

Chapter 17.49 INDUSTRIAL ZONES

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Section 17.49.010 General provisions.

The objective in establishing manufacturing and industrial zones is to provide areas within the City where light and heavy industrial uses may be located.

For permitted uses and uses which require a conditional use permit, refer to the standard land use table.

Refer to the following chapters and subsections for additional regulations:

1. 17.04 General and Supplemental Provisions
2. 17.20 Conditional Uses Generally
3. 17.16 Nonconforming Buildings and Uses
4. 17.18 Off-Street Parking
5. Title 18, Lindon City Sign Ordinance

(Ord. 98-9, Amended, 10/03/2000)

Section 17.49.020 LI - Manufacturing and Distribution District - Purpose.

It shall be the purpose of the LI district to provide areas in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 98-9, Amended, 10/03/2000)

Section 17.49.030 HI - General Industrial District - Purpose.

It shall be the purpose of the HI district to provide for areas in appropriate locations where heavy industrial processes may be conducted. The regulations of this district are designed to protect environmental quality of the district and adjacent areas. (Ord. 98-9, Amended, 10/03/2000)

Section 17.49.040 Uses.

No building, structure or land shall be used or developed and no building or structure shall be erected, structurally altered, enlarged or maintained in the industrial zones except as provided as a permitted or conditional use by the Standard Land Use Table in Appendix A. Any site which contains a legal nonconforming use must meet all applicable Lindon City ordinance requirements when the use is changed.

(Ord. 98-9, Amended, 10/03/2000)

1. The Planning Commission shall have the authority to approve special training schools other than those associated with an industrial use when all of the following requirements are met:
 - A. All neighboring businesses and property owners have been noticed by the applicant of the proposed use and have been informed of the time and date of the conditional use permit hearing proposed before the Planning Commission.

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- B. The applicant has demonstrated special facility needs for the training school which is particular to large open industrial buildings.
- C. Parking, traffic, hours of operation, as well as other site plan and business practices shall be compatible with the industrial character of the LI Zone. The applicant shall demonstrate that they can provide adequate parking for the special training school without becoming a burden to neighboring property and/or business owners. (Ord. 2001-5, Add, 06/19/01)

Section 17.49.050 Height.

The maximum height for all buildings and structures regulated by this chapter shall be forty-eight (48) feet in the LI zone and fifty (50) feet in the HI zone above grade. For every foot higher than fifty (50) feet in the HI zone the structure must be set back from the street ten (10) more feet in addition to the required minimum setback. The maximum height for any structure in the HI zone shall be sixty-five (65) feet. (Ord. 98-9, Amended, 10/03/2000)

Section 17.49.060 Landscaping and Fencing.

1. Landscaping objectives. Landscaping plans shall be prepared with a view toward accomplishing the following design objectives (plans will be approved or denied based on how well these objectives are satisfied):
 - a. Enhance the visual environment by
 - i. Adding visual interest through texture, color, size, shape, etc., and
 - ii. Enhancing perspective by framing views complimenting architecture, screening and creating points of interest and activity.
 - b. Ensure public safety by:
 - i. Guiding the circulation of cars and people.
 - ii. Controlling access to parking lots.
 - iii. Making traffic diverters prominent, and;
 - iv. Creating street identification by varying the species, height, and location of landscaping.
 - c. Minimize noise and glare.
 - d. Conserve energy.
 - e. Complement architecture by landscaping around buildings.
 - f. Screen areas of low visual interest.
2. Overall landscaping plan. With the application for site plan approval, an overall landscaping plan shall be submitted. Landscaping plans shall show details on specific types and locations of trees and shall also identify areas to be sod or other types of vegetation or ground cover.
3. Landscaping Strip. Unless otherwise approved by the Planning Commission, a landscaped strip twenty (20) feet in width shall be planted with grass and maintained in a living, growing condition along all public street frontages.
 - a. The measurement of the twenty (20) feet in landscaping will be measured from the back of walk, or back curb if no sidewalk exists. Areas with meandering sidewalks will have the twenty (20) feet measured from back of curb but may not count sidewalk width as part of the twenty (20) feet landscaping requirement.
 - b. thirty percent (30%) of the landscape strip may consist of decorative rock, bark, mulch, and/or other ground covers other than grass. A planting/landscaping plan detailing types of ground covers, weed barriers, sprinklers, etc., in the non-grass areas shall be submitted and approved by the Planning Director.
 - c. Tree shall be planted thirty (30) feet on center, centered ten (10) feet from the edges of the strip in all required landscaped and bermed areas.

- d. Landscaping requirements concerning trees and landscape materials can be changed and/or altered (with regard to location and design) upon approval of the Planning Commission at the site plan review stage of an application. No net loss of landscaping should occur with any approved alterations. Other landscaping layouts consistent with the Lindon City Commercial Design Guidelines may also be considered by the Planning Commission.
4. Trees. Recommended trees may be found in the list of tree species located in the Lindon City Tree Planting Guide and, unless otherwise specified, shall be at least two (2) inch caliper.
5. Sprinkling and Irrigation. All plantings shall be serviced by an acceptable underground automatic irrigation or sprinkler system, and maintained in a healthful living condition. Dead plant materials shall be replaced as necessary within the first year of planting.
6. Concrete curbing shall be provided between landscaped areas and off-street parking areas that is at least six inches (6") higher than the parking area.
7. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between a non-residential development and a residential use or a residential zone. The fence shall be constructed and maintained by the owner of the non-residential development. Perimeter fencing shall not exceed eight (8') feet in height without approval by the Planning Commission. In all zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a masonry fence, or approve a fence height greater than eight feet (8') if it makes the following findings:
 - a. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;
 - b. The appearance of the fence/landscape screen will not detract from the residential use and/or non-residential use of the property;
 - c. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses.
 - d. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner. (Ord. 2012-12, amended 9/18/12)
8. If not in conflict with utilities or other infrastructure, a landscape strip with a ten foot (10') minimum width running the length of frontage along Interstate 15 shall be installed and maintained in the T zone. Trees shall be planted thirty feet (30') on center in the landscape strip. As long as there is no net loss of trees, the location of the trees can be altered by the Planning Commission if the strip of landscaping is in conflict with utilities or other infrastructure. (Ord 2008-10, amended 09/02/2008, Ord. 98-9, Amended, 10/03/2000)

Section 17.49.070 Architectural design.

All buildings in the LI and HI zone shall be aesthetically pleasing, well-proportioned buildings, which blend with the surrounding property and structures. The following criteria shall be applied to all buildings and/or structures constructed in the LI, HI and T zones and any other construction requiring a building permit in the LI, HI and T zones as per the currently adopted building code for Lindon City:

1. Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.49.070(4)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Precast concrete or concrete tilt-up buildings also meet the architectural treatment requirement, subject to

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the standards in section 17.49.070(2). (These architectural treatment standards are not applicable in the HI zone).

- a. With the consent of the property owner, the Planning Commission may allow some or all of the required architectural treatment on a proposed building or addition to be transferred to a pre-existing building or structure, or transferred to one or more sides of a proposed structure, which may be more visible from a public street. Said transfer of architectural treatment would need to improve the overall visual character of the area in a greater manner than if the treatment is only applied to the less visible building, addition, or side of the structure being considered. No net loss of treatment should occur. When considering a transfer of the architectural treatment, the Planning Commission should be conscious of visual site lines of adjacent buildings and properties to determine if they would be negatively impacted by a Planning Commission decision to allow transfer of the architectural treatment on the proposed structures.
2. Precast concrete or concrete tilt-up buildings are permitted in the LI zone and meet the architectural treatment requirement in subsection 1 above, subject to the following standards:
 - a. Bare concrete exteriors are permitted if the concrete color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.
 - b. Painted or colored concrete exteriors are also permitted if the shade of each color is consistent and if the building is also finished with additional architectural details such as entrance canopies, wrought iron railings and finishes, shutters, multi-level porches, metal shades, and metal awnings.
3. All exterior building materials in the LI, HI and T zones shall be earth-tone colors. A sample color palette of acceptable earth-tone colors is found in the Appendix of the Lindon City Commercial Design Guidelines.
4. The Planning Commission may approve ribless, metal, flat-faced, stucco embossed, metal sandwich panel buildings when the Planning Commission finds that the building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well proportioned, blends in with surrounding property, and has a similar look to that achieved by 17.49.070(1). The exterior appearance of such buildings shall primarily be of earth tone colors. Applicants desiring to apply for this type of construction may consider the Lindon City Public Works building located at 946 West Center Street and the building located at 375 North 700 West in Pleasant Grove as examples of structures in compliance with this architectural design standard.

(Ord 2015-6, amended 02/17/2015; Ord 2008-8, amended 09/25/2008; Ord 2008-4, amended 2/19/2008; Ord. 2003-1, Amended, 02/18/03) (Ord. 98-9, Amended, 10/03/2000)

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Section 17.49.080 Development Standards.

1. The minimum depth and/or length, in feet for yards in districts regulated by this chapter shall be as follows, provided however, all of the provisions of the currently adopted building and fire codes, and other applicable ordinances and requirements must also be complied with:

	<u>LI</u>	<u>HI</u>
Minimum Zone Area:	30 Ac	40 Ac
Minimum Lot Area:	1 Ac	3 Ac
Minimum Frontage:	100 ft.	350 ft.
• Front:	20'	20'
• Side:	0	0
• Side when adjacent to a Street:	15'	20'
• Side without one hour Firewall:	20'	20'
• Rear:	0	0
• Rear when adjoining a Parcel in a residential zone:	40'	80'
• Maximum Structure Height:	48'	50'

(Ord 2008-4, amended 2/19/2008, Ord. 2003-1, Amended, 02/18/03) (Ord. 98-9, Amended, 10/03/2000)(Ord. 2015-18 amended 8/18/15)

Section 17.49.090 Special Provisions.

1. Every site shall conform to the approved conditional use permit, site plan, or amended site plan. No structures or improvements may be added to a site that are not included on the approved site plan, original or amended. All emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances. Improvements shown on the approved site plan or amended site plan shall be maintained in a neat and attractive manner. Failure to complete or maintain a site in accordance with this chapter and with the approved site plan shall be a violation of this section. The City may initiate criminal and/or civil legal proceedings against any person, firm or corporation, whether acting as principal, agent, property owner, lessee, and employee or otherwise, for failure to complete or maintain a site in accordance with this chapter and with the approved site plan. Any violation of this chapter or any division thereof is punishable by a class B misdemeanor.
2. No person shall store junk, partially or completely dismantled vehicles, or salvaged materials in any industrial, manufacturing, or research and development zone, except as authorized by the Planning Commission or City Council, and as shown on an approved site plan, amended or original, meeting the following standards.
 - a. Any such authorized storage shall be done entirely within a building or an area enclosed by a site obscuring fence no less than six feet (6') in height.
 - b. None of these materials shall be stacked in a manner to exceed the fence height.
 - c. In all zones the Planning Commission may approve a landscaping screen in lieu of a fence, a fence other than a site obscuring fence or approve a fence height greater than six feet (6') if it makes the following findings:
 - i. The proposed fence/landscape screen provides an adequate buffer for the adjoining residential use;

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- ii. The appearance of the fence/landscape screen will not detract from the residential use and /or non-residential use of the property;
 - iii. The proposed fence/landscape screen will shield the residential use from noise, storage, traffic or any other characteristic of the non-residential use that is incompatible with residential uses.
 - iv. The Planning Commission may waive or adjust this fence/screening requirement upon findings that the fence is not needed to protect adjacent residential uses from adverse impacts and that such impacts can be mitigated in another appropriate manner.
3. All solid waste storage facilities shall be located at the rear of the main building or within an area enclosed with a sight-obscuring fence or wall measuring one foot (1') higher than the height of the solid waste container. The minimum access width to a solid waste storage facility shall be fifteen feet (15').
4. No excessive dust, offensive odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the site or parcel boundary lines in question, except that which
(Ord 2008-4, amended 02/19/2008, Ord. 98-9, Amended, 10/03/2000)
5. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the LI or HI zones. The space around buildings and structures in the LI and HI zones shall be kept free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property,
(Ord, 98-9, Amended, 10/03/2000)