

Appendix A

Standard Land Use Table

Section I:

A. Purpose of Table: The standard land use table provides for the regulation and administration of land uses in the various zones in the City. This table indicates what types of land uses are allowed in each individual zone in the City. The letter N indicates a particular use is not allowed in a given zone, a C indicates a use is conditional and subject to Chapter 17.20. and 17.22. of the Lindon City Code and a P indicates a use is permitted.

B. Primary and Secondary Uses: Land uses identified in this table are intended to regulate primary uses of parcels or structures. In some instance some land uses not allowed as a permitted or conditional use may be allowed when the use is secondary or ancillary to the main or primary use of the property when such use is found to be harmonious and compatible with the zone in which the use is located.

(Secondary or ancillary use shall be defined as a use which does not occupy more than 20% of the site or constitute more than 20% of the business.)

C. Authority to require public hearings:

The Planning Director and/or the Planning Commission shall have the authority to refer any application for any ‘permitted’ or ‘conditional use’ for consideration at a public hearing if the Planning Director and/or Planning Commission determines the application to have more than routine significance for which the surrounding property owners should be notified in order to protect the public interest.

Section II:

Standard Zones - The following are descriptions of the purpose and intent of the zones in the City:

R1-12 (Residential-Medium): It is the purpose of this zone to provide areas of medium density, residential neighborhoods of medium sized lots at a suburban density.

R1-20 (Residential-Low): It is the purpose of this zone to provide areas of low density, residential neighborhoods of essentially spacious and un-crowded character to promote the benefits of open, rural atmosphere, and to provide for areas where larger animals are permitted.

CG (General Commercial): The Commercial Ordinance is established to promote retail and service uses for general community shopping. The objective in establishing commercial zones is to provide areas within the City where retail and service uses may be located.

MC (Mixed Commercial): The objective in establishing the Mixed Commercial zone is to provide areas within the City where low intensity light industrial, research and development, professional and business services, retail and other

commercial related uses may be located.

PC-1 and PC-2 (Planned Commercial): The purposes of the PC zones are: 1)To provide for development of regional commercial centers that can accommodate retail, office, and service uses in areas that are convenient to the traveling public while protecting the character and quality of adjacent residential areas and the overall community of Lindon. 2)To provide aesthetic controls for building architecture and site development. 3)To provide development guidelines to ensure effective and safe traffic control and movement while creating an aesthetically pleasing traffic environment.

HI (Heavy Industrial): 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.

LI (Light Industrial): 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.

R&B (Research and Business): The purpose of the Research and Business (R&B) zone is to provide an aesthetically attractive working environment exclusively for and conducive to the development and protection of offices, research and development institutions, and certain specialized assembling and packaging uses as a secondary use to the primary function of the building. The essential purpose of this zone is to achieve development in a park-like setting that is an economic asset to the owners, neighbors, and the community.

RMU (Recreation Mixed Use):The RMU zones apply to areas that will remain as open space. This area includes State and Federal Lands, and environmentally sensitive areas such as hillsides and wetlands.

Overlay Zones

T (Travel Influence): The travel influence zone is an overlay district designed to encourage and require appropriate land uses adjacent to freeways to insure attractive and orderly views.

R2 Overlay: The purpose of the R2 Overlay zone is to afford a reasonable opportunity for higher density housing types, including moderate income housing as defined by the Utah State Code 10-9a-103(18), to meet the needs of people desiring to live and fully participate in all aspects of neighborhood and community life in Lindon.

R3 Overlay (Residential High): This zone is to allow for moderate income and retirement housing, as well as lower density housing traditional to Lindon. A major consideration of this development is to consider densities that make a portion of the development more affordable or more appropriate for the elderly, while maintaining as much of the character of Lindon as possible, including some larger lots, open space, rural character, compatibility with surrounding development/zones, and modest impact on city infrastructure. To enhance open space, while still allowing for somewhat greater densities, there should be allowance for some clustering, a limited number of duplexes or triplexes which appear as single family dwellings, and variable lot sizes.

HSO (Hillside Overlay): The Hillside Overlay Zone consists of all areas east of the Salt Lake Aqueduct and other areas with a slope over twenty percent (20%). The purpose of the district is to protect sensitive hillsides, to minimize soil and slope instability, erosion, downstream siltation, and to preserve the character of the hillsides.

SLO (Sensitive Lands Overlay): The purpose of the Sensitive Areas (SA) district is to designate and describe those areas within the city that possess physical or environmental characteristics that require special public consideration of uses that might affect the structure of the land (sensitive areas); the management of surface or subsurface water; safety of future land occupants due to increased fire, earthquake, or storm hazards from the proposed development.

Section III:

Compatibility Standard

For land uses not codified in the Standard Land Use Table

Classification of New and Unlisted Land Uses: It is recognized that new types of land uses will develop and various forms of land uses not anticipated may seek to locate in Lindon. This provision of Appendix A, of the Lindon City Code, shall be to provide a mechanism to classify land uses not codified in the Standard Land Use Table. The Planning Commission and City Council shall review unlisted and uncoded land uses based on specific criteria established in the *Compatibility Standard* of this Appendix and determine whether or not the use is permitted, conditional or not permitted.

The Planning Commission and City Council shall adhere to specific compatibility standards set forth herein and assure that the proposed unlisted use is similar in character and impact to the uses listed in the zone where an unlisted land use is proposed. Unlisted and/or uncoded land uses must be compatible and harmonious with the zone and geographic area in which they want to locate in the following areas:

1. Volume and type of sales, retail, wholesale; size and type of items sold and nature of inventory on the premises;
2. Any processing done on the premises; assembly, manufacturing, smelting, warehousing shipping and distribution; and dangerous, hazardous, toxic or explosive materials used in processing;
3. The nature and location of storage and outdoor display of merchandise; enclosed, open, inside or outside the principal building; and predominant types of items stored –business vehicles, work in process, inventory and merchandise, construction materials, scrap and junk, and bulk materials, ores, powders and liquids;
4. Number and density of employees and customers, per unit area of site and buildings in relation to business hours and employment shifts;
5. Business hours the use is in operation or open for business, ranging from seven days a week, 24 hours a day to once to several times a year, such as sports stadiums or fairgrounds;
6. Transportation requirements, including modal split for people and freight, by volume, type and characteristics of traffic generation to and from the site, trip purposes, and whether trip purposes can be shared with other uses on the site;
7. Parking characteristics, turn over and generation, ration of the number of spaces required per unit area or activity, and potential for shared parking with other uses;
8. Predilection of attracting or repelling criminal activities to, from or other premises;
9. Amount and nature of nuisances generated on the premises– noise, smoke, odor, glare, vibration radiation, and fumes; and
10. Any special public utility requirements for serving the use–water supply, waste water output, pre-treatment of wastes and emissions recommended or required, and any significant power structures and communication towers or facilities.

At such time as the Planning Commission finds a proposed land use “*compatible and harmonious*” with the zone in which it is to locate, they shall make a recommendation to the City Council. The Council shall then consider the application based on the criteria as established herein and the Planning Commission’s recommendation. Decisions based on the *Compatibility Standard* shall only be valid for the specific site and application. Future applicants shall be required to submit a new application. If the Planning Commission finds that a specific land use should be added to the Standard Land Use Table after applying the *Compatibility Standard*, they shall do so in a recommendation to the City Council.