

LINDON CITY CODE

Chapter 17.49

INDUSTRIAL ZONES

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Section 17.49.010 General provisions.

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

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

Refer to the following chapters and subsections for additional regulations:

1. 17.04 General and Supplemental Provisions
2. 17.20 Conditional Uses Generally
3. 17.16 Nonconforming Buildings and Uses
4. 17.18 Off-Street Parking
5. Title 18, Lindon City Sign Ordinance (Ord. 98-9, Amended, 10/03/2000)

Section 17.49.020 LI--Manufacturing and distribution district - Purpose.

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

Section 17.49.030 HI--General industrial district - Purpose.

It shall be the purpose of the HI district to provide

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

Section 17.49.040 Uses.

No building, structure or land shall be used or developed and no building or structure shall be erected, structurally altered, enlarged or maintained in the industrial zones except as provided as a permitted or conditional use by the Standard Land Use Table in Appendix A. Any site which contains a legal nonconforming use must meet all applicable Lindon City ordinance requirements when the use is changed.(Ord. 98-9, Amended, 10/03/2000)

1. The Planning Commission shall have the authority to approve special training schools other than those associated with an industrial use when all of the following requirements are met:

- A. All neighboring businesses and property owners have been noticed by the applicant of the proposed use and have been informed of the time and date of the conditional use permit hearing proposed before the Planning Commission.
- B. The applicant has demonstrated special facility needs for the training school which are particular to large open industrial buildings.
- C. Parking, traffic, hours of operation, as well as other site plan and business practices shall be compatible with the industrial character of the LI Zone. The applicant shall demonstrate that they can provide adequate parking for the special training school without becoming a burden to neighboring property and/or business owners.

(Ord. 2001-5, Add, 06/19/01)

Section 17.49.050 Height.

The maximum height for all buildings and structures regulated by this chapter shall be forty-eight (48) feet in the LI zone and fifty (50) feet in

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that is at least six inches (6") higher than the parking area.

7. A masonry or concrete fence seven feet (7') high, shall be constructed and maintained along any property line between an industrial development and a residential use in a residential zone or vacant land in a residential zone. The fence shall be constructed and maintained by the owner of the industrial development. In all industrial zones the Planning Commission may approve a fence other than a masonry fence or a height greater than seven feet (7') if it makes the following findings:
 1. The proposed fence provides an adequate buffer for the adjoining residential use.
 2. The appearance of the fence will not detract from the residential use and/or industrial use of the property.
 3. The proposed fence will shield the residential use from noise, storage, traffic or any other characteristic of the industrial use that is incompatible with residential uses.
8. If not in conflict with utilities or other infrastructure, a landscape strip with a ten foot (10') minimum width running the length of frontage along Interstate 15 shall be installed and maintained in the T zone. Trees shall be planted thirty feet (30') on center in the landscape strip. As long as there is no net loss of trees, the location of the trees can be altered by the Planning Commission if the strip of landscaping is in conflict with utilities or other infrastructure. (Ord 2008-10, amended 09/02/2008, Ord. 98-9, Amended, 10/03/2000)

Section 17.49.070 Architectural design.

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

1. Twenty-five percent (25%) minimum of the exterior of all buildings (except as permitted in 17.40.070(2)) shall be covered with brick, decorative block, stucco, wood, or other similar materials as approved by the Planning Commission. Colored pre-cast concrete or colored tilt-up buildings also meet the architectural treatment requirement. (These architectural treatment standards are not applicable in the HI zone). Thirty percent
 - a. With the consent of the property owner, the Planning Commission may allow some or all of the required architectural treatment on a proposed building or addition to be transferred to a pre-existing building or structure, or transferred to one or more sides of a proposed structure, which may be more visible from a public street. Said transfer of architectural treatment would need to improve the overall visual character of the area in a greater manner than if the treatment is only applied to the less visible building, addition, or side of the structure being considered. No net loss of treatment should occur. When considering a transfer of the architectural treatment, the Planning Commission should be conscious of visual site lines of adjacent buildings and properties to determine if they would be negatively impacted by a Planning Commission decision to allow transfer of the architectural treatment on the proposed structures.
2. All exterior building materials in the LI, HI and T zones shall be earth-tone colors. A sample color palette of acceptable earth-tone colors is found in the Appendix of the Lindon City Commercial Design Guidelines.
3. The Planning Commission may approve ribless, metal, flat-faced, stucco embossed, metal sandwich panel buildings when the Planning Commission finds that the building is aesthetically pleasing, adequately trimmed, contrasted with different colors, is well proportioned, blends in with surrounding property, and has a similar look to that

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achieved by 17.49.070(1). The exterior appearance of such buildings shall primarily be of earth tone colors. Applicants desiring to apply for this type of construction may consider the Lindon City Public Works building located at 946 West Center Street and the building located at 375 North 700 West in Pleasant Grove as examples of structures in compliance with this architectural design standard.

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

Section 17.49.080 Development standards.

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

	<u>LI</u>	<u>HI</u>
Minimum Zone Area:	30 Ac	40 Ac
Minimum Lot Area:	1 Ac	3 Ac
Minimum Frontage:	100 ft.	350 ft.
Lot Setbacks (Minimum):	20'	20'
Front:		
Side:	0	0
Side when adjacent to a street:	20'	20'
Side without one hour firewall:	20'	20'
Rear:	0	0
Rear when adjoining a parcel in a residential zone:	40'	80'
Maximum Structure Heights:	48'	50'

(Ord 2008-4, amended 02/19/2008, Ord. 98-9, Amended, 10/03/2000)

Section 17.49.090 Special provisions.

1. Every site shall conform to the approved conditional use permit, site plan, or amended site plan. No structures or improvements may be added to a site that are not included on the approved site plan, original or amended. All

improvements shown on the approved site plan or amended site plan shall be maintained in a neat and attractive manner. Failure to complete or maintain a site in accordance with this chapter and with the approved site plan shall be a violation of this section. The City may initiate criminal and/or civil legal proceedings against any person, firm or corporation, whether acting as principal, agent, property owner, lessee, employee or otherwise, for failure to complete or maintain a site in accordance with this chapter and with the approved site plan. Any violation of this chapter or any division thereof is punishable by a class B misdemeanor.

2. No person shall store junk, partially or completely dismantled vehicles, or salvaged materials in any industrial, manufacturing, or research and development zone, except as authorized by the Planning Commission or City Council, and as shown on an approved site plan, amended or original. Any such authorized storage shall be done entirely within a building or an area enclosed by an eight foot (8') sight obscuring fence. None of these materials shall be stacked in a manner to exceed eight feet (8') in height.
3. All solid waste storage facilities shall be located at the rear of the main building or within an area enclosed with a sight-obscuring fence or wall measuring one foot (1') higher than the height of the solid waste container. The minimum access width to a solid waste storage facility shall be fifteen feet (15').
4. No excessive dust, offensive odor, smoke, intermittent light, or noise shall be emitted which is discernible beyond the site or parcel boundary lines in question, except that which emanates from the movement of motor vehicles. Premises shall be maintained in such a manner so as to avoid unreasonable interference with adjacent uses and to avoid public nuisances.
5. No trash, rubbish, or weeds shall be allowed to accumulate on any lot in the LI or HI zones. The space around buildings and structures in the LI and HI zones shall be kept

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free from refuse, debris, and weeds. All waste shall be concealed from view from adjacent property.
(Ord. 98-9, Amended, 10/03/2000)