

Applicable Lindon City Code sections:

Section 17.17.110 Site Plan – When required.

1. A site plan shall be submitted to the Planning Department for staff and engineering review and approval by the appropriate Land Use Authority for any of the following :
  - a. Any development within a non- residential zone;

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 17.49.050 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.

Section 17.49.060 Landscaping and fencing.

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. Trees 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.

Section 17.49.070 Architectural design.

All buildings in the LI and HI zones 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 shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Colored pre-cast concrete or colored tilt-up buildings also meet the architectural treatment requirement. (These architectural treatment standards are not applicable in the HI zone).
2. 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.