

ORDINANCE NO. 2023-18-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING 17.44.080 - R1-12 RESIDENTIAL FOR THE SIDE YARD SETBACK CONTIGUOUS TO A STREET 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 preserve and protect neighborhoods as diverse and attractive places; and

WHEREAS, the Lindon City Council finds that it is necessary to amend the residential side yard setback continuous to a street in the Residential R1-12 zone to provide additional options for development and expansion of single-family residential dwellings; and

WHEREAS, on September 12, 2023, 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; and

WHEREAS, the Council held a public hearing on 9-18-23, 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 section as follows:

17.44.080 Yard Setback Requirements

The following minimum yard requirements shall apply in the R1 zones: (Note: All setbacks are measured from the property line, or for property lines adjacent to a street the setback shall be measured from the street right-of-way line.)


1. Front yard setback: thirty (30) feet
Rear yard setback: thirty (30) feet
Side yard setback: ten (10) feet
2. Side yard - Corner Lots: On corner lots in the R1-20 zone, the side yard contiguous to the street shall not be less than thirty (30) feet and shall not be used for vehicle parking, except such portion as is devoted to driveway use for access to a garage or carport. Of the remaining rear and side yards on a corner lot, one rear yard setback of thirty (30) feet and one side yard setback of ten (10) feet shall be required on the remaining non-street facing sides of the lot. On corner lots in the R1-12 zone, the side yard contiguous to the street shall not be less than twenty-five (25) feet and shall not be used for vehicle parking, except such portion as is devoted to driveway use for access to a garage or carport. Of the remaining rear and side yards on a corner lot, one rear yard setback of thirty (30) feet and one side yard setback of ten (10) feet shall be required on the remaining non-street facing sides of the lot.

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.

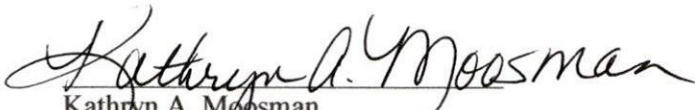
SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

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

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this 18 day of September, 2023.


Carolyn Lundberg, Mayor

ATTEST:

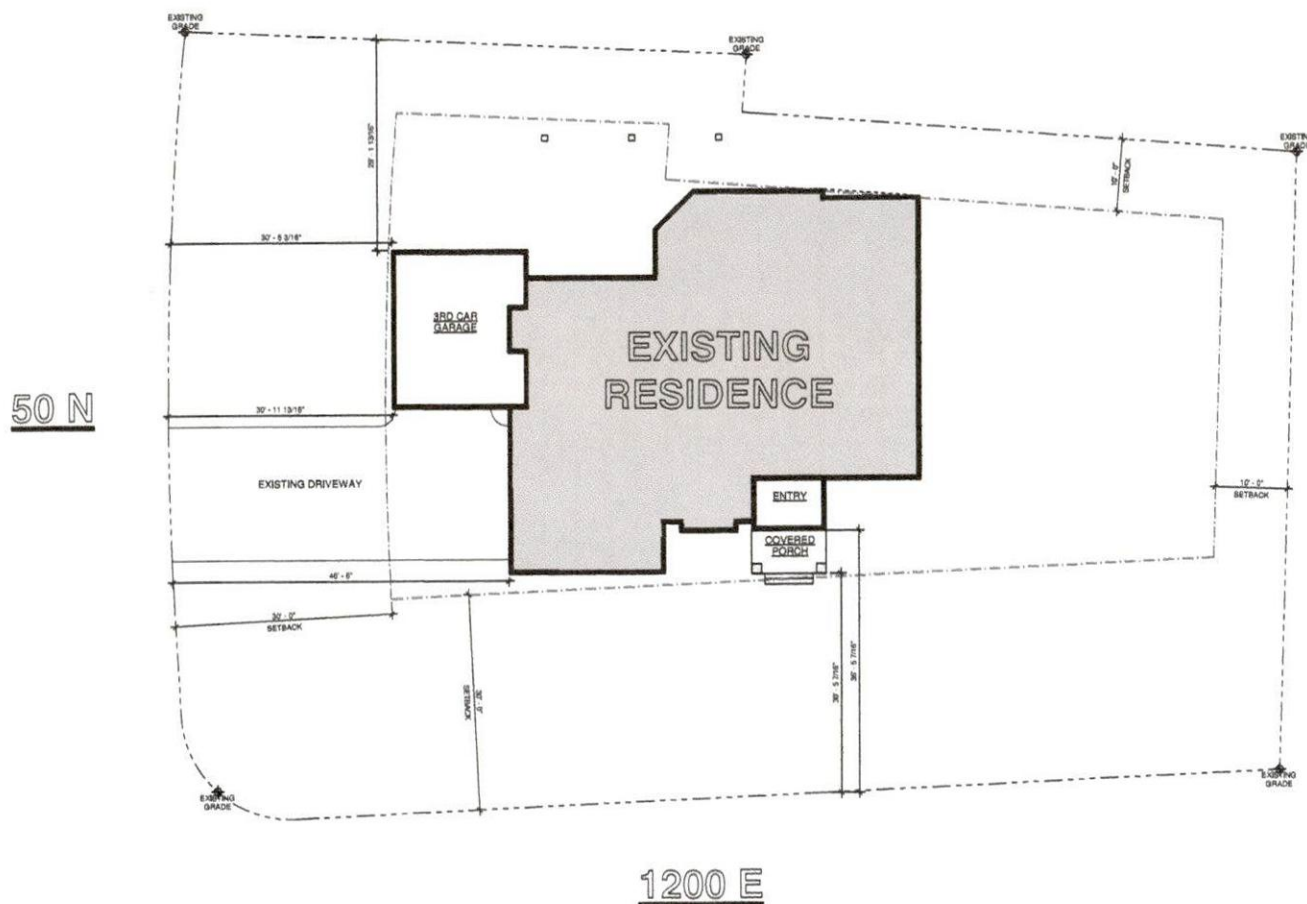

Kathryn A. Moosman,
Lindon City Recorder

SEAL



12/21/2022

LINDON
PLANNING DEPARTMENT



STOMPING GROUND
HOME DESIGN



ADAM MORRIS

800.400.9866

1000

BODINE ADDITIONS

44 N 1200 E. LINDON, UT

SHEET TITLE:
SITE PLAN

SCALE:

$$1/8" = 1'-0"$$

SHEET:

	S1.00
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Vacant Corner Lot

Exhibit 6



1107511

1200 E

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 18th day of September 2023 entitled:

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH
AMENDING 17.44.080 – R1-12 RESIDENTIAL FOR THE SIDE YARD SETBACK
CONTIGUOUS TO A STREET 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 18th day of September, 2023.


Kathryn A. Moosman, City Recorder



AFFIDAVIT OF POSTING

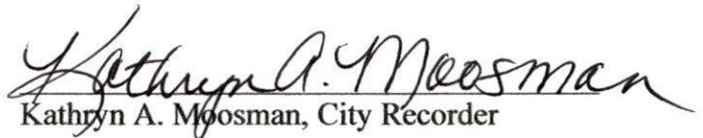
STATE OF UTAH }
 } ss.
COUNTY OF UTAH }

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 19th day of September 2023.

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 19 day of September 2023 by Kathryn A. Moosman.

My Commission expires: January 7, 2025


Notary Public

Residing at: Utah County

