

# LINDON CITY CODE

---

## Chapter 17.51

### COMMERCIAL FARM ZONE

#### Sections:

- 17.51.010 Purpose and Objectives
- 17.51.012 Permitted Uses
- 17.51.015 Agricultural Production Required
- 17.51.020 Lot Area
- 17.51.030 Lot Width
- 17.51.040 Lot Depth
- 17.51.050 Lot Frontage
- 17.51.070 Number of Dwellings per Lot
- 17.51.080 Yard Setback Requirements
- 17.51.090 Projections into Yards
- 17.51.100 Building Height
- 17.51.110 Distance between Buildings
- 17.51.120 Permissible Lot Coverage
- 17.51.125 Screening and Fencing
- 17.51.130 Parking
- 17.51.140 Residential and Agricultural Accessory Buildings
- 17.51.150 Other Requirements

#### Section 17.51.010 Purpose and Objectives

Commercial Farm Zones (CF) are established to provide encouragement of agricultural production and associated commercial activities that are compatible with and/or promote agricultural uses within the city. Objectives of the zone include promoting and preserving agricultural production, promoting agricultural open space throughout the city, and allowing associated commercial activities which could be used as additional revenue sources to help sustain and support agricultural industry within Lindon. Although the intent of the zone is to promote agricultural uses within the city, the zone may be utilized as a 'holding zone' to allow reasonable options for income from agricultural and/or commercial uses for a period of time before developing the land in conformance with the General Plan Land Use Map.

#### Section 17.51.012 Permitted Uses

The following is a list of permitted, conditional, and non-permitted uses in the CF zone:

1. Permitted Uses: Single-family residence; accessory buildings to a single-family dwelling; agricultural production and related accessory buildings; other permitted uses in the R1 residential zones.
2. Conditional Uses: Caretakers or farm-help accessory dwelling unit; commercial horse stables; farmers market; greenhouses; plant or garden nursery; garden center; bed & breakfast facility; educational programs and associated facilities; amphitheater; reception center; conference center; boutique; café; restaurant; veterinary clinic; and food manufacturing (not to exceed 2,000 sq/ft of processing and production area).

## LINDON CITY CODE

---

### Section 17.51.015 Agricultural Production Required

1. At least 40% of the property must be maintained in active agricultural production and be managed in such a way that there is a reasonable expectation of profit. Land used in connection with a farmhouse, such as landscaping, driveways, etc., cannot be included in the area calculation for agricultural production eligibility.
2. For the purposes of this chapter, “agricultural production” shall be defined as the production of food for human or animal consumption through the raising of crops and/or breeding and raising of domestic animals and fowl (except household pets) in such a manner that there is a reasonable expectation of profit.

### Section 17.51.020 Lot Area

The minimum area of any lot or parcel of land in the CF zone shall be five (5) acres. Multiple parcels that total five acres or more may qualify as meeting the minimum lot area without combining the parcels only when they are under identical legal ownership and are contiguous. A deed restriction prohibiting the separation of parcels may be required in order to maintain the minimum five contiguous acres.

### Section 17.51.030 Lot Width

Each lot or parcel of land in the CF zone, or conglomeration of parcels as defined in Section 17.51.020 above, shall have a width of not less one hundred (100) feet (measured at front yard setback).

### Section 17.51.040 Lot Depth

Each lot or parcel of land in the CF zone, or conglomeration of parcels as defined in Section 17.51.020 above, shall have a minimum lot depth of one hundred (100) feet.

### Section 17.51.050 Lot Frontage

Each lot or parcel of land in the CF zone, or conglomeration of parcels as defined in Section 17.51.020 above, shall abut 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. 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.

### Section 17.51.070 Number of Dwellings per Lot

Not more than one (1) single-family dwelling with an accessory apartment, and one (1) caretakers or farm-help dwelling may be placed on a lot or parcel of land in the CF zone (or conglomeration of parcels necessary to meet minimum acreage requirements). In no case may the care takers or farm-help dwelling be sold as a separate, subdivided lot unless it meets all requirements of the underlying zone. Owner occupancy of a primary residence on the property is required to maintain a caretakers or farm-help dwelling unit.

### Section 17.51.080 Yard Setback Requirements

The following minimum yard requirements shall apply in the CF zone: (Note: All setbacks are

## LINDON CITY CODE

---

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.

- Front yard setback: thirty (30) Feet
  - Rear yard setback: thirty (30) Feet
  - Side yard setback: ten (10) Feet
2. Street 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. 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 17.51.090 Projections into Yards

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

### Section 17.51.100 Building Height

No lot or parcel of land in the CF zone shall have a building or structure 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. In all zones, the Planning Director and Chief Building Official shall be responsible for designating and identifying the four corners of a structure. Non-habitable architectural features or structures not wider than ten (10) feet such

## LINDON CITY CODE

---

as silos, steeples, cupolas, or other similar structures may exceed the building height up to forty-five (45) feet. No dwelling shall be erected to a height less than one (1) story above grade.

### Section 17.51.110 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.

### Section 17.51.120 Permissible Lot Coverage

1. In a CF 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, or the conglomeration of parcels as defined in Section 17.51.020.
2. At least forty (40) percent of the front yard setback area of any lot shall be landscaped. On any lot, concrete, asphaltic, gravel, or other driveway surfaces shall not cover more than fifty (50) percent of a front yard.

### Section 17.51.125 Screening and Fencing

1. The following screening and fencing requirements are required in the CF zone:
  - a. A six (6) foot high site obscuring fence shall be constructed and maintained along any property line between a residential use or residential zone and a commercial building in the CF zone when the commercial building is closer than 30' from the property line. The fence shall be placed along the property line at an area parallel to the commercial building and shall extend a minimum of 50' along the property line from both directions from the ends of the building.
  - b. Any commercial structure closer than 30' to a residential use or residential zone shall provide a minimum 10' wide tree-lined buffer from the commercial building to the adjacent residential use or zone. Trees shall be planted at least every 10' along the buffer area adjacent to the residential use or residential zone. Trees must be a minimum of 2" caliper measured one foot off the ground and at least 6' tall when planted. In addition to any required fencing, trees shall be of a variety that will mature to a height of at least 20' tall in order to provide an increased visual barrier between the commercial use and the residential use.
2. For purposes of this chapter, residential dwelling units and agricultural accessory buildings in the CF zone are not considered commercial structures.
3. The Planning Commission may waive or modify the fencing and/or landscape screening requirement upon findings that the fence and/or landscaping is not needed to protect adjacent residential uses from adverse impacts, or that such impacts can be mitigated in another appropriate manner.

### Section 17.51.130 Parking

1. Each use in the CF zone shall have, on the same lot or conglomeration of parcels as defined in Section 17.51.020 above, off-street parking sufficient to comply with the

## LINDON CITY CODE

---

number of spaces required by Chapter 17.18 of the Lindon City Code.

2. Parking spaces in a CF zone are exempted from the surfacing, striping, and interior landscaping requirements as found in Chapter 17.18, but shall be provided with a dustless, hard surface material such as compacted gravel, asphalt, 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.
4. All required ADA parking stalls shall be provided with smooth, hard surface asphalt or concrete paving with a similar surface provided as an ADA accessible pedestrian route between the parking spaces and any public buildings being accessed from the spaces.

### Section 17.51.140 Residential and Agricultural Accessory Buildings

1. Accessory Building within the Buildable Area (non-commercial). 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 §17.51.100.
  - b. Comply with all lot coverage requirements.
2. Accessory Building outside the Buildable Area (non-commercial). 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 following:
  - a. Be set back a minimum of 30 feet from the front property line and five 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. Accessory buildings larger than two-hundred (200) square feet shall be required to obtain a building permit.
4. Construction of an accessory building may precede the construction of the primary residence.

### 17.51.150 Other Requirements

1. Except as otherwise stated within this chapter regarding animal uses in the CF zone, all applicable sections of Title 6 of the Lindon City Code (animal regulations) pertains to the CF zone, including setbacks to agricultural buildings and corrals.
2. Signage: Signs allowed within the CF zone are limited to monument signs, wall signs,

## LINDON CITY CODE

---

banner signs, flags, directional signs, and temporary display signs (balloons, banners, and pennant flags) as more fully described in Title 18 of Lindon City Code.(Ord. 2011-6 adopted 11/1/11)

---