

LINDON CITY CODE

Chapter 17.44

SINGLE FAMILY RESIDENTIAL

Sections:

17.44.010	Purposes and Objectives
17.44.020	Lot Area
17.44.030	Lot Width
17.44.040	Lot Depth
17.44.050	Lot Frontage
17.44.070	Number of Dwellings Per Lot
17.44.080	Yard Setback Requirements
17.44.090	Projections Into Yards
17.44.100	Building Height
17.44.110	Distance Between Buildings
17.44.120	Permissible Lot Coverage
17.44.130	Parking, Loading and Access
17.44.140	Accessory Buildings
17.44.150	Other Requirements

Section 17.44.010 Purposes and Objectives

The Single Family Residential Zones (R1) are established to provide areas for the encouragement and promotion of an environment for family life by providing for the establishment of one (1) family detached dwellings on individual lots that are separate and sheltered from non- residential uses found to be inconsistent with traditional residential lifestyles customarily found within Lindon City's single-family neighborhoods.

(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1 (part), 1985: prior code §12-111-1(A).)

Section 17.44.020 Lot Area

The minimum area of any lot or parcel of land in the R1 zone shall be as indicated by the subzone used in conjunction with the R1 zone designation. Subzones are designated by adding a suffix number to the R1 zoning symbol. Such suffix number shall be the minimum lot area for the subzone, stated in thousands of square feet. For example, a subzone of the R1 zone requiring lots or parcels to be a minimum of twenty thousand (20,000) square feet would be designated on the zoning map as R1-20. The minimum area of any lot or parcel of land in the R1 zone shall be as indicated below for the subzone in which the lot or parcel is situated:

R1-12 twelve thousand (12,000) square feet

R1-20 twenty thousand (20,000) square feet.

(Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1 (part), 1985: prior code §12-111-1(B).)

Section 17.44.030 Lot Width

1. Each lot or parcel of land in the R1 zone shall have a width of not less than the following for the zone in which said lot or parcel is situated:

R1-12 one hundred (100) feet (measured at front yard setback)

R1-20 one hundred (100) feet (measured at front yard setback)

Width-to-depth ratio shall be within the limits established under LCC 17.32.100(3).

(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord., 111 §1 (part), 1985: prior code §12-111-12.)

LINDON CITY CODE

Section 17.44.040 Lot Depth

Each lot or parcel of land in the R1 zone shall have a minimum lot depth as indicated below for the subzone in which the lot or parcel is situated:

R1-12 one hundred (100) feet

R1-20 one hundred (100) feet

(Ord. 2003-15, Amend, 11/18/03; Ord. 2000-9; Ord. 2000-11)

Section 17.44.050 Lot Frontage

1. Except for legal non-conforming lots, flag lots, or lots accessing an approved hammerhead turnaround, each lot or parcel of land in the R1 zones shall abut and have frontage along a public street for a minimum distance of fifty (50) feet, on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards.
2. Approved flag lots shall have twenty-five (25) feet of frontage along a public street on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards.
3. Lots or parcels of land with access from an approved hammerhead turn-around shall have twenty-five (25) feet of frontage along a public street on a line parallel to the centerline of the street or along the perimeter of the hammerhead turn-around improved to City Standards.
4. Frontage on a street end which does not have a cul-de-sac improved to City standards shall not be counted in meeting this requirement.

(Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-4. (Amended Ord. 2012-7, 12/18/12).

Section 17.44.070 Number of Dwellings Per Lot

Not more than one (1) single-family dwelling and one accessory apartment may be placed on a lot or parcel of land in the R1 zones unless a greater number of units are approved as part of an R2 Overlay Project.

(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-6)

Section 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, 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.

(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111§1(part), 1985: prior code §12-111-7)

Section 17.44.090 Projections into Yards

1. The following structures may be erected on or project into any required yard setback:
 - a. Fences and walls in conformance with the Lindon City Code and other City codes or ordinances;
 - b. Necessary appurtenances for utility service.

LINDON CITY CODE

2. The structures listed below may project into a minimum front, side, or rear yard not more than the following distances:
 - a. The following may project into a minimum front, side or rear yard not more than twenty-four (24) inches: Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features; fireplace structures and bays (provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part), awnings and planting boxes or masonry planters.
 - b. The structures listed below may project into a rear yard not more than twelve (12) feet: A shade structure or uncovered deck (which does not support a roof structure, including associated stairs and landings) extending from the main floor level and/or ground level of a building, provided such structure is open on at least three (3) sides, except for necessary supporting columns and customary architectural features.
 - c. The following may project into a front, side or rear yard (above or below grade) not more than four feet as long as they are uncovered (not supporting a roof structure): unenclosed stairways, balconies, landings, and fire escapes.(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-8)

Section 17.44.100 Building Height

No lot or parcel of land in the R1 zone shall have a building or structure used for dwelling which exceeds a maximum average height of thirty-five (35) feet, measuring the four (4) corners of the structure from finished grade to the highest point of the roof structure. The Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. The height of churches in some cases may exceed thirty-five (35) feet and shall be reviewed and may be approved by the Planning Commission if the Planning Commission finds that no neighboring property owner will be substantially damaged by the approval of such.

No dwelling shall be erected to a height less than one (1) story above grade.
(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03)

Section 17.44.110 Distance Between Buildings

The separation distance between any accessory buildings and a dwelling, or the distance between multiple detached accessory buildings, shall not be less than ten (10) feet.
(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 2001-1, prior Ord. 2000-5)

Section 17.44.120 Permissible Lot Coverage

1. In an R1 zone, all buildings, including accessory buildings and structures, shall not cover more than forty (40) percent of the area of the lot or parcel of land.
2. At least forty (40) percent of the area of any lot shall be maintained in landscaping. On any lot, concrete, asphaltic, or other driveway surfaces shall not cover more than fifty (50) percent of a front yard.

(Ord. 2009-3, amended 02/03/2009, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-11)

Section 17.44.130 Parking

1. Each use in the R1 zone shall have, on the same lot, off-street parking sufficient to comply with Chapter 17.18, of the Lindon City Code.
2. Parking spaces in residential zones shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, cement, or concrete and shall be provided with a similar hard surfaced access from a public street.
3. No required parking spaces shall be within thirty (30) feet of a front property line.

LINDON CITY CODE

(Ord. 2008-6, amended 04/15/2008, Ord. 2003-15, Amend, 11/18/03; Ord. 111 §1(part), 1985: prior code §12-111-12)

Section 17.44.140 Accessory Buildings

1. Accessory Building within the Buildable Area. Accessory buildings meeting all setback requirements (within the buildable area) for the main dwelling are permitted when in compliance with the following requirements:
 - a. Have a building height not taller than thirty-five (35) feet. Height to be calculated as per §17.44.100.
 - b. Comply with all lot coverage requirements.
2. Accessory Building Outside the Buildable Area. Accessory buildings that do not meet the setback requirements (outside the buildable area) for the main dwelling shall comply with lot coverage requirements and meet the conditions following:
 - a. Be set back a minimum of 30 feet from the front property line and five (5) feet from any other property line.
 - b. Be set back a minimum of ten (10) feet from property line when located between the main dwelling and the side property line.
 - c. Not be located within a recorded public utility easement, unless a release can be secured from all public utilities.
 - d. Have an average building height of no more than twenty (20) feet in height measured at the four corners of the structure from finished grade to the highest point of the roof structure.
 - e. Comply with distance between buildings requirements.
3. Setback Exception for Accessory Buildings on Corner Lots.
 - a. This subsection applies to lots of which at least 52% (rounded to the nearest hundredth) of the total combined lot line length abuts a public street or right-of-way.
 - b. On lots described in 3a. above, and pursuant to a validly issued Setback Exception Permit, an accessory building may be situated within twenty (20) feet of a front lot line when the accessory building complies with the following dimensional and situational requirements:
 - i. The building does not exceed two hundred (200) square feet in area;
 - ii. The building does not exceed twelve (12) feet in height; and
 - iii. The building is situated behind the primary dwelling in the area that would customarily be considered the back yard of the dwelling.
 - c. The Planning Director and City Engineer may approve the location of an accessory building that meets the requirements in subsection 3b. above upon reviewing a Setback Exception Permit application and determining that the proposed height and setback will not cause a public or traffic safety hazard.
 - d. If the Planning Director and City Engineer determine that the proposed height and/or the proposed setback does not satisfy the criteria in 3c. above, they may deny the Setback Exception Permit application or approve the permit with a modified height and/or modified setback that sufficiently mitigates any detrimental impacts.
4. Accessory buildings larger than two hundred (200) square feet shall be required to obtain a building permit.
5. Construction of an accessory building may precede the construction of the primary residence.
6. No accessory building or group of accessory buildings in any residential district shall cover more than 25% of the rear yard.

(Ord. 2015-22, amended 8/18/15, Ord. 2014-18, amended 10/07/2014, Ord. 2009-3, amended 02/03/2009, Ord. 2008-4, amended 2/19/2008, Ord. 2003-15, Amend, 11/18/03; Ord. 2000-11, 2000; Ord. 111 §1(part), 1985: prior code §12-111-13)

LINDON CITY CODE

Section 17.44.150 Other Requirements

1. Sport Courts. Outdoor sport courts are permitted when in compliance with the following conditions:
 - a. Lighting of sport courts shall be contained within the sport court boundaries and shall not be directed onto another's property.
 - b. Sport court fencing shall not be taller than twelve (12) feet.
 - c. Sport court fencing when taller than seven (7) feet shall maintain a minimum ten (10) foot setback from rear and side yard property lines. Any sight obscuring materials used on such fencing shall be maintained and kept in good repair. Sport court fencing shall not be allowed in the required thirty (30) foot front yard setback.
 - d. The Planning Commission may modify the height of sport court fencing to be taller than twelve (12) feet and the setback requirement to be less than ten (10) feet when the following findings are made:
 - i. The proposed height and/or setback modification is necessary to provide privacy and protection of private property interests.
 - ii. The appearance and/or setback of the fence will not detract or cause aesthetic damage to neighboring property owners.
 - iii. The proposed height and/or setback modification will not cause a public safety hazard.
 - iv. The proposed additional height is necessary to provide an adequate buffer for the adjoining land owners' use.

(Ord. 2009-3, amended 02/02/2009, Ord. 2003-15, Amend, 11/18/03)