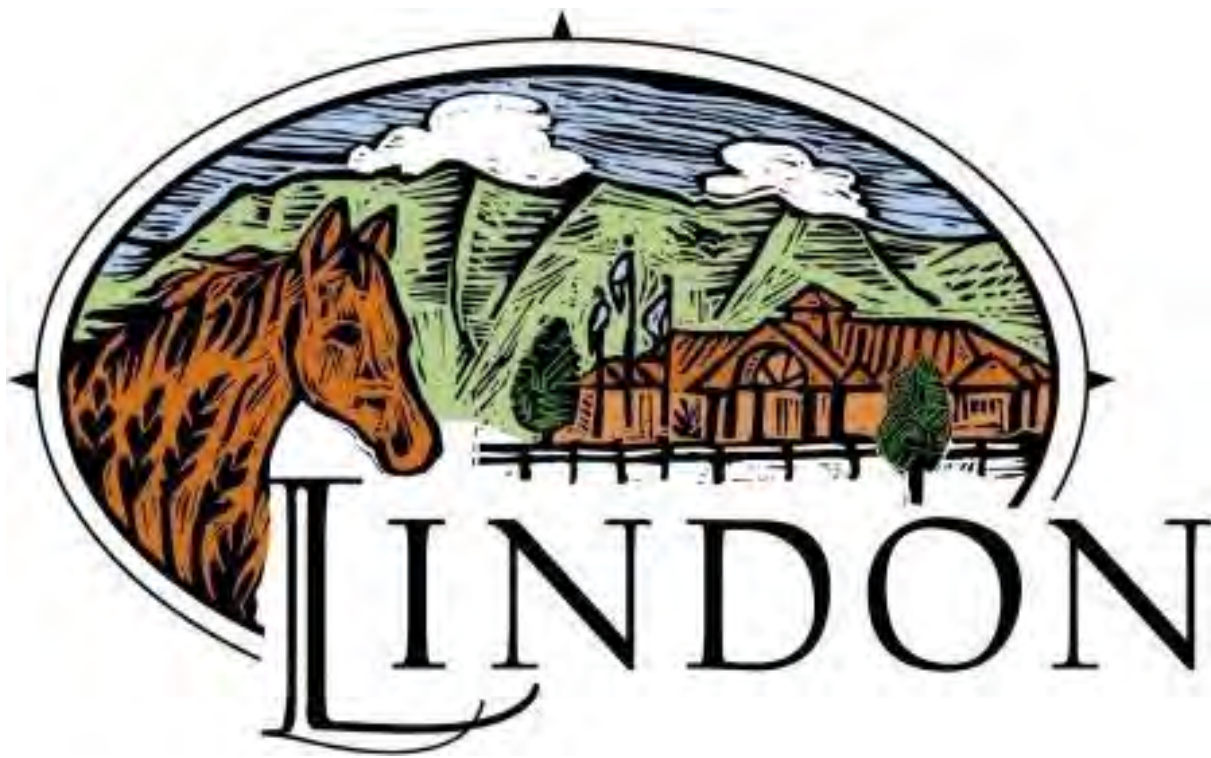


Lindon City Planning Commission Staff Report



March 26, 2019

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on Tuesday, March 26, 2019, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at 7:00 p.m. This meeting may be held electronically to allow a commissioner to participate by video or teleconference. The agenda will consist of the following:

AGENDA

Invocation: By Invitation

Pledge of Allegiance: By Invitation



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report materials.

1. Call to Order
2. Approval of minutes
Planning Commission 3/12/2019
3. Public Comment
4. Continuing Business - A recommendation to the Lindon City Council to amend ordinance 17.64 by removing unrestricted habitation time limits in Recreational Vehicle Parks and amending associated definitions, adding Recreational Vehicle Parks as a conditional use under the RMU-W land use district in the Appendix A Standard Land Use Table and adopting a new ordinance section 17.78 titled Recreational Vehicle Parks. – Ron Madsen
(20 minutes)
- 5- Public Hearing - A recommendation to the Lindon City Council to amend ordinance 14.64.100 to increase the allowable height and square footage for detached accessory apartments. – Paul Johnson
(20 minutes)
- 6- Public Hearing - A recommendation to the Lindon City Council to amend Appendix A Standard Land Use Table to remove Recycling businesses as a use category from the Standard Land Use Table. – Lindon City
(20 minutes)
7. New Business from Commissioners
8. Planning Director Report

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Planning Department, located at 100 N. State Street, Lindon, UT. For specific questions on agenda items our Staff may be contacted directly at (801) 785-7687. City Codes and ordinances are available on the City web site found at www.lindoncity.org. The City of Lindon, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services programs or events should call Kathy Moosman at 785-5043, giving at least 24 hours notice.

The above notice/agenda was posted in three public places within Lindon City limits and on the State <http://www.utah.gov/pmn/index.html> and City www.lindoncity.org websites.

***The duration of each agenda item is approximate only

Posted By: Kathryn Moosman, City Recorder

Date: 3/22/19

Time: 3:00

Place: Lindon City Center, Lindon Police Station, Lindon Community Center

Item 1 – Call to Order

Sharon Call – Chair

Mike Marchbanks

Steve Johnson

Rob Kallas

Scott Thompson

Jared Schauers

Item 2 – Approval of Minutes

Planning Commission **March 12, 2019**

Item 3 - Public Comment

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **March 12, 2019 beginning at 7:00 p.m.** at the Lindon City Center, City Council
4 Chambers, 100 North State Street, Lindon, Utah.

6 **REGULAR SESSION – 7:00 P.M.**

8 Conducting: Sharon Call, Chairperson
9 Invocation: Scott Thompson, Commissioner
10 Pledge of Allegiance: Steven Johnson, Commissioner

12 <u>PRESENT</u>	<u>EXCUSED</u>
Sharon Call, Chairperson	Rob Kallas, Commissioner
14 Mike Marchbanks, Commissioner	Kathy Moosman, Recorder
Steven Johnson, Commissioner	
16 Scott Thompson, Commissioner	
Jared Schauers, Commissioner	
18 Mike Florence, Planning Director	
Anders Bake, Associate Planner	
20 Brian Haws, City Attorney	
Noah Gordon, City Engineer	

22 **Special Attendee:**
24 Matt Bean, Councilmember

26 1. **CALL TO ORDER** – The meeting was called to order at 7:00 p.m.

28 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the
30 Planning Commission meeting of February 26, 2019 were reviewed.

32 COMMISSIONER JOHNSON MOVED TO APPROVE THE MINUTES OF
34 THE REGULAR MEETING OF FEBRUARY 26, 2019 AS AMENDED.
COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
VOTED IN FAVOR. THE MOTION CARRIED.

36 3. **PUBLIC COMMENT** – Chairperson Call called for comments from any
38 audience member who wished to address any issue not listed as an agenda item.
There were no public comments.

40 **CURRENT BUSINESS** –

42 4. **Fence Permit Appeal** – This item is an administrative appeal by Greg Horne for
44 the property located at 148 S. 1200 E. The appeal is regarding Lindon City staff's
determination to deny a fence permit modification per Lindon City Code
17.04.310.

46

2 At this time Brian Haws, City Attorney, explained the process on this appeal and
the Planning Commission's role. He explained the Commission is acting in a quasi-
4 judicial role tonight and will be reviewing a decision made by staff as outlined in code to
ensure that city staff and the city engineer did everything appropriately according to
6 statute (interpretation and application). Mr. Haws stated the burden in proving there was
a mistake is on the applicant, and if they don't carry the burden that there was a mistake
8 than statute outlines that it was a correct decision. He noted if the applicant has new
information (that they couldn't submit with the original information), they can present it
10 and the Commission can determine whether to review it. He added there must be four
votes to overturn the decision.

12 Mike Florence, Planning Director, then gave a brief history and current status of
the property located at 148 South 1200 East that was originally constructed with a vinyl
14 fence that was solid at the bottom and lattice work on top. Typically, these fences are six
feet in height and are 3 feet solid at the bottom with three feet of lattice fencing above.
16 He also referenced Google Street view photos of the fence in 2007 and 2012. He noted
that apparently, a vehicle damaged the fence at some point after 2012 and the fence was
18 replaced with solid vinyl along Canberra Drive and the driveway. The fence, as originally
constructed, probably met the three-foot maximum height restriction since the lattice
20 fencing did not obstruct the view.

Mr. Florence went on to say the property currently has a solid six-foot fence with
22 vegetation that exceeds the three-foot requirement as per Lindon City Code 17.04.310.
Previously, the owners did not seek a fence permit modification for the solid fence to
24 encroach into the 20-foot setback. After the notice was mailed from the City, the owners
subsequently applied for a fence permit modification which was denied by the City due to
26 public safety hazards and view obstructions which the owners appealed.

28 Mr. Florence then referenced the summary of Appeal Authority Responsibilities
and Procedures as follows:
30 According to Lindon City Code 17.04.310 the planning commission will act as the appeal
authority. Lindon City Code 17.09 outlines the process and procedures for hearing an
32 appeal. As per 17.09, the commission should consider the following:

- 34 • 17.09.050 – the appeal applicant has the burden of proving that the land use
authority (planning director and city engineer) erred;
- 36 • 17.09.060 – the appeal authority's review of the decision of the land use authority
shall be confined to the record of the proceeding;
- 38 • 17.09.070 – The appeal authority, may, at is opinion, by motion of the appeal
authority, hold a de novo hearing or admit additional testimony and other
40 evidence, if it is satisfied that the testimony or other evidence could not have been
presented upon initial hearing and action;
- 42 • 17.09.080 – the planning commission shall act in a quasi-judicial manner and
serve as the final arbitrator of issues involving the interpretation of application of
land use ordinances;
- 44 • 17.09.080 – The appeal authority shall determine the correctness of a decision of
the land use authority in its interpretation and application of a land use ordinance.
46 In exercising its powers, if the appeal authority finds that the land use authority
erred in its interpretation and application of a land use ordinance, the appeal
48 authority may reverse or affirm, wholly or partly, or may modify the order,

2 requirement, decision of determination and may make such order, requirement,
decision or determination as acceptable to the appeal authority.
4 • 17.09.080 - The concurring vote of the majority of the appeal authority shall be
6 necessary to reverse any order, requirement, decision or determination of the land
8 use authority, or to decide in favor of the appellant on any matter. Failure of an
appeal authority to arrive at a majority vote on an appeal shall constitute a denial
of the appeal application.

10 Mr. Florence further explained on May of 2017, the city received a written citizen
12 complaint that the fence located at 148 S. 1200 E. did not meet City setback requirements
14 for a solid fence and that the fence was dangerous for kids walking on the sidewalk
because of a bus stop in the vicinity. Mr. Florence then referenced the following code
sections:

Lindon City Codes 17.04.290 and 17.04.310 states the following:

16 **17.04.290**

*Clear view of intersecting streets required. In all districts, no obstruction to view in
18 excess of three feet in height shall be placed on any corner lot within a triangular area
formed creating a starting point at the intersection of two streets, then moving out from
20 the starting point 40 feet in both directions along the right-of-way lines, then connecting
the end points to form the triangular clear vision area. See Figure 17.04.310. Exceptions
22 can be made for a reasonable number of trees and/or other vegetation pruned so as to
permit unobstructed vision to automobile drivers as determined by City code enforcement
24 staff. (Ord. 2009-2, amended, 2009; Ord. 111 §1, amended, 1985; Prior code §12-101-
31)*

26 **17.04.310**

*“No fence, wall or hedge exceeding three (3) feet in height shall be erected or allowed
28 closer to any street right-of-way line than the required building set back line, provided
however that on street side yards (as typically found on corner lots), no view-obscuring
30 fence, wall or hedge exceeding three (3) feet in height shall be erected or allowed closer
than twenty (20) feet from the street right-of-way line.*

32 Mr. Florence stated in 2017 city staff, reviewed the written complaint about the
34 fence not meeting setback requirements and sent the property owners, Greg and Jodi
Horne, notice on November 29, 2017 that they needed to bring the fence into compliance
36 by December 29, 2017. He indicated that it appears staff met with the property owners
but nothing was ever resolved and the fence did not come into compliance. In late 2018,
38 the City received a phone call from the original resident who filed the complaint asking
why the City had not yet enforced the code requirements.

40 Mr. Florence stated the new planning staff reviewed the fence issue again and
mailed a new notice to Mr. and Mrs. Horne on January 10, 2019 which required the fence
42 and vegetation to come into compliance by February 10, 2019. Staff met onsite with Mr.
and Mrs. Horne on February 5, 2019 to discuss the fence. He pointed out the lot is
44 irregularly shaped and has two corners on the lot. Due to city staff seeking clarification
about where to measure the setback of the fence from, staff subsequently sent a second
46 notice on February 5, 2019 giving the property owners addition time to bring the fence
and vegetation into compliance by March 27, 2019.

2 On February 8, 2019, Mr. and Mrs. Horne applied for a fence permit modification
as per Lindon City Code 17.04.310. A fence permit application allows a property owner
4 to request that the fence and vegetation setback requirements be modified. Lindon City
Code states the following:

6 *Mr. Florence noted the Planning Director and City Engineer can approve the
following types of modifications and exceptions to the standards listed above upon review
8 of a Fence Permit Application;*

a. Exemptions:

- 10 i. *Height modifications of fences, walls, and hedges that exceed eight (8) feet;*
- 12 ii. *Setbacks and heights on odd or irregular shaped parcels or parcels with unusual
development requirements due to easements, topography, etc.;*
- 14 iii. *Fences that encroach into the street side yard setback on corner lots;*
- iv. *Fences exceeding 3' in height within front setback areas.*

b. Criteria for evaluating exemptions;

- 16 i. *The Planning Director and City engineer, when modifying height and/or setback
requirements as provided herein, shall use the following review standards;*
- 18 ii. *The proposed height and/or setback modification is necessary to provide privacy
and protection of private property interests;*
- 20 iii. *The appearance of fence, wall, or hedge will not detract or cause aesthetic
damage to neighboring property owners;*
- 22 iv. *The proposed height and/or setback modification will not cause a public safety
hazard.*

24 *All appeals of decisions of the Planning Director and City Engineer will be made
26 to the Planning Commission.*

28 Mr. Florence indicated on February 11, 2019 the Planning Director, City Engineer
and Associate Planner, conducted a field inspection of the site. The fence permit
30 application request by the property owners was to allow the fence and vegetation to
remain how they are currently installed. As City staff reviewed the site, staff felt like they
32 could not approve the fence and vegetation how its currently installed due to public safety
hazards. In staffs review, there were two main obstructions from the solid fence and
34 vegetation that created public safety hazards. Those obstructions are where the sidewalk
and the home's driveway intersect and the other is on the sidewalk where Canberra Drive
36 and 150 South intersect.

38 Mr. Florence noted a letter was then sent to Mr. and Mrs. Horne on February 13,
2019 stating that in the fence's current configuration the City was denying their permit
but offered the following suggestions to bring the fence into compliance or staff was open
40 to suggestions from the property owners:

- 42 1. Set the fence and vegetation back twenty feet as per ordinance 17.04.310
- 44 2. Construct the fence so that above three feet the fence is non-view obstructing and
trim the vegetation to no taller than three feet;
- 46 3. At the two corners of the fence where there are sight obstructions, make those
sections of the fence non-view obstructed within twenty-feet of the fence corners.
The twenty-foot clear view area is based off of the required twenty-foot setback
48 for obstructing fences as per Lindon City Code 17.04.310. See attached aerial
photo as an example. Two possible options:

- 2 a. remove the solid fencing and vegetation above 3 feet in the clear view area.
Lattice fencing maybe installed on top of the solid three-foot fence;
- 4 b. install a picket type non-view obstructing fence in the clear view area.

6 Mr. Florence noted the hazard is created at the driveway because the concrete
driveway goes up to the solid fence. While the drive approach does not perfectly line up
8 with the concrete next to the fence both the fence and vegetation still create a visual
obstruction to the sidewalk. He also referenced the photo that shows a vehicle has to be
10 near the end of the driveway before pedestrians can be seen coming down the sidewalk.
He added the sidewalk obstruction occurs at the corner of Canberra Drive and 150 S. Due
12 to the solid fence and vegetation pedestrians cannot see one another as they approach on
the sidewalk at 150 South and Canberra Drive.

14 Mr. Florence went on to say the purposes of 17.04.290 and 17.04.310 are to reduce
injury and harm to pedestrians and vehicles. When using public infrastructure, the public
16 has an expectation that they will be safe. This is why sidewalks are installed, ADA ramps
are installed at sidewalk corners, and the City removes trip hazards when sidewalks begin
18 to buckle or are pushed up from tree roots.

At the corner of Canberra Drive and 150 South, the City could have required that
20 the forty-foot clear view triangle requirement, as described in 17.04.290, be met.
However, the City did not apply this requirement due a number of items. First, the
22 Horne's lot has an irregular shape with two corners. Second, vehicles traffic was not
obstructed at the corner of Canberra Drive and 150 South. Third, Title 17.04.310 allows
24 fence permit modifications. For this purpose, staff applied the fence permit modification
standards as found in 17.04.310 in trying to reduce public hazards while still maintaining
26 the privacy of the property owners.

Mr. Florence expressed that Staff feels they have tried to work with the property
28 owner in providing alternatives and also to go as far as asking the property owner to
suggest alternatives as well. He noted Mr. Horne claims in his appeal that staff has not
30 provided him with evidence on any obstructions or safety hazards. He indicated Staff
provided pictures to Mr. Horne (included in the staff packet). He also referenced a screen
32 shot of the email to Mr. Horne with the pictures attached showing the fence and
vegetation obstructions. He then referenced a letter provided by Mr. Horne as part of his
34 appeal.

Mr. Florence commented, according to Mr. Horne, a pedestrian accident has never
36 occurred as far as he is aware. However, the City, has the responsibility to reduce
potential public harm and have adopted ordinances to reduce that harm. Just because an
38 accident may not have ever happened up to this point, doesn't mean that one may not
happen. Mr. Florence then presented examples and a map of properties that are in
40 compliance. He then turned the time over to the applicant for comment.

Mr. & Mrs. Horne addressed the Commission at this time. Mr. Horne stated in
42 the staff report (in the policy) it indicates the intersecting portion doesn't apply. Mr.
Florence clarified staff felt because this is an irregular lot, they feel the 40 ft doesn't
44 apply and they could apply for this fence permit modification so they didn't enforce the
hard rule of the 40 ft. triangle. Mrs. Horne stated they were not aware they could bring
46 additional information to this hearing. She noted their house sits on a unique lot and their
purpose for their trees is because several times they have had vehicles come down the
48 slope in the winter and slide into their yard and fence. They have concerns as this is

2 where their children play. This is a dangerous corner and they feel their kid's safety
should be just as important as others. She added they can't understand how a 3 ft vinyl
4 fence will stop people from sliding into their yard where their kids play. Mr. Horne noted
the trees act as a barrier from car lights etc. and act as a barrier to cars sliding into their
6 yard. He noted coming out of the driveway can be a safety issue as they have to look 3
ways.

8 Chairperson Call asked the applicants if they have talked to staff about
recommendations. He noted they emailed back and forth and they felt the city made their
10 position clear. Mr. Horne stated they assumed the fence company knew what they were
doing and they were not being malicious in changing the fence from lattice to solid. Mrs.
12 Horne gave a brief history of the person who submitted the complaint noting it was a
personal attack. Chairperson Call stated the commission is just looking at
14 recommendation from staff and if this is in compliance or not. Mr. Horne stated they do
not feel there is pedestrian safety issues here. Mrs. Horne stated she also got signatures
16 from neighbors wanting to leave the fence and trees alone. Mr. Florence stated they are
open to reviewing other options as well. Chairperson Call suggested the applicants go in
18 and sit down with staff to look over all options.

Commissioner Marchbanks commented the triangle spot is pretty common but
20 they have a very unique lot as it creates a visibility issue in two corners. He would
suggest pruning the trees from the ground up to 6 or 8 ft. for visibility to make it safe. He
22 pointed out to allow the lattice on top of 3 ft vinyl is being a generous compromise by the
city. He added there may be a clear view for cars, but coming around on a bike or
24 skateboard could pose a safety issue.

Angie Neuwirth, resident in attendance, said the Horne's didn't know what their
26 options were, so it just appeared the city wanted them to cut down all the trees. This is a
unique property and they have invested in the trees. There is a lot that is not understood
28 with the city process.

Following some general discussion, the Commission agreed there is an issue for
30 better visibility here and agreed with staff's report of information and if it is in
compliance. They also agreed there are options and directed the applicants to work
32 further with staff to find a compromise that they can live with and also be in compliance.
Mr. Florence stated the ultimate goal is safety and compliance and they will work
34 together to find a compromise.

Chairperson Call called for any further comments or discussion from the
36 Commission. Hearing none she called for a motion.

38 COMMISSIONER THOMPSON MOVED TO AFFIRM AND SUPPORT THE
DECISION AND DETERMINATION BY CITY STAFF REGARDING THE FENCE
40 APPEAL AND DIRECT THE APPLICANT TO MEET WITH STAFF TO FIND AN
OPTION OR COMPROMISE THAT MEETS BOTH THE CITY REQUIREMENTS AS
42 WELL AS THE APPLICANTS DESIRES. COMMISSIONER MARCHBANKS
SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

44 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
46 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
48 COMMISSIONER SCHAUERS	AYE

2 THE MOTION CARRIED UNANIMOUSLY.

- 4 4. **Ordinance Amendment** - This is a recommendation to the Lindon City Council
6 to amend ordinance 17.64 by removing unrestricted habitation time limits in
8 Recreational Vehicle Parks and amending associated definitions, adding
10 Recreational Vehicle Parks as a conditional use under the RMU-W land use
12 district in the Appendix A Standard Land Use Table and adopting a new
14 ordinance section 17.78 titled Recreational Vehicle Parks (Ron Madsen).

16 COMMISSIONER JOHNSON MOVED TO OPEN THE PUBLIC HEARING.
18 COMMISSIONER MARCHBANKS SECONDED THE MOTION. ALL PRESENT
20 VOTED IN FAVOR. THE MOTION CARRIED.

22 Mr. Florence led this discussion by explaining the applicant, Ron Madsen is the
24 operator and lessee of the Lindon Marina. He noted Mr. Madsen made a concept plan
26 presentation to the Planning Commission and City Council the end of 2018. The land
28 where the Lindon Marina is located is owned by the State of Utah. Mr. Madsen has filed
30 an ordinance amendment application for adoption of a new Lindon City Code chapter
32 17.78 that would allow Recreational Vehicle Parks in the Recreational Mixed-Use West
34 zone as a conditional use. He pointed out that RV Parks will also need to be added to the
36 Standards Land Use Table and staff is proposing some "clean up" language to Title 17.64
38 regarding habitation requirements for recreational vehicles.

40 Mr. Florence indicated campgrounds are currently allowed in the RMU-W zone as
42 a conditional use. However, the City currently does not have development standards for
44 an RV Park. In addition, Mr. Madsen is proposing recreational vehicle rentals called Park
46 Model Recreational Vehicles as part of his proposal for the RV Park. In 2018, the State
passed Administrative Rule 392-301 that mainly regulates public health standards at RV
parks and assigns the local health department to administer approval and inspections of
an RV park.

He noted Rule 392-301 addresses items such as water supply, wastewater, on-site
service buildings, maintenance, food service, solid waste swimming pools and
inspections and enforcement. He pointed out in this case, the Utah County Health
Department would be responsible for public health approvals and inspections.

Mr. Florence noted the Lindon City General Plan states "The City should work
with the property owners of the Lindon Marina to pursue upgrading the Marina to a full-
service facility on Utah Lake.

He then referenced the Summary of Lindon City Code Amendments as follows:

1. Updates Title 17.64.010 and .020 to now reference recreational vehicles as
defined in Utah Administrative Rule 392-301 instead of trailer houses.

"Recreational vehicle" means a vehicular unit, other than a mobile home or tiny house, designed as a temporary dwelling for travel, recreational and vacation use, which is either driven or is mounted on or pulled by another vehicle, including: travel trailer, camp trailer, fifth-wheel trailer, folding tent trailer, truck camper, or motorhome.

2. Updates 17.64.020 to not allow recreational vehicle habitation for an unspecified time limit in mobile home or RV parks.
3. Adds Recreational Vehicle Parks as a conditional under the Recreational Mixed Use – West zone in the Standard Land Use Table. If the ordinance is approved by the city council then RV Park will come back to the planning commission for a conditional use permit before it can begin construction and open for operation.
4. Creates a new ordinance section title 17.68 – Recreational Vehicles
 - a. 17.68 references State Code and the new State Administrative Rule 392-301 for complying with those regulations, standards, and definitions;
 - b. Establishes RV park development standards with minimum park size, pad site size, landscaping, security and parking standards;
 - c. Defines RV park pad sites as either independent or dependent. Independent are those with full hook-up utility services and dependent are reserved for those RV's or tent camping that require restroom and other sanitary services;
 - d. Requires a recreational area for the RV park;
 - e. Describes the types of common facilities such as a management office, laundry rooms, restroom and shower facilities and sewer disposal and water stations;
 - f. Describes the utility requirements for full hook-up pad sites;
 - g. Describes park management practices as well as the requirement that all overnight camping occurs in designated pad sites. Currently, campers are scattered throughout the property. The Utah Department of Forestry and Lands as well as the City would like to see all campers in designated pad sites. Some of the areas where campers are currently staying were never design for camping;
 - h. RV parks are required to obtain a business license;
 - i. There is a fourteen (14) day maximum stay in an RV park. In addition, the State of Utah does not allow more than a 14-day camping on public lands;
 - j. Describes requirements for Park Model RV rentals and that only the RV park operator is allowed to rent Park Model RV's. The ordinance also outlines construction standards and specifications for each Park Model RV. State Code 41-1a-102 defines a Park Model Recreational Vehicle:

"Park model recreational vehicle" means a unit that:

- a. is designed and marketed as temporary living quarters for recreational, camping, travel, or seasonal use;*
- b. is not permanently affixed to real property for use as a permanent dwelling;*
- c. requires a special highway movement permit for transit; and*
- d. is built on a single chassis mounted on wheels with a gross trailer area not exceeding 400 square feet in the setup mode.*

Mr. Florence then presented the exhibits for discussion as follows, the proposed Ordinance Amendment 17.64, proposed ordinance 17.68, and amendment to Appendix A Standard, Land Use Table, Site Plan and pad sites for Lindon Marina, and Utah Administrative Rule 392-301.

2 There was then some general discussion with Mr. Madsen describing the marina
and future uses and events. There was also discussion regarding the skirting in the winter
4 months on trailers and tiny homes and the amount of days between stays. At this time,
Chairperson Call suggested making the changes discussed and continue this item to the
6 next meeting. Mr. Florence stated there are a couple of options. He noted the next city
council meeting is cancelled so he would suggest reviewing this item again on March 26th
8 with the items discussed added to the ordinance.

Chairperson Call suggested continuing the item and have the following changes
10 made, skirting in the winter and tiny home skirting and the seven days between stays, and
bring back on the March 26th meeting. She noted this item will go the City Council for
12 approval on April 2nd. The Commission also agreed the ordinance looks great and staff
did a great job.

Chairperson Call asked if there were any public comments or discussion. Hearing
14 none she called for a motion to close the public hearing.

16 COMMISSIONER MARCHBANKS MOVED TO CLOSE THE PUBLIC
18 HEARING. COMMISSIONER THOMPSON SECONDED THE MOTION. ALL
PRESENT VOTED IN FAVOR. THE MOTION CARRIED.

20 Chairperson Call called for any further comments or discussion from the
22 Commission. Hearing none she called for a motion.

24 COMMISSIONER MARCHBANKS MOVED TO CONTINUE ORDINANCE
AMENDMENT 2019-4-O TO THE NEXT MEETING TO ALLOW STAFF TO MAKE
26 CHANGES TO THE ORDINANCE. COMMISSIONER JOHNSON SECONDED THE
MOTION. THE VOTE WAS RECORDED AS FOLLOWS:

28 CHAIRPERSON CALL	AYE
COMMISSIONER MARCHBANKS	AYE
30 COMMISSIONER JOHNSON	AYE
COMMISSIONER THOMPSON	AYE
32 COMMISSIONER SCHAUERS	AYE

THE MOTION CARRIED UNANIMOUSLY.

34
36 6. **New Business: Reports by Commissioners** – Chairperson Call called for any
new business or reports from the Commissioners. There were no new reports.

38 7. **Planning Director Report** –

40 Next meeting two ordinance amendments:

- 42 • Recycling businesses removed from the Standard Land Use Table
as a use category.
- 44 • Height and square footage allowance for detached accessory
apartments.

46 Chairperson Call called for any further comments or discussion. Hearing none she
called for a motion to adjourn.

Item 4: Ordinance Amendments

Lindon City Code 17.64, Standard Land Use Table Appendix A and Adopting 17.78 Recreational Vehicle Parks

Date: March 26, 2019
Applicant: Ron Madsen
Presenting Staff: Michael Florence

Type of Decision: Legislative
Council Action Required: Yes, the planning commission is the recommending body on this application.

MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-4-O (or *as presented, with changes*).

Overview:

At the planning commission meeting on March 12, 2019, the planning commission asked for a second review of the ordinance with changes to the following:

- Increase the waiting period from three days to seven days between the last day an occupant leaves the Recreational Vehicle Park and rents a new pad site in the same Recreational Vehicle Park.;
- Allow for temporary and removable skirting for recreational vehicles;
- Allow for hard-sided skirting for Park Model Recreational Vehicles.
- Changes are highlighted in “red” below.

ORDINANCE NO. 2019-4-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.64, AND APPENDIX A STANDARD LAND USE TABLE, AND ADOPTING TITLE 17.78 RECREATION VEHICLE PARKS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to work with the property owners of the Lindon Marina to encourage upgrades to a full-service facility; and

WHEREAS, on _____, 2019, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amendment. Amend Lindon City Code Section 17.64 as follows:

Chapter 17.64

~~Trailer Houses~~-Recreational Vehicles

17.64.010 Definition.

~~The term Recreational Vehicle as found in the State of Utah Administrative Rule 392-301 or as periodically amended “trailer house” means any vehicle used or maintained for human habitation. The term~~

Habitation means the act of using a recreational vehicle ~~trailer house~~ as a primary dwelling as evidenced by sleeping, eating, and spending discretionary time there ~~“Trailer house” includes vehicles on their own separate wheels, separated from the source of motor power and also includes campers of the type normally put on trucks or trailers. For purpose of this title, “trailer house” also refers to units in which the habitation unit is integrated as a part of the motor vehicle.~~ (Ord. 2007-12, amended, 2007; Ord. 22 §1(5), amended, 1970)

17.64.020 Prohibited-Exceptions.

It is unlawful to place any recreational vehicle ~~trailer house~~, mobile home or trailer on any lot in the city and use the same for human habitation for more than two weeks within a 6-month time frame., ~~except~~

~~when placed in a licensed mobile home park or R.V. park.~~ Such cases apply only to residential areas, and only when the trailer is located off of the public street and placed on property with an existing dwelling. No habitation of a trailer house is permitted in non-residential areas except in an approved mobile home park or R.V. park. ~~Note:~~ No permit shall be required for an unoccupied trailer house, except as may be required by other ordinances or laws and the removal of wheels from the trailer house or the placing of the same upon a permanent foundation shall not exempt such trailer house from the requirements of this chapter. (Ord. 2007-12, amended, 2007; Ord. 22 §12, amended, 1970)

SECTION II: Adopt Title 17.68 as follows:

Chapter 17.78

Recreation Vehicle Parks

17.78.010. General Provisions.

The Recreational Vehicle Park ordinance is established to provide minimum site and management regulations which are designed to facilitate the development of safe and sanitary accommodations for temporary occupancy.

17.78.020. Application and Plan.

Each Recreational Vehicle Park shall submit a complete application upon forms provided by the City, which, at a minimum, shall include:

1. A description of the proposed use;
2. A dimensioned site plan and supporting materials;
3. Size and character of each service and recreation building and other structures associated with and facilities to be used by the recreational vehicle park occupants’;
4. Identified open space areas for use by the park occupants;
5. Proposed landscape planting plan, including type and location of plant material;
6. Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants and other improvements;
7. The topography represented by contours shown at no greater intervals than two feet when required by the city engineer;
8. Vehicle and pedestrian site circulation plan and roadway widths;
9. Location and amount of off-street parking;
10. Trash receptacles;
11. Signs and lighting; and
12. Proposed fencing, screening, and landscaping to separate the use from adjoining property and uses.

17.78.030. Code Compliance.

Recreational Vehicle Parks shall meet the requirements of Lindon City Code and Utah State Code and administrative rules and definitions as found in Utah Administrative Rule 392-301 or as periodically amended.

Recreational pad sites are defined as independent and dependent for determining which pad sites shall have full hook-up utility services and shall be identified as part of the conditional use permit. All camping and overnight stay shall be conducted within a pad site area.

17.78.040. Property Development Standards.

The following development standards shall apply to Recreation Vehicle Parks.

1. Minimum size. Each recreational vehicle park shall be a minimum of three (3) acres;
2. Recreational Vehicle Pad Site Identification. Each pad site shall be plainly marked and numbered for identification and shall meet all requirements of this Chapter;
3. Recreational Vehicle Pad Site Areas. Each pad site area shall not be less than one thousand (1,000) square feet;
4. Pad Site Width and Length. Each pad site shall have a minimum width of at least twenty-five (25) feet and a minimum length of at least forty feet (40). Recreational vehicles shall be separated from each other and from other structures by at least ten (10) feet. Any accessory uses such as attached awnings or steps, shall, for the purposes of this separation requirement, be considered to be part of the recreational vehicle.
5. Pad Site Frontage. Each pad site shall abut directly upon a park roadway. Alignment and gradient shall be properly adapted to topography.
6. Setback. All pad sites shall be located at least thirty (30) feet back from the right-of-way line of any public street and the resulting setback space must be landscaped with lawn and trees or shrubs.
7. Recreational Vehicle Density. Not more than one (1) recreational vehicle shall be placed on a pad site.
8. Site Coverage. Recreational vehicles and accessory structures shall not cover more than seventy-five percent (75%) of a Recreational Vehicle Park.
9. Off-street Parking.
 - a. Each recreational vehicle Park shall have a paved area for automobile parking which may be a part of or a continuation of a pad upon which the recreational vehicle will park. Said parking space shall have unencumbered dimensions of not less than nine (9) feet in width and eighteen (18) feet in length.
 - b. Each recreational vehicle park shall provide sufficient parking and maneuvering space so that the parking, loading, or maneuvering of recreational vehicles incidental to parking shall not necessitate the use of any public street, side-walk, right-of-way, or any private grounds not part of the recreational vehicle parking area.
 - c. There shall be provided guest parking in each recreational vehicle park at the ratio of one (1) parking space for each five (5) pad sites within the park. The guest spaces shall be in addition to the on-site pad spaces.

10. Walls and Fences. Walls and fences on individual recreational vehicle sites shall not exceed two (2) feet in height.
11. Recreational Vehicle Park Site Circulation. Recreational Vehicle Parks shall provide adequate traffic circulation within the park which meets the following standards:
 - i. Internal park roadways shall be at least twenty-six (26) feet in width. Parking shall not be allowed on park roadways;
 - ii. Internal park roads shall be constructed and paved to engineering standards;
12. Access: Access to all recreational vehicle parks shall be from a dedicated and approved public street at an approved point or points. Pad sites shall not have direct access from a public street.
13. Landscaping and Lighting. The following landscaping provisions shall apply to all recreational vehicle parks:
 - i. All open areas except driveways, parking areas, pad sites, or walking ways shall be landscaped and maintained in accordance with a landscaping plan to be approved with the issuance of a Conditional Use Permit.
 - ii. Trees shall be planted along the street frontages and entryway.
 - iii. At least one (1) tree shall be planted on each pad site. The land use authority may take into account existing trees on the site even though they may not match with each pad site. Where appropriate the land use authority may waive the requirement of one (1) tree per pad site when existing trees provide sufficient coverage and are considered an amenity of the park.
 - iv. Lighting will be evaluated as part of the conditional use permit to mitigate potential issues of criminal behavior.
14. Security. A gate shall be installed at the entrance of the park. The gate shall be closed during non-business hours.

17.78.050. Recreation Areas.

A central recreation area shall be established in all recreational vehicle parks, which shall be easily accessible from all recreational vehicle sites. The size of such recreation areas shall be not less than ten percent (10%) of the gross site area of all recreational vehicle spaces, or three thousand (3,000) square feet, whichever is greater. The recreational area shall be set aside and developed for recreation.

17.78.060. On-site Common Facilities.

1. Recreational Vehicle Park Office. Every Recreation Vehicle Park shall include a permanent building for office use. Daily hours of operation will be established and set forth in the conditional use permit.
2. On-site Management. Each Recreational Vehicle Park shall have full-time on-site management. On-site operators/managers may occupy a portion of the park office as living quarters or

management may occupy a designated recreational vehicle. Signage shall be installed clearly identifying the management residence.

3. Laundry Rooms. Recreational Vehicle Parks may provide laundry room facilities. Laundry drying lines shall not be permitted on any pad sites.
4. Restrooms and Shower Facilities. Restrooms, including toilets, shall be provided within a recreational vehicle park, in accordance with Utah State Code and Administrative Rule 392-301, to conveniently and adequately serve the recreational vehicle sites within said park. A Recreational Vehicle Park may provide interior shower facilities or outdoor shower/rinse off areas within the park.
5. Disposal and Water Stations. All recreational vehicle parks shall provide a sanitary dump station to receive the discharge of wastewater from any holding tank or similar device installed in any recreational vehicle, and also a source of potable water for filling recreational vehicle water tanks.

17.78.070. Utilities.

All utility distribution facilities, including television antenna service lines serving individual pad sites, shall be placed underground. The owner or operator is responsible for complying with the requirements of this Subsection, and shall make the necessary arrangements with each of the serving utilities for installation of said facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenances to such underground facilities may be placed above ground. Natural gas hookups shall not be provided upon individual pad sites.

All independent pad sites must be served by a water system, a sanitary sewer disposal system, electricity, and solid waste disposal facilities approved by Lindon City, the Health Department, and other applicable agencies. Any electrical installation in an RV park shall comply with Utah Code Title 15A. As part of the conditional use permit, the planning commission may designate dependent pad sites for recreational vehicles or tents which do not have provided utility services. Where the Planning Commission approves such pad sites, the Recreational Vehicle Park shall provide the services to the extent required by Utah Administrative Rule 392-301 and the Health Department.

17.78.080. Park Management.

1. Storage. There shall be no open storage of personal belongings within a Recreational Vehicle Park, nor shall there be an accessory building, shed, or cabinet placed upon or erected upon an individual recreational vehicle site for the storage of materials or personal belongings.
2. Skirting. ~~Due to the length of occupancy restrictions as found in this chapter. Skirting is not allowed for recreational vehicles.~~ Recreational Vehicles may use a temporary flexible skirting that is easily removable. The operator of the Recreational Vehicle Park may use hard-sided skirting for Park Model Recreational Vehicles as long as the skirting is well maintained and not

damaged. Hard-sided skirting that becomes damaged or worn must be removed until new skirting is installed.

3. Extra Vehicles. In addition to a self-propelled recreational vehicles or travel trailers and necessary tow vehicles, the occupants of a recreational vehicle pad site may have only one (1) other vehicle, which is owned by said occupants or otherwise associated therewith, located within the pad site. The Recreational Vehicle Parks shall designate areas for additional parking to accommodate other associated vehicles, recreational vehicles, or trailers.
4. Removal of Wheels. There shall be no removal of axles, wheels or tires from a recreational vehicle located within a recreational vehicle park, except for emergency, temporary removal to accomplish repairs.
5. Mail Boxes. There shall be no separate mail boxes, separate street address designations, or other similar accessories which would give the appearance of “permanence” to occupants of a Recreational Vehicle Park.
6. Disclosure. The owners or operators of any Recreational Vehicle Park in the City that is regulated by these provisions shall provide a copy of the standards set forth in this Section to all occupants.
7. Maintenance. All Recreational Vehicle Parks shall be maintained in an orderly and sanitary condition, free at all times from debris, trash and deleterious objects and structures. Landscaping shall be maintained as approved on the site plan.
8. Camping in Designated Areas Only. Recreational vehicles used for overnight camping use shall be parked on recreational vehicle pad sites only as designated on the approved site plan.
9. Eating and Cooking Facilities. Each recreational vehicle pad site shall be equipped with a picnic table and benches or equivalent, and an outdoor cooking facility which meets the approval of the Fire Department.
10. Management Plan. As part of the conditional use permit application, an applicant shall provide the City a park management plan describing mitigating management practices and plans for operation of the park.

17.78.090. Business License.

Prerequisite to the occupancy of any Recreational Vehicle Park an annual license shall be obtained, which shall be issued only after inspection by the City and compliance with the conditional use permit. It shall be unlawful to operate a Recreational Vehicle Park without first obtaining a license, and said license shall not be renewed or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as set forth in this section and the conditional use permit.

17.78.100. Length of Occupancy.

No pad site located within a Recreational Vehicle Park established under the provisions of this Chapter shall be occupied by any individual, family, or group of individuals within a recreational vehicle for a period exceeding fourteen (14) days. There shall be a waiting period of ~~three (3)~~ seven (7) days between the last day an occupant leaves the Recreational Vehicle Park and rents a new pad site in the same Recreational Vehicle Park. All recreational vehicles within a recreational vehicle park shall display current license plates/tags. No temporary or permanent rooms shall be attached to recreational vehicles nor shall any permanent structure be constructed on a recreational vehicle pad site.

17.78.110. Recreation Vehicle Rental.

As part of the conditional use permit, Park Model Recreational Vehicles designated by the park owner or operator, as defined by Utah State Code and Administrative Rule 392 or as periodically amended, may be rented within licensed Recreational Vehicle Parks only and meet the following requirements:

1. Only the park operator may own and temporarily rent Park Model Recreational Vehicles that meets the length of occupancy requirements of this chapter;
2. Be built to recreational vehicle standards and maintained in a safe and sanitary condition. The exterior of recreational vehicle will be maintained with the same appearance and condition as originally manufactured;
3. Have at a minimum kitchen, bathroom, and sleeping space;
4. Be capable of being removed for transportation at any time without the need of additional repair or maintenance. Such recreational vehicles will be no larger than allowed by Utah State law for movement on public highways and continually be highway legal. Recreational vehicles shall be registered and licensed with the State of Utah;
5. Be towable by a bumper hitch, frame-towing hitch connection. Such recreational vehicles are designed not to move under their own power;
6. Shall not be placed on a permanent foundation;
7. Shall meet all requirements of this chapter; and
8. A data plate or permanent label is attached to the structure that includes:
 - a. name of the manufacturer;
 - b. serial number or vehicle identification number (VIN) of the unit;
 - c. date of manufacture; and
 - d. a statement that the unit is designed and manufactured to NFPA 1192 or ANSI A119.5 standards; and when
 - i. It has been certified by the Recreational Vehicle Industry Association; or
 - It has been inspected by a qualified third-party inspection company and certified to be in compliance with the standards in NFPA 1192 or ANSI A119.5.

SECTION III: Amend Lindon City Code Appendix A Standard Land Use Table as follows:

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
MISCELLANEOUS														
N/A	Solicitors	See LCC 5.40 - Solicitors Ordinance												
N/A	Itinerant Merchants	N	N	N	See LCC 17.17.140 - Temporary Site Plans									
7100	Fireworks Stands	See 8.28 - Fireworks Ordinance												
7100	Christmas Tree Sales	N	N	N	See LCC 17.17.140 - Temporary Site Plans									
7100	Mechanical Amusement	N	N	N	C	C	C	C	C	C	C	C	C	N
N/A	Individual Containers for Recyclable Materials - commercial storage	N	N	N	N	N	C	C	C	C	C	C	C	N
RESIDENTIAL														
N/A	Single Family	P	N	N	N	N	N	N	N	N	N	N	N	N
1111	Accessory Apartments	See 17.46 R2 Overlay	N	N	N	N	N	N	N	N	N	N	N	N
1111	Condominium		N	N	N	N	N	N	N	N	N	N	N	N
1111	Apartments		N	N	N	N	N	N	N	N	N	N	N	N
1200	Rooming & Boarding Houses	N	N	N	N	N	N	N	N	N	N	N	N	N
1233	Fraternity & Sorority Houses	N	N	N	N	N	N	N	N	N	N	N	N	N
1500	Membership Lodging	N	N	N	N	N	C	C	C	C	N	N	N	N
1233	Student Housing	See 17.46 - R2 Overlay												
1241	Youth Rehabilitation	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1241	Assisted Living Facilities - small	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1241	Assisted Living Facilities - large	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1200	Transitional Treatment Home - sm.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1200	Transitional Treatment Home - lg.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1400	Subdivided Manufactured Mobile Homes Parks	N	N	N	N	N	N	N	N	N	N	N	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	N	N	N	P	P	P	P	P	P	P	N	N	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Caretaker Facilities - accessory to main uses only	N	N	N	C	C	C	C	C	C	C	C	C	C
MANUFACTURING														
NOTE: Any listed "indoor only" manufacturing business proposing "outdoor storage" in the HI or LI zones is required to obtain a Conditional Use Permit.														
2000	Slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Meat & Dairy	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	General Food Mfg.- over 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	N	C	C	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
2000	Candy & Other Confectionary Products	N	N	N	N	N	C	C	C	C	C	P	P	N
2000	Preparing Feeds for Animals & Fowl	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	N	N	N	N	N	N	N	N	C	P	C	N
2000	Ice Manufacturing	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Textile Mill Products	N	N	N	N	N	N	N	N	N	N	P	N	N
2000	All General Apparel	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Lumber & Wood Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Pulp Products	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Publishing, Printing, & Misc. Related Work	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Industrial Chemical	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Explosives	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Petroleum & Coal Products	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Other Gas Productions	N	N	N	N	N	N	N	N	N	N	C	N	N
2000	Candle and wax products manufacturing	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Rubber and Misc. Plastics	N	N	N	N	N	N	N	N	N	N	C	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Recycling businesses (indoor processing only. Outdoor product storage areas require site obscuring fencing. Applications must meet SLU compatibility standards.)	N	N	N	N	N	N	N	N	N	N	C	C	N
2000	Fabricated Metal Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Fabricated Metal products, indoor storage & production only.	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Professional, Scientific, Photographic, Optical instruments & Etc	N	N	N	N	N	N	N	N	N	P	P	P	N

C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P=Permitted

*Lindon Village Commercial Zone use permissions are found in LCC 17.48.025

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
2000	Tobacco Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Motion Picture production (permanent studios)	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Signs & Advertising	N	N	N	N	N	N	N	N	N	P	P	P	N
TRANSPORTATION, COMMUNICATIONS, & UTILITIES														
4000	Railroad Lines Extension & Associated Uses	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Bus Passenger Terminals	N	N	N	N	N	C	C	C	C	P	P	P	N
4000	Bus Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	N
4000	Motor Freight Terminals	N	N	N	N	N	N	N	N	N	N	P	C	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	C	N
4000	Taxicab Terminal/Garage	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Auto Parking Facilities - private	N	N	N	P	P	P	P	P	P	P	P	P	P
4000	Telephone Utility Lines - above ground	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Telephone Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Cellular Communication Towers	See Section 5.07												
4000	Television Broadcasting Studios - only	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C	N	N	N	N	N	N	N	C	C	C	N
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Electric Utility Lines - above ground 35 kV or greater	C	C	C	C	C	C	C	C	C	C	C	C	C
4000	Electric Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Electricity Regulating Substations	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Gas Utilities - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N	N	N	N	N	N	N	N	N	C	N	N
4000	Gas Pressure Control Stations	N	N	N	N	N	N	N	N	N	N	C	C	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
4000	Culinary Water Treatment Plants - Purification	N	N	N	N	N	N	N	N	N	N	P	P	N
4000	Water Storage	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Water Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Sewage Treatment Plants	N	C	N	N	N	N	N	N	N	N	N	N	N
4000	Sewage Pressure Control Stations	P	P	N	P	P	P	P	P	P	P	P	P	P
4000	Solid Waste Disposal & Incineration	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Freight Forwarding Services	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Packing & Crating Services	N	N	N	N	N	C	C	C	C	C	P	P	N
4000	Waste Transfer Stations	N	N	N	N	N	N	N	N	N	N	N	N	N
WHOLESALE TRADE (Sell for Resale)														
Note: Any permitted (P) wholesale business proposing "outdoor storage" in the HI and LI zones is required to obtain a Conditional Use Permit														
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Tires & Tubes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paints & Varnishes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Apparel & Accessories - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Groceries & Food Stuffs - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Agricultural Commodities (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Hardware - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Professional Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Petroleum Bulk Stations & Terminals	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Scrap & Waste Materials	N	N	N	N	N	N	N	N	N	N	N	N	N
5100	Tobacco & Tobacco Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paper & Paper Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Furniture & Home furnishings - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
RETAIL TRADE														
5200	Lumber yards - outdoor storage	N	N	N	N	N	N	N	N	N	C	C	C	N
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N
5200	Farm Equipment	N	N	N	N	N	N	N	N	N	C	C	P	N
5300	Home Improvement Centers	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Department Stores	N	N	N	P	P	P	P	P	P	P	N	N	N
5300	Mail Order Houses	N	N	N	N	N	N	N	N	N	P	N	P	N
5300	Limited Price Variety Stores	N	N	N	N	N	P	P	P	P	P	N	P	N
5300	Direct Selling Organizations - Call Centers	N	N	N	N	N	C	C	C	C	C	N	C	C
5300	Arts, Crafts & Hobbies	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Musical Instruments	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Flea Market - indoor storage only	N	N	N	N	N	C	C	C	C	C	N	C	N
5300	Groceries &/or Food	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Farmers Market	N	P	N	N	N	C	C	C	C	C	N	C	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5300	Candy & Other Confectionery Products	N	N	N	P	P	P	P	P	P	P	N	P	N
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	N	N	N	C	C	C	C	C	C	C	N	C	N
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	N	N	N	C	C	P	P	P	P	C	N	P	N
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N	N	N	C	N	P	P	N	N	C	P	N
5500	Mobile & Manufactured Homes Sales	N	N	N	N	N	N	N	N	N	C	C	P	N
5500	Tires, Batteries, & Accessories	N	N	N	C	C	P	P	P	P	P	N	P	N
5500	Gasoline Service Station with or Without Store	N	N	N	C	C	P	P	P	P	P	N	P	N
5500	Marine Craft & Accessories	N	N	N	N	N	C	C	C	C	C	N	P	N
5500	Aircraft & Accessories	N	N	N	N	N	N	N	N	N	N	N	P	N
5600	Clothing, Apparel, & Accessories	N	N	N	P	P	P	P	P	P	P	N	N	N
5700	Furniture & Home furnishings - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N
5700	Music Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5800	Restaurants	N	N	N	P	P	P	P	P	P	P	C	P	P
5800	Fast Food	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Pharmacy	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Antiques	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Jeweler or Gold, Silver Dealers	N	N	N	C	C	P	P	P	P	P	N	N	N
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Books	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Stationery	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Office Supplies	N	N	N	P	P	P	P	P	P	P	N	N	P
5900	Cigars - Cigarettes	N	N	N	N	N	N	N	N	N	P	N	P	N
5900	Newspapers/Magazines	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Cameras & Photographic Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Gifts, Novelties, & Souvenirs	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Florists	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Video Rentals	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Sporting Goods	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Bicycles	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Toys	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Farm & Garden Supplies	N	N	N	N	N	P	P	P	P	P	N	P	N

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5900	Hay, Grains, & Feed	N	N	N	N	N	C	C	C	C	C	N	P	N
5900	Nursery - Plants	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Computer Goods & Services	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Optical Goods	N	N	N	P	P	P	P	P	P	P	N	N	N
SERVICES														
6100	Professional Office Uses	N	N	N	P	P	P	P	P	P	P	P	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N	N	N	N	N	N	N	N	N	N	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	N	N	N	N	N	P	P	P	P	P	N	N	P
6100	Insurance Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Title Abstracting	N	N	N	P	P	P	P	P	P	P	N	N	P
6200	Laundering and Dry Cleaning Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Custom Tailoring	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Laundromats	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	House Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Commercial Janitorial	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Window Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Chimney Sweep	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Photographic Services - Including Commercial	N	N	N	N	N	P	P	P	P	P	N	P	C
6200	Beauty & Barber Shops	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Massage Therapy/Personal Care Health Spa	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Funeral Homes	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Crematory Services	N	N	N	N	N	N	N	N	N	N	C	C	N
6200	Cemeteries	C	C	C	N	N	N	N	N	N	N	N	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	C	N	N	N	N	P	P	P	P	C	N	N	C
6200	Commercial Adult Day Care Facility	See Section 17.70 and 17.72												

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6200	Commercial Preschool	N	N	N	N	N	P	P	P	P	P	N	N	C
6200	Catering Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Wedding Reception Centers	N	N	N	N	N	P	P	P	P	P	N	N	N
6300	Advertising Services - General	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Direct Mail Advertising	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Travel Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6300	Private Postal Services	N	N	N	N	N	P	P	P	P	P	C	P	C
6300	Blueprinting & Photocopying	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Disinfecting & Exterminating	N	N	N	N	N	N	N	N	N	C	N	P	N
6300	Locksmithing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	News Syndicate	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Employment Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6300	Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)	N	N	N	N	N	N	N	N	P	P	N	P	N
6300	Research, Development, & Testing Services	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Business & Management Consulting	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Detective & Protective Services	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	N	N	N	N	N	N	N	N	P	P	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Photo-Finishing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Stamp Trading	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Motion Picture Distribution & Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Automobile Wash	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Auto Lube & Tune-up	N	N	N	N	N	C	C	C	C	P	N	P	N
6411	Auto Tire Shops / Tire Sales / Tire Services	N	N	N	C	N	C	C	C	C	P	N	P	N
6411	General Auto / Vehicle Repair	N	N	N	N	N	N	N	N	N	C	C	C	N
6400	Wrecking Yards	N	N	N	N	N	N	N	N	N	N	N	N	N
6400	Impound Yards	N	N	N	N	N	N	N	N	N	N	C	C	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	N	N	N	N	N	C	C	C	C	C	N	C	N

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6400	Watch, Clock, & Jewelry Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6400	Re-Upholstery & Furniture Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	N	N	N	N	N	P	P	P	P	P	N	N	P
6513	Hospital Services	N	N	N	N	N	C	C	C	C	C	N	N	N
6500	Medical & Dental Laboratories	N	N	N	N	N	P	P	P	P	P	N	P	P
6500	Veterinarian Services, Animal Hospitals - small animals only	N	C	N	N	N	C	C	C	C	C	N	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	C	N	N	N	N	N	N	N	N	N	C	N
6500	Legal Services	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Engineering & Architectural	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Educational & Scientific Research	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Accounting, Auditing & Bookkeeping	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Urban Planning	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Auction Services - Indoor Only	N	N	N	N	N	P	P	P	P	P	N	P	N
6500	Family & Behavioral Counseling	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Genealogical - Family History Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Interior Design	N	N	N	N	N	P	P	P	P	P	N	P	P
6600	Building Construction - General Contractor, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6600	Landscaping Service, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6800	Private Primary & Secondary Schools	C	N	N	N	N	C	C	C	C	C	N	C	N
6800	Universities & Colleges	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Professional & Vocational Schools	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Martial Arts Studios	N	N	N	N	N	P	P	P	P	P	N	P	N
6800	Barber & Beauty Schools	N	N	N	N	N	P	P	P	P	P	N	N	N
6800	Art & Music Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Driving Schools	N	N	N	N	N	P	P	P	P	P	N	P	N
6911	Churches, Synagogues & Temples	C	C	C	N	N	N	N	N	N	C	N	N	C
6800	Adoption Agencies	N	N	N	N	N	P	P	P	P	P	N	N	P
6800	Professional Members Organizations	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Labor Unions & Similar Labor Organizations	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Civic, Social & Fraternal Associations	N	N	N	N	N	N	N	N	N	P	N	C	P

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
PUBLIC ASSEMBLIES & AMUSEMENTS														
7100	Libraries	N	N	N	N	N	P	P	P	P	P	N	N	N
7100	Museums	N	N	N	P	P	P	P	P	P	P	N	N	P
7100	Art Galleries	N	N	N	P	P	P	P	P	P	P	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	N	C	N	N	N	P	P	P	P	P	N	N	C
7100	Zoos	N	C	N	N	N	N	N	N	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61												
7100	Amphitheaters	N	C	N	N	N	C	C	C	C	C	N	N	N
7100	Motion Picture Theaters	N	N	N	P	P	P	P	P	P	P	N	N	N
7100	Stage Theater	N	N	N	P	P	P	P	P	P	P	N	N	N
7100	Dance Clubs/Music Venues	N	N	N	N	N	C	C	C	C	C	N	C	N
7100	Stadiums	N	N	N	N	N	C	C	C	C	C	C	C	N
7100	Arenas / Field Houses	N	N	N	N	N	C	C	C	C	C	N	C	N
7100	Auditoriums & Exhibit Halls	N	N	N	N	N	C	C	C	C	C	N	N	N
7100	Convention Centers	N	N	N	N	N	P	P	P	P	P	N	C	P
7100	Fairgrounds	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Amusements Parks	N	N	N	N	N	C	C	C	C	C	N	N	N
7100	Arcades & Miniature Golf	N	N	N	C	C	C	C	C	C	P	N	N	N
7100	Golf Driving Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N
7100	Go-Cart Tracks	N	N	N	N	N	N	N	N	N	N	N	C	N
7100	Golf Courses &/ or Country Clubs	C	C	C	N	N	N	N	N	N	N	C	C	N
7100	Tennis Courts - Private	N	N	N	C	C	C	C	C	C	P	N	C	P
7100	Roller Skating & Blading	N	N	N	N	N	C	C	C	C	P	N	C	N
7100	Skate Board Parks - Private	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A												
7100	BMX Biking Tracks & Facilities	N	C	C	N	N	N	N	N	N	N	N	C	N
7100	ATV / Motorcycle Tracks	N	N	N	N	N	N	N	N	N	N	N	N	N
7100	Riding Stables - Commercial	C	C	C	N	N	N	N	N	N	P	N	C	N
7100	Bowling Lanes	N	N	N	N	N	P	P	P	P	P	N	N	N
7100	Play Fields & Athletic Fields - Commercial	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Recreation Centers - General	N	N	N	P	P	C	C	C	C	P	N	C	N
7100	Gymnasium & Athletic Clubs	N	N	N	P	P	C	C	C	C	P	N	C	C
7100	Swimming Pools - Commercial	N	N	N	N	N	C	C	C	C	P	N	N	N

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		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI		
7100	Indoor Soccer Facilities	N	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Indoor Gun Ranges	N	C	C	N	N	C	C	C	C	C	C	N	C	N
7100	Water Slides	N	N	N	N	N	C	C	C	C	C	P	N	N	N
7100	Parks - General Recreation - Public Property	P	P	P	P	P	P	P	P	P	P	P	P	P	P
7100	Campgrounds	N	C	C	N	N	N	N	N	N	N	N	N	N	N
7100	Recreational Vehicle Park	N	C	N	N	N	N	N	N	N	N	N	N	N	N
AGRICULTURE & RESOURCE EXTRACTION															
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	N	C	C	N	N	C	C	C	C	C	C	C	C	N
N/A	Horticultural Services	N	C	C	N	N	C	C	C	C	C	C	C	C	N
N/A	Forestry & Timber Production	N	C	C	N	N	N	N	N	N	N	N	C	N	N
N/A	All Fisheries & Fish Hatcheries	N	C	N	N	N	N	N	N	N	N	N	C	C	N
N/A	All Mining & Related Services	N	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	All Resource Production & Extraction	N	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Peat Extraction	N	C	N	N	N	N	N	N	N	N	C	C	C	N
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51														
UNCLASSIFIED															
N/A	All unclassified items	See Section III of SLU Table (Appendix A)													

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day
of _____, 2019.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 5: Ordinance Amendments

Lindon City Code 17.46.100

Date: March 26, 2019
Applicant: Paul Johnson
Presenting Staff: Michael Florence

Type of Decision: Legislative
Council Action Required: Yes, the planning commission is the recommending body on this application.

MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-4-O (or *as presented, with changes*).

Overview:

Paul Johnson has made application to amend Title 17.64.100 pertaining to height and size requirements for detached accessory structures. Mr. Johnson is requesting the following changes for detached accessory apartments:

- Increase the livable floor area from 1,000 square feet to 1,500 square feet or 30% of the primary residence, whichever is less;
- Increase the maximum height requirement from 20 feet to a height not to exceed the height of the primary residence or 30 feet high, whichever is less.
- Mr. Johnson desires to construct a detached accessory apartment above a new garage.

Lindon City Code currently allows detached or substantially attached accessory structures with the following requirements:

- Height: Single story with a maximum height of 20 feet, whichever is less
- Setbacks: Same setbacks as the primary structure. Rear 30, Sides 10
- Size: Minimum 300 square feet with a maximum square footage of 1,000 and a maximum number of bedrooms of 3
- Entrances to detached accessory apartments shall also not face a street unless the detached accessory apartment is placed behind the primary residence so that the entrance is not substantially visible from the street. The purpose of this requirement is to preserve the single-family residential appearance of the single-family dwelling and/or the detached accessory apartment.
- Garages and accessory buildings substantially attached to the main building by covered walkways, breeze ways, and covered porches may include an accessory apartment. In such instances, the garage/accessory building shall not be more than a distance of eighteen feet (18') from the main dwelling unit measured linearly between the foundation lines of the two structures, and the apartment may not exceed 60% of the footprint of the primary residence livable floor area, but in no case shall it exceed one thousand two hundred (1,200) square feet of maximum livable floor area.

Staff Recommendations

If the planning commission approves of the proposed changes, staff recommends that additional items be added to the ordinance for detached accessory apartments:

- Any stairways for access to the second story shall be constructed on the interior of the accessory building/apartment. No exterior staircases unless required by building code. This is to maintain the residential appearance of the home;
- To minimize direct views to adjacent neighboring properties and to preserve privacy, clerestory windows shall be required no less than 6 feet above the finished floor if the two-story structure is located between 10-15 feet from the side property line.
- The total livable square footage applies to the entire two-story apartment and is not applied to each floor area. For example, an apartment could not be 1,500 square feet per floor.

- If a deck is constructed on the second story then the deck may only be oriented to the primary residence on the same parcel.

As staff researched detached accessory apartment ordinances throughout the country, many ordinances limit the maximum size to 1,200 square feet. Danville, California is an exception which allows a square footage of up to 2,000 square feet but the lot size has to be a minimum of 40,000 square feet. In regards to height, every city has varying standards due to neighborhood characteristics as well goals for the community. Typically, heights range between 20 and 25 feet but many communities also allow the accessory structure to be the same height as the primary residential structure on the property. In addition, many two-story detached accessory apartment ordinances require that the living space be above the garage. Lindon City currently allows single family homes to be built to 35 feet in height.

Reviewing City records, the City has approved 192 accessory apartments with most of all of those being within or attached to a single-family home. This is probably due to the construction expense of building a detached apartment and, for some, meeting the 30-foot rear setback may be a hardship due to lot size. The City does have a number of detached accessory garages that have game rooms or offices above a garage.

Since Lindon City already allows detached accessory apartments, the planning commission should consider whether the proposed changes will help to support additional detached accessory apartments within the community while also considering how the proposed changes are contextually sensitive to residential neighborhoods. One option would be to allow accessory apartments above a garage only so that the two-story structure is more architecturally compatible with the neighborhood. Residents are already accustomed to accessory structures such as detached garages or sheds in their back yard and accessory apartments above a garage may have less of an impact. Below are a few examples.



ORDINANCE NO. 2019-5-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.46.100 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal of the General Plan to encourage new accessory apartments and affordable housing; and

WHEREAS, on _____, 2019, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amendment. Amend Lindon City Code Section 17.46.100 as follows:

17.46.100 Accessory Apartments.

This section establishes requirements and regulations regarding accessory apartments.

1. *Purpose Statement.* It is the intent of the R2 Overlay Zone to allow accessory apartments in conjunction with owner occupied single family homes in residential zones, where such single family homes were not approved as part of an R2 Overlay project. The purpose of the accessory apartment provisions are to:

- a. Provide a mix of housing options that responds to changing family needs and smaller households;
- b. Offer a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship, and services;
- c. Provide a broader range of affordable housing;
- d. Create new housing units within existing residential zones while respecting the look and scale of single-family dwelling development within Lindon.

2. *General Requirements for all Accessory Apartments.*

- a. *Location.* Accessory apartments shall be allowed only in conjunction with owner occupied single-family dwellings, but shall not be approved in conjunction with other R2 Overlay projects.
- b. *Number of Accessory Apartments.* A maximum number of one (1) accessory apartment shall be allowed in

conjunction with each owner occupied single family dwelling.

c. *Parking.* A single family dwelling with an accessory apartment shall provide at least four total off-street parking stalls (2 for the single-family dwelling and 2 for the accessory apartment). Parking stalls within a garage or carport utilized by the single-family dwelling shall not count toward the two additional required parking stalls for the accessory apartment, or vice versa, unless the garage is sized for more than two vehicles and an accessible route from the garage parking to the accessory apartment can be maintained. No required parking shall be within the front or street-side yard setback. Tandem (end-to-end) parking in a side-yard may be acceptable for the required parking. Parking areas and driveways shall be provided with a dustless, hard surface material such as asphalt, concrete, compacted gravel, masonry, or concrete pavers. A hard surfaced path, sidewalk, or walkway shall be provided from the accessory apartment entrance to the required accessory apartment off-street parking stalls.

d. *Size Restrictions.* The size of an accessory apartment shall be at least three hundred (300) square feet and shall not contain more than three (3) bedrooms.

e. *Building Code.* All construction and remodeling shall comply with building codes in effect at the time of construction or remodeling.

f. *Building Entrances.* A single-family dwelling approved with an accessory apartment shall not have a separate entrance at the front of the building or side of the building facing the street where the sole purpose of the entrance is to provide access to the accessory apartment. Entrances to detached accessory apartments shall also not face a street unless the detached accessory apartment is placed behind the primary residence so that the entrance is not substantially visible from the street. The purpose of this requirement is to preserve the single-family residential appearance of the single-family dwelling and/or the detached accessory apartment.

g. New or existing garages and accessory buildings substantially attached to the main dwelling by covered walkways, covered breeze ways, and covered porches may include an accessory apartment. In such instances, the garage/accessory building shall not be more than a distance of eighteen feet (18') from the main dwelling unit measured linearly between the foundation lines of the two structures, and the apartment may not exceed 60% of the footprint of the primary residence livable floor area, but in no case shall it exceed on thousand two hundred (1,200) square feet of maximum livable floor area.

h. *Apartment address.* The address of the accessory apartment shall be clearly posted so as to be seen from the public street.

i. *Ownership.* An accessory apartment shall not be sold separately, or subdivided from the principal dwelling unit, parcel, or lot.

3. *Additional Requirements for Detached Accessory Apartments.*

a. *Height Restrictions.* Detached accessory apartments are limited to one ~~(1) single-story~~ two (2) stories above grade with a maximum height not to exceed the height of the primary residence or ~~twenty feet (20')~~ thirty (30) feet high, whichever is less. Building height is determined by averaging the measurements of 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 and determining building height. (if the planning commission recommended that livable area only go above a garage then the following would be added to section a: Detached accessory apartments are limited to one story above grade with a maximum height not to exceed the height of the primary residence or twenty (20) feet. However, detached accessory apartments may be above an accessory structure and are limited to the height of the primary residence or thirty (30) feet high, whichever is less.

b. *Setbacks.* A detached accessory apartment must meet the same setbacks as the primary residence for the underlying zone in which it is located, except that it shall be set back at least 10' further from a front-facing façade of the primary residence which faces a street. Detached accessory apartments on the street- side yard of corner lots are only required to be set back 10' further than the front- facing façade of the primary residence. No additional setback applies to street- side yard areas. See Table 17.46B. To minimize direct views to adjacent neighboring properties and to preserve privacy, clerestory windows shall be required no less than six (6) feet above the finished floor if the two-story structure is located between ten to fifteen (10-15) feet from the side property line.

c. *Size limit.* The detached accessory apartment may be attached to or part of other accessory structures, but in no case shall the maximum livable floor area of the detached accessory apartment exceed ~~one thousand (1,000)~~ fifteen hundred (1,500) square feet. The total livable square footage is calculated for both stories and does not apply separately to each story. (if the planning commission recommended that livable area only go above a garage then the previous sentence would be removed) Stairways for access to the second story shall be constructed on the interior of the accessory building/apartment. No exterior staircases shall be constructed unless required by building code for egress.

d. *Exterior design.* Architectural features and roofline of the detached accessory apartment shall be designed and constructed to be compatible with the character and materials used on the exterior of the primary residence. If a deck is constructed on the second story then it may only be oriented to the primary residence on the same parcel.

e. *Utilities.* Except for sewer service, all public and private utility services to the detached accessory apartment shall be provided through utility lines which service the primary residence. Additional utility meters, utility laterals, or secondary service hook-ups are not permitted except as approved by the Chief Building Official and/or the Public Works Director in cases where options to provide utilities through the primary residence service laterals are not feasible or cause significant hardship to the applicant.

4. *Accessory Apartment Permit.* Any person constructing or causing the construction of a residence that has an accessory apartment or any person remodeling or causing the remodeling of a residence for an accessory apartment, or any person desiring an accessory apartment shall obtain a building permit from the City. Before the permit is issued the applicant shall:

a. Submit a site plan drawn accurately to scale that shows property lines and dimensions, the location of existing buildings and building entrances, proposed buildings or additions, dimensions from buildings or additions to property lines, and the location of parking stalls.

b. Include detailed floor plans drawn to scale with labels on rooms indicating uses or proposed uses and other criteria required by the Chief Building Official.

5. The City shall evaluate the permit and shall approve or deny the application based on the criteria as outlined in LCC [17.46.100](#). If the application meets all requirements, the City shall mail notice to owners of record within 300' of the subject property. This notice shall summarize the nature of the request, give the location of the apartment, list the approval criteria with an indication that the City intends to issue the permit, and inform the property owners that they may request that the accessory apartment application be reviewed by the Planning Commission if they feel that the application does not meet the approval criteria. Any interested party requesting Planning Commission review shall submit a written request to the Planning Commission within fourteen (14) days after the date of the notice received and shall state how the application does not meet the ordinance criteria. If no written request for Planning Commission review is received by the City within 14 days after the date of the notice, the permit for the accessory apartment can be issued.

6. Upon submittal to the Planning Department of a written request for Planning Commission review, the Planning Commission shall hear the item at their next regularly scheduled meeting and shall review the request to determine compliance with the approval criteria as found within LCC [17.46](#). The Planning Commission shall then approve, continue, or deny the application.

7. Upon issuance of the accessory apartment building permit, the applicant shall pay fees in accordance with the currently adopted Lindon City Fee Schedule.

8. *Affidavit and Agreement Requirements.* The following affidavits and agreements shall be required prior to issuance or final approval of a building permit for an accessory apartment:

a. The owner of any single-family dwelling requesting an accessory apartment shall sign an affidavit therein stating that the primary dwelling and/or the accessory apartment on the lot or parcel will be owner occupied. This affidavit shall be recorded against the property and run with the land and be binding on future successors of the property; and

b. The owner shall provide documentation that the accessory apartment rental rates will meet the “moderate income housing” definition as per Utah State Code. On a form approved by the City, a certification regarding the owner’s understanding of the moderate income housing requirements and an agreement to abide by said requirements shall be signed by the owner and recorded against the property and shall run with the land and be binding on future successors of the property.

c. The provisions of subsection b. above shall apply to any accessory apartment which was approved by Lindon City after February 1, 2012. (Ord. 2012-2, amended, 2012; Ord. 2008-6, amended, 2008; Ord. 2008-1, amended, 2008; Ord. 2001-10, amended, 2001; Ord. 2000-13, amended, 2000; Ord. 99-22, amended, 2000; Ord. 98-13, amended, 2000)

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day
of _____, 2019.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL

Item 6: Ordinance Amendments

Standard Land Use Table Appendix A

Date: 26 March 2019
Applicant: Lindon City
Presenting Staff: Anders Bake

Type of Decision: Legislative
Council Action Required: Yes, the planning commission is the recommending body on this application.

MOTION

I move to (*approve, deny, continue*) ordinance amendment 2019-6-O (or *as presented, with changes*).

Overview:

Lindon City is proposing an amendment to Appendix A Standard Land Use Table to remove Recycling businesses as a use category from the Standard Land Use Table. The Standard Land Use Table currently lists Recycling businesses as a conditional use in the Heavy Industrial (HI) and Light Industrial (LI) zones and as not permitted in all other zones.

Lindon City has seen significant commercial and industrial investment specifically in the industrial and commercial areas that surround the Light and Heavy Industrial zones. The City seeks to continue to promote new growth through economic development. Recycling businesses is a broad classification but would include those businesses that collect solid waste (refuse) or materials for recycling like cardboard or construction materials for processing and transfer to another location. The purpose of removing Recycling businesses is to reduce the incompatibility of recycling uses with new and existing development. Recycling businesses can create undesirable secondary effects with outdoor storage, odors, dust, and noise, which discourage businesses from locating in surrounding areas. Currently, only the Utah County North Point Solid Waste Special Service District is located in the City.

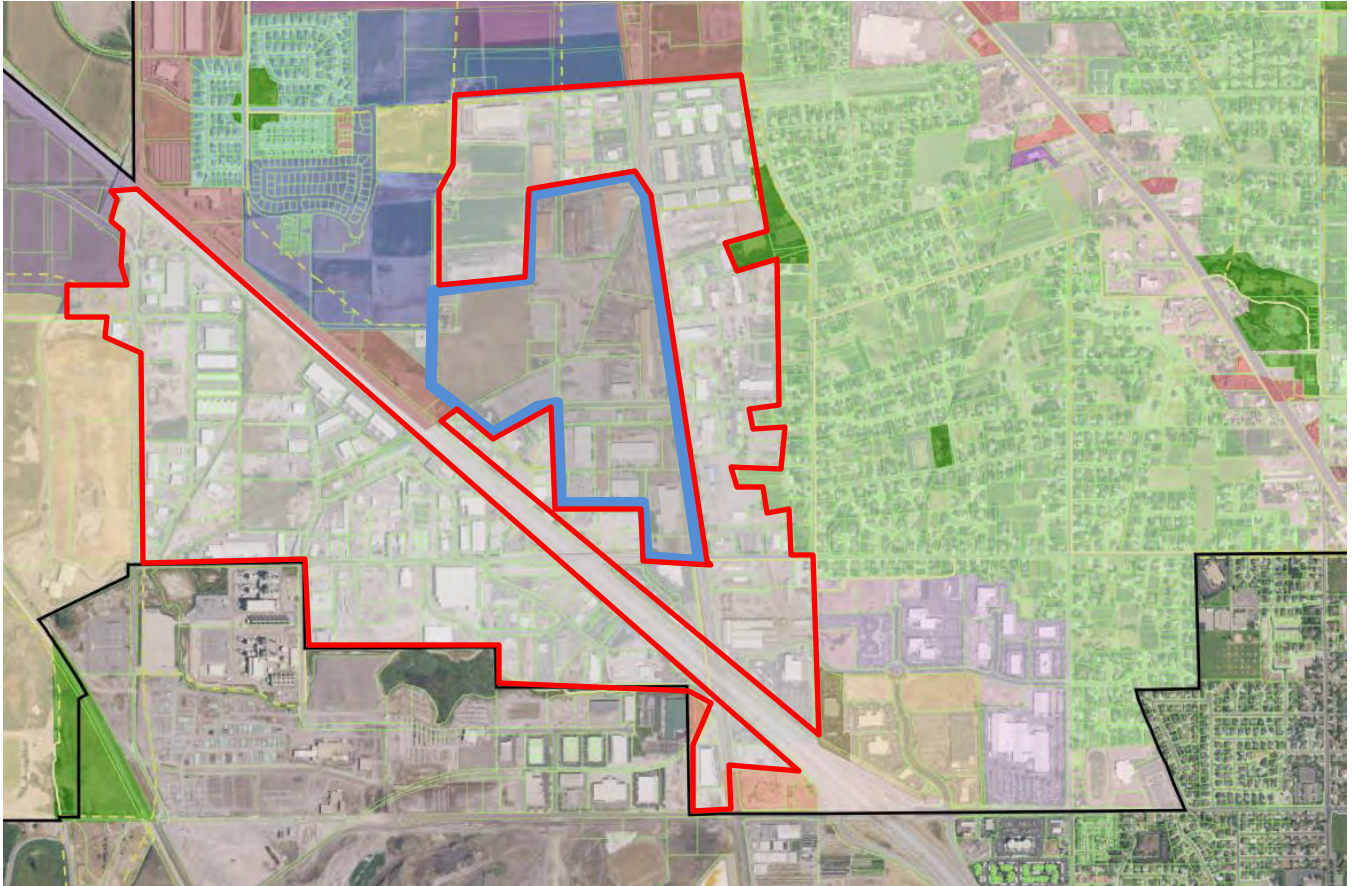
Summary of Lindon City Code Amendments

1. Removes the following Permitted Primary Use from the Standard Land Use Table:
Recycling businesses (Indoor processing only. Outdoor product storage areas require sight obscuring fencing. Applications must meet SLU compatibility standards.)

Exhibits

- Lindon City Zoning Map
- Proposed Ordinance

Zoning Map



— Heavy Industrial Zone

— Light Industrial Zone

ORDINANCE NO. 2019-6-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING APPENDIX A STANDARD LAND USE TABLE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council is authorized by state law to enact and amend ordinances establishing land use regulations; and

WHEREAS, the proposed amendment is consistent with the goal for commercial and industrial development in the General Plan to carefully limit any negative impact of commercial facilities on neighboring land use areas and to encourage the development of high quality, aesthetically pleasing business park areas;

WHEREAS, on _____, 2019, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

WHEREAS, after the public hearing, the Planning Commission further considered the proposed ordinance and recommended that the Council adopt the attached ordinance;

WHEREAS, the Council held a public hearing on _____, to consider the recommendation and the Council received and considered all public comments that were made therein.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lindon, Utah County, State of Utah, as follows:

SECTION I: Amend Lindon City Code Appendix A Standard Land Use Table as follows:

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
MISCELLANEOUS														
N/A	Solicitors	See LCC 5.40 - Solicitors Ordinance												
N/A	Itinerant Merchants	N	N	N	See LCC 17.17.140 - Temporary Site Plans									
7100	Fireworks Stands	See 8.28 - Fireworks Ordinance												
7100	Christmas Tree Sales	N	N	N	See LCC 17.17.140 - Temporary Site Plans									
7100	Mechanical Amusement	N	N	N	C	C	C	C	C	C	C	C	C	N
N/A	Individual Containers for Recyclable Materials - commercial storage	N	N	N	N	N	C	C	C	C	C	C	C	N
RESIDENTIAL														
N/A	Single Family	P	N	N	N	N	N	N	N	N	N	N	N	N
1111	Accessory Apartments	See 17.46 R2 Overlay	N	N	N	N	N	N	N	N	N	N	N	N
1111	Condominium		N	N	N	N	N	N	N	N	N	N	N	N
1111	Apartments		N	N	N	N	N	N	N	N	N	N	N	N
1200	Rooming & Boarding Houses	N	N	N	N	N	N	N	N	N	N	N	N	N
1233	Fraternity & Sorority Houses	N	N	N	N	N	N	N	N	N	N	N	N	N
1500	Membership Lodging	N	N	N	N	N	C	C	C	C	N	N	N	N
1233	Student Housing	See 17.46 - R2 Overlay												
1241	Youth Rehabilitation	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1241	Assisted Living Facilities - small	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1241	Assisted Living Facilities - large	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1200	Transitional Treatment Home - sm.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1200	Transitional Treatment Home - lg.	See 17.70 - Group Homes and 17.72 - Care Facilities Overlay												
1400	Subdivided Manufactured Mobile Homes Parks	N	N	N	N	N	N	N	N	N	N	N	N	N
1300	Hotels, Tourist Courts, Bed & Breakfast and Motels	N	N	N	P	P	P	P	P	P	P	N	N	P
1300	Residential Bed & Breakfast Facility - 3 rooms or less	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Caretaker Facilities - accessory to main uses only	N	N	N	C	C	C	C	C	C	C	C	C	C
MANUFACTURING														
NOTE: Any listed "indoor only" manufacturing business proposing "outdoor storage" in the HI or LI zones is required to obtain a Conditional Use Permit.														
2000	Slaughterhouse	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Meat & Dairy	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	General Food Mfg.- under 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	General Food Mfg.- over 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	N	C	C	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
2000	Candy & Other Confectionary Products	N	N	N	N	N	C	C	C	C	C	P	P	N
2000	Preparing Feeds for Animals & Fowl	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Brewery (Liquors & Spirits) max. 1,000 sq. ft. and must be in conjunction with a restaurant	N	N	N	N	N	N	N	N	N	C	P	C	N
2000	Ice Manufacturing	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Textile Mill Products	N	N	N	N	N	N	N	N	N	N	P	N	N
2000	All General Apparel	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Lumber & Wood Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Cabinets and Similar furniture & Fixtures - indoor storage and production only	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Pulp Products	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Publishing, Printing, & Misc. Related Work	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Industrial Chemical	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Explosives	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Petroleum & Coal Products	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Other Gas Productions	N	N	N	N	N	N	N	N	N	N	C	N	N
2000	Candle and wax products manufacturing	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Rubber and Misc. Plastics	N	N	N	N	N	N	N	N	N	N	C	N	N
2000	Stone, Clay, Glass, & Associated Products - indoor storage & production only	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Asphalt & Concrete Batch Plants or Road Product Manufacturing - concrete crushing, road base, etc.	N	N	N	N	N	N	N	N	N	N	N	N	N
2000	Recycling businesses (indoor processing only. Outdoor product storage areas require site-obscuring fencing. Applications must meet SLU-compatibility standards.)	N	N	N	N	N	N	N	N	N	N	C	C	N
2000	Fabricated Metal Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Fabricated Metal products, indoor storage & production only.	N	N	N	N	N	N	N	N	N	C	P	P	N
2000	Professional, Scientific, Photographic, Optical instruments & Associated Equipment	N	N	N	N	N	N	N	N	N	P	P	P	N
2000	Tobacco Products	N	N	N	N	N	N	N	N	N	N	P	C	N
2000	Motion Picture production (permanent studios)	N	N	N	N	N	N	N	N	N	P	P	P	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
2000	Signs & Advertising	N	N	N	N	N	N	N	N	N	P	P	P	N
TRANSPORTATION, COMMUNICATIONS, & UTILITIES														
4000	Railroad Lines Extension & Associated Uses	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Bus Passenger Terminals	N	N	N	N	N	C	C	C	C	P	P	P	N
4000	Bus Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	N
4000	Motor Freight Terminals	N	N	N	N	N	N	N	N	N	N	P	C	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	C	N
4000	Taxicab Terminal/Garage	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Auto Parking Facilities - private	N	N	N	P	P	P	P	P	P	P	P	P	P
4000	Telephone Utility Lines - above ground	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Telephone Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Cellular Communication Towers	See Section 5.07												
4000	Television Broadcasting Studios - only	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Television Transmitting Stations & Relay Tower (height of tower may not exceed maximum height of zone)	N	C	N	N	N	N	N	N	N	C	C	C	N
4000	Radio & Television Broadcasting Studios (height of any antenna or tower may not exceed maximum height of zone)	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Electric Utility Lines - above ground 35 kV or greater	C	C	C	C	C	C	C	C	C	C	C	C	C
4000	Electric Utility Lines - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Electric Utility Lines - above ground and less than 35 kV	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Electricity Regulating Substations	N	N	N	N	N	N	N	N	N	C	C	C	N
4000	Gas Utilities - underground	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N	N	N	N	N	N	N	N	N	C	N	N
4000	Gas Pressure Control Stations	N	N	N	N	N	N	N	N	N	N	C	C	N
4000	Culinary Water Treatment Plants - Purification	N	N	N	N	N	N	N	N	N	N	P	P	N
4000	Water Storage	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Water Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	P	P
4000	Sewage Treatment Plants	N	C	N	N	N	N	N	N	N	N	N	N	N
4000	Sewage Pressure Control Stations	P	P	N	P	P	P	P	P	P	P	P	P	P

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
4000	Solid Waste Disposal & Incineration	N	N	N	N	N	N	N	N	N	N	N	N	N
4000	Freight Forwarding Services	N	N	N	N	N	N	N	N	N	P	P	P	N
4000	Packing & Crating Services	N	N	N	N	N	C	C	C	C	C	P	P	N
4000	Waste Transfer Stations	N	N	N	N	N	N	N	N	N	N	N	N	N
WHOLESALE TRADE (Sell for Resale)														
Note: Any permitted (P) wholesale business proposing "outdoor storage" in the HI and LI zones is required to obtain a Conditional Use Permit														
5100	Automobiles, Motor Vehicle, & Other Automotive Equipment (outdoor storage of vehicles is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Tires & Tubes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Drugs, Drug Proprietarys & Druggists' Sundries - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paints & Varnishes - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Apparel & Accessories - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Groceries & Food Stuffs - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Agricultural Commodities (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Electrical Apparatus & Equipment, Wiring Supplies, & Construction Materials - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Hardware - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Plumbing & Heating Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Air Conditioning, Refrigeration Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Commercial, Industrial, & Agricultural Machine Equipment & supplies (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Professional Equipment & Supplies - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5100	Transportation equipment, Other Machinery Equipment, & Supplies (Outdoor storage of vehicles & trailers is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
5100	Metal & Minerals - includes Rock Products, Concrete, Asphalt - excludes liquid petroleum products & scrap	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Petroleum Bulk Stations & Terminals	N	N	N	N	N	N	N	N	N	N	C	N	N
5100	Scrap & Waste Materials	N	N	N	N	N	N	N	N	N	N	N	N	N
5100	Tobacco & Tobacco Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Beer, Wine, & Distilled Alcoholic Beverages - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Paper & Paper Products - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Furniture & Home furnishings - indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N
RETAIL TRADE														
5200	Lumber yards - outdoor storage	N	N	N	N	N	N	N	N	N	C	C	C	N
5200	Building Material, Equipment Supplies & Hardware - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N
5200	Farm Equipment	N	N	N	N	N	N	N	N	N	C	C	P	N
5300	Home Improvement Centers	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Department Stores	N	N	N	P	P	P	P	P	P	P	N	N	N
5300	Mail Order Houses	N	N	N	N	N	N	N	N	N	P	N	P	N
5300	Limited Price Variety Stores	N	N	N	N	N	P	P	P	P	P	N	P	N
5300	Direct Selling Organizations - Call Centers	N	N	N	N	N	C	C	C	C	C	N	C	C
5300	Arts, Crafts & Hobbies	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Musical Instruments	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Flea Market - indoor storage only	N	N	N	N	N	C	C	C	C	C	N	C	N
5300	Groceries &/or Food	N	N	N	P	P	P	P	P	P	P	N	P	N
5300	Farmers Market	N	P	N	N	N	C	C	C	C	C	N	C	N
5300	Candy & Other Confectionery Products	N	N	N	P	P	P	P	P	P	P	N	P	N
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	N	N	N	C	C	C	C	C	C	C	N	C	N
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only	N	N	N	C	C	P	P	P	P	C	N	P	N

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N	N	N	C	N	P	P	N	N	C	P	N
5500	Mobile & Manufactured Homes Sales	N	N	N	N	N	N	N	N	N	C	C	P	N
5500	Tires, Batteries, & Accessories	N	N	N	C	C	P	P	P	P	P	N	P	N
5500	Gasoline Service Station with or Without Store	N	N	N	C	C	P	P	P	P	P	N	P	N
5500	Marine Craft & Accessories	N	N	N	N	N	C	C	C	C	C	N	P	N
5500	Aircraft & Accessories	N	N	N	N	N	N	N	N	N	N	N	P	N
5600	Clothing, Apparel, & Accessories	N	N	N	P	P	P	P	P	P	P	N	N	N
5700	Furniture & Home furnishings - indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N
5700	Music Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5800	Restaurants	N	N	N	P	P	P	P	P	P	P	C	P	P
5800	Fast Food	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Pharmacy	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Antiques	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Jeweler or Gold, Silver Dealers	N	N	N	C	C	P	P	P	P	P	N	N	N
5900	Secondhand Merchants - No outdoor storage except as CUP in LI zone	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Books	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Stationery	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Office Supplies	N	N	N	P	P	P	P	P	P	P	N	N	P
5900	Cigars - Cigarettes	N	N	N	N	N	N	N	N	N	P	N	P	N
5900	Newspapers/Magazines	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Cameras & Photographic Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Gifts, Novelties, & Souvenirs	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Florists	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Video Rentals	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Sporting Goods	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Bicycles	N	N	N	P	P	P	P	P	P	P	N	P	N
5900	Toys	N	N	N	P	P	P	P	P	P	P	N	N	N
5900	Farm & Garden Supplies	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Hay, Grains, & Feed	N	N	N	N	N	C	C	C	C	C	N	P	N
5900	Nursery - Plants	N	N	N	N	N	P	P	P	P	P	N	P	N
5900	Computer Goods & Services	N	N	N	P	P	P	P	P	P	P	N	P	P
5900	Optical Goods	N	N	N	P	P	P	P	P	P	P	N	N	N
SERVICES														

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6100	Professional Office Uses	N	N	N	P	P	P	P	P	P	P	P	P	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Check Cashing and Other Payday Loans or Similar Credit Services	N	N	N	N	N	N	N	N	N	N	N	N	N
6100	Security & Commodity Brokers, Dealers, & Exchanges	N	N	N	N	N	P	P	P	P	P	N	N	P
6100	Insurance Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	P
6100	Title Abstracting	N	N	N	P	P	P	P	P	P	P	N	N	P
6200	Laundering and Dry Cleaning Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Custom Tailoring	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Laundromats	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	House Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Commercial Janitorial	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Window Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Chimney Sweep	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Photographic Services - Including Commercial	N	N	N	N	N	P	P	P	P	P	N	P	C
6200	Beauty & Barber Shops	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Massage Therapy/Personal Care Health Spa	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Funeral Homes	N	N	N	N	N	P	P	P	P	P	N	N	N
6200	Crematory Services	N	N	N	N	N	N	N	N	N	N	C	C	N
6200	Cemeteries	C	C	C	N	N	N	N	N	N	N	N	N	N
6200	Child Day Care - 5 to 16 children (4 or less not regulated)	C	N	N	N	N	P	P	P	P	C	N	N	C
6200	Commercial Adult Day Care Facility	See Section 17.70 and 17.72												
6200	Commercial Preschool	N	N	N	N	N	P	P	P	P	P	N	N	C
6200	Catering Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6200	Wedding Reception Centers	N	N	N	N	N	P	P	P	P	P	N	N	N
6300	Advertising Services - General	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Direct Mail Advertising	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Travel Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6300	Private Postal Services	N	N	N	N	N	P	P	P	P	P	C	P	C

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6300	Blueprinting & Photocopying	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Disinfecting & Exterminating	N	N	N	N	N	N	N	N	N	C	N	P	N
6300	Locksmithing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	News Syndicate	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Employment Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6300	Vault Security Storage - Mini-Storage (outdoor storage by Conditional Use only and is limited to 15% of total storage space and limited to personal recreational vehicles)	N	N	N	N	N	N	N	N	P	P	N	P	N
6300	Research, Development, & Testing Services	N	N	N	N	N	C	C	C	C	P	N	P	P
6300	Business & Management Consulting	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Detective & Protective Services	N	N	N	N	N	P	P	P	P	P	N	P	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	N	N	N	N	N	N	N	N	P	P	N
6300	Light Equipment Rental & Leasing; Automobile & Light-Truck Rental (No vehicles over 26,000 GVW)	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Photo-Finishing	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Stamp Trading	N	N	N	N	N	P	P	P	P	P	N	P	N
6300	Motion Picture Distribution & Services	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Automobile Wash	N	N	N	N	N	P	P	P	P	P	N	P	N
6411	Auto Lube & Tune-up	N	N	N	N	N	C	C	C	C	P	N	P	N
6411	Auto Tire Shops / Tire Sales / Tire Services	N	N	N	C	N	C	C	C	C	P	N	P	N
6411	General Auto / Vehicle Repair	N	N	N	N	N	N	N	N	N	C	C	C	N
6400	Wrecking Yards	N	N	N	N	N	N	N	N	N	N	N	N	N
6400	Impound Yards	N	N	N	N	N	N	N	N	N	N	C	C	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	N	N	N	N	N	C	C	C	C	C	N	C	N
6400	Watch, Clock, & Jewelry Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6400	Re-Upholstery & Furniture Repair	N	N	N	N	N	P	P	P	P	P	N	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	N	N	N	N	N	P	P	P	P	P	N	N	P
6513	Hospital Services	N	N	N	N	N	C	C	C	C	C	N	N	N
6500	Medical & Dental Laboratories	N	N	N	N	N	P	P	P	P	P	N	P	P

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
6500	Veterinarian Services, Animal Hospitals - small animals only	N	C	N	N	N	C	C	C	C	C	N	C	N
6500	Veterinarian Services, Animal Hospitals - large animals	N	C	N	N	N	N	N	N	N	N	N	C	N
6500	Legal Services	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Engineering & Architectural	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Educational & Scientific Research	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Accounting, Auditing & Bookkeeping	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Urban Planning	N	N	N	P	N	P	P	P	P	P	N	P	P
6500	Auction Services - Indoor Only	N	N	N	N	N	P	P	P	P	P	N	P	N
6500	Family & Behavioral Counseling	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Genealogical - Family History Services	N	N	N	N	N	P	P	P	P	P	N	N	P
6500	Interior Design	N	N	N	N	N	P	P	P	P	P	N	P	P
6600	Building Construction - General Contractor, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6600	Landscaping Service, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N
6800	Private Primary & Secondary Schools	C	N	N	N	N	C	C	C	C	C	N	C	N
6800	Universities & Colleges	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Professional & Vocational Schools	N	N	N	N	N	C	C	C	C	C	N	C	C
6800	Martial Arts Studios	N	N	N	N	N	P	P	P	P	P	N	P	N
6800	Barber & Beauty Schools	N	N	N	N	N	P	P	P	P	P	N	N	N
6800	Art & Music Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Dancing, Tumbling, and Gymnastics Schools	N	N	N	N	N	P	P	P	P	P	N	P	C
6800	Driving Schools	N	N	N	N	N	P	P	P	P	P	N	P	N
6911	Churches, Synagogues & Temples	C	C	C	N	N	N	N	N	N	C	N	N	C
6800	Adoption Agencies	N	N	N	N	N	P	P	P	P	P	N	N	P
6800	Professional Members Organizations	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Labor Unions & Similar Labor Organizations	N	N	N	N	N	N	N	N	N	P	N	C	P
6800	Civic, Social & Fraternal Associations	N	N	N	N	N	N	N	N	N	P	N	C	P
PUBLIC ASSEMBLIES & AMUSEMENTS														
7100	Libraries	N	N	N	N	N	P	P	P	P	P	N	N	N
7100	Museums	N	N	N	P	P	P	P	P	P	P	N	N	P
7100	Art Galleries	N	N	N	P	P	P	P	P	P	P	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	N	C	N	N	N	P	P	P	P	P	N	N	C

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
7100	Zoos	N	C	N	N	N	N	N	N	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Section 8.30 and 17.61												
7100	Amphitheaters	N	C	N	N	N	C	C	C	C	C	N	N	N
7100	Motion Picture Theaters	N	N	N	P	P	P	P	P	P	P	N	N	N
7100	Stage Theater	N	N	N	P	P	P	P	P	P	P	N	N	N
7100	Dance Clubs/Music Venues	N	N	N	N	N	C	C	C	C	C	N	C	N
7100	Stadiums	N	N	N	N	N	C	C	C	C	C	C	C	N
7100	Arenas / Field Houses	N	N	N	N	N	C	C	C	C	C	N	C	N
7100	Auditoriums & Exhibit Halls	N	N	N	N	N	C	C	C	C	C	N	N	N
7100	Convention Centers	N	N	N	N	N	P	P	P	P	P	N	C	P
7100	Fairgrounds	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Amusements Parks	N	N	N	N	N	C	C	C	C	C	N	N	N
7100	Arcades & Miniature Golf	N	N	N	C	C	C	C	C	C	P	N	N	N
7100	Golf Driving Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N
7100	Go-Cart Tracks	N	N	N	N	N	N	N	N	N	N	N	C	N
7100	Golf Courses &/ or Country Clubs	C	C	C	N	N	N	N	N	N	N	C	C	N
7100	Tennis Courts - Private	N	N	N	C	C	C	C	C	C	P	N	C	P
7100	Roller Skating & Blading	N	N	N	N	N	C	C	C	C	P	N	C	N
7100	Skate Board Parks - Private	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Skate Board Parks - Publicly Owned	See Section III - Appendix A												
7100	BMX Biking Tracks & Facilities	N	C	C	N	N	N	N	N	N	N	N	C	N
7100	ATV / Motorcycle Tracks	N	N	N	N	N	N	N	N	N	N	N	N	N
7100	Riding Stables - Commercial	C	C	C	N	N	N	N	N	N	P	N	C	N
7100	Bowling Lanes	N	N	N	N	N	P	P	P	P	P	N	N	N
7100	Play Fields & Athletic Fields - Commercial	N	C	N	N	N	N	N	N	N	N	N	C	N
7100	Recreation Centers - General	N	N	N	P	P	C	C	C	C	P	N	C	N
7100	Gymnasium & Athletic Clubs	N	N	N	P	P	C	C	C	C	P	N	C	C
7100	Swimming Pools - Commercial	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Indoor Soccer Facilities	N	N	N	N	N	N	N	N	N	P	N	C	N
7100	Indoor Gun Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N
7100	Water Slides	N	N	N	N	N	C	C	C	C	P	N	N	N
7100	Parks - General Recreation - Public Property	P	P	P	P	P	P	P	P	P	P	P	P	P
7100	Campgrounds	N	C	C	N	N	N	N	N	N	N	N	N	N
AGRICULTURE & RESOURCE EXTRACTION														

STANDARD LAND USE TABLE BY ZONE

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial							Industrial		R&B
		(R1-12, R1-20, R3)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	
N/A	Commercial Farms & Ranches producing Pigs, Turkeys, Mink, or Chickens products	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Agricultural Related Activities: Commercial Production - large scale	N	C	C	N	N	C	C	C	C	C	C	C	N
N/A	Horticultural Services	N	C	C	N	N	C	C	C	C	C	C	C	N
N/A	Forestry & Timber Production	N	C	C	N	N	N	N	N	N	N	C	N	N
N/A	All Fisheries & Fish Hatcheries	N	C	N	N	N	N	N	N	N	N	C	C	N
N/A	All Mining & Related Services	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	All Resource Production & Extraction	N	N	N	N	N	N	N	N	N	N	N	N	N
N/A	Peat Extraction	N	C	N	N	N	N	N	N	N	C	C	C	N
See LCC 17.18	CF zone (Commercial Farm) uses - See LCC 17.51													
UNCLASSIFIED														
N/A	All unclassified items	See Section III of SLU Table (Appendix A)												

PASSED and ADOPTED and made EFFECTIVE by the City Council of Lindon City, Utah, this _____ day
of _____, 2019.

Jeff Acerson, Mayor

ATTEST:

Kathryn A. Moosman,
Lindon City Recorder

SEAL