</u> |

Rear yard setbacks shall include all fencing requirements as found in Section 17.48.040. In addition, a minimum 10' landscape buffer shall abut the residential use or zone. Trees shall be planted every 30' on center along the length of the abutting property line with the residential use or zone.

**SECTION II:** Amend the map as found in Lindon City Code 17.48.025 as follows:

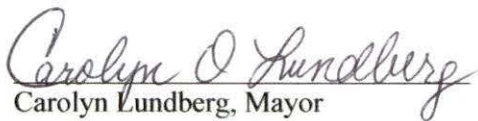


**SECTION II:** The provisions of this ordinance and the provisions adopted or incorporated by reference are severable. If any provision of this ordinance is found to be invalid, unlawful, or unconstitutional by a court of competent jurisdiction, the balance of the ordinance shall nevertheless be unaffected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

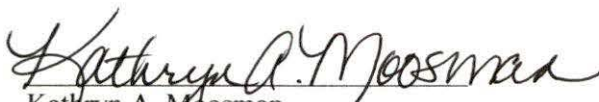
**SECTION III:** Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

**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 15 day of August, 2022.

  
Carolyn Lundberg, Mayor

ATTEST:

  
Kathryn A. Moosman,  
Lindon City Recorder

SEAL

