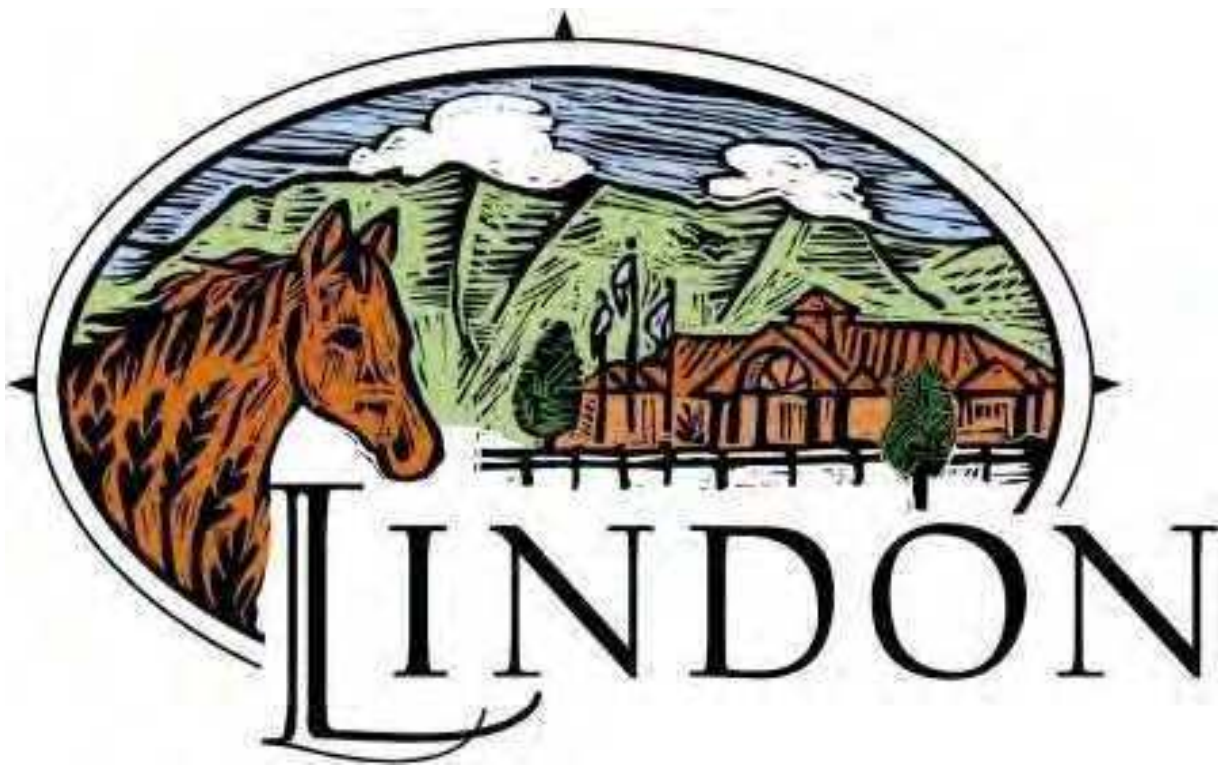


Lindon City Planning Commission Staff Report



November 11, 2025

Notice of Meeting

Lindon City Planning Commission



The Lindon City Planning Commission will hold a regularly scheduled meeting on **Tuesday, November 11, 2025**, in the Council Room of Lindon City Hall, 100 North State Street, Lindon, Utah. The meeting will begin at **6:00 p.m.** This meeting may be held electronically to allow a commissioner to participate by video or teleconference. Meetings are broadcast live at www.youtube.com/LindonCity. The agenda will consist of the following items:

Agenda

Invocation: By Invitation

Pledge of Allegiance: By Invitation



Scan or click here for link to download agenda & staff report materials.

- 1. Call to Order**
- 2. Approval of minutes - Planning Commission 10/28/2025**
- 3. Public Comment**
- 4. Alteration of Non-Conforming Use** – Applicant Sharon Thompson requested the alteration to a structure which constitutes of a non-conforming use. (10 minutes)
- 5. Ordinance Amendment to the Lindon City Development Manual** – Amendment to adopt a new 50’ street cross-section that will apply to 135 W only. (10 minutes)
- 6. Ordinance Amendment to Title 17.48.025 for Permitted Uses in the Lindon Village Zone** – A proposed amendment to established permitted, conditional and non-permitted uses in the Lindon Village Zone. (20 minutes)
- 7. Tylan Walker Development** – Planning Commission discussion on the trail easement located near 70 S. 300 E. and connecting to Center Street. Development of property at Parcel ID: 14:070:0341 and the trail easement. (15 minutes)
- 8. Presentation and Discussion of Lindon City Commercial Design Standards** (20 minutes)
- 9. Community Development Director Report - General City Updates**

Adjourn

Staff Reports and application materials for the agenda items above are available for review at the Lindon City Community Development 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 website found at www.lindon.gov. 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 Britni Laidler at 785-1971, 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.lindon.gov websites.

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

Posted By: Britni Laidler, City Recorder

Date: 11/7/2025 **Time:** 5:00 pm

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

Notice of Meeting
Lindon City Planning Commission



Item 1 – Call to Order

Sharon Call
Mike Marchbanks
Rob Kallas
Steve Johnson
Scott Thompson
Jared Schauers
Karen Danielson
Ryan Done

2 The Lindon City Planning Commission held a regularly scheduled meeting on **Tuesday,**
3 **October 28, 2025 beginning at 6:00 p.m.** at the Lindon City Center, City Council Chambers,
4 100 North State Street, Lindon, Utah.

REGULAR SESSION – 6:00 P.M.

6 Conducting: Steve Johnson, Chairperson
8 Invocation: Ryan Done, Commissioner
9 Pledge of Allegiance: Sharon Call, Commissioner

10 **PRESENT**

11 Steve Johnson, Chairperson
12 Rob Kallas, Commissioner
13 Scott Thompson, Commissioner
14 Jared Schauers, Commissioner
15 Mike Marchbanks, Commissioner
16 Sharon Call, Commissioner
17 Ryan Done, Commissioner
18 Michael Florence, Community Dev. Director
19 Brittany Wilde, City Planner
20 Brian Haws, City Attorney
21 Whitney Hatfield, Deputy Recorder
22 Britni Laidler, City Recorder

EXCUSED

Karen Danielson, Commissioner

- 24
- 25 1. **CALL TO ORDER** – The meeting was called to order at 6:00 p.m.
 - 26 2. **APPROVAL OF MINUTES** –The minutes of the regular meeting of the Planning
27 Commission meeting of September 23, 2025 were reviewed.

28 COMMISSIONER CALL MOVED TO APPROVE THE MINUTES OF THE
29 REGULAR MEETING OF SEPTEMBER 23, 2025 WITH NOTED CHANGES.
30 COMMISSIONER THOMPSON SECONDED THE MOTION. ALL PRESENT VOTED IN
31 FAVOR. THE MOTION CARRIED.

- 32
- 33 3. **PUBLIC COMMENT** – Chairperson Johnson called for comments from any audience
34 member who wishes to address any issue not listed as an agenda item. There were no
35 public comments.

36 **CURRENT BUSINESS** –

- 37
- 38 4. **Public Hearing– An ordinance enacting chapter 2.22 “administrative hearings” in
39 the Lindon city code to establish the processes and procedures governing
40 administrative hearings to replace the city’s board of adjustment and amending
41 various sections of the Lindon city code to incorporate said processes and
42 procedures into the city code.**

2 Michael Florence, Community Development Director, presented the proposal to replace
the city's Board of Adjustment with an Administrative Law Judge (ALJ) for land use appeals. He
4 explained that the Board of Adjustments has primarily handled variance requests but has met
infrequently and noted that long-time board members are difficult to keep trained due to the
6 infrequent meetings.

8 City Attorney Brian Haws added that the proposed change would provide more expertise
in handling appeals, given the increasing complexity of land use law. He explained that an ALJ
10 would be appointed by the mayor with city council consent and would typically be someone with
legal training or significant experience with administrative hearing processes. The appointment
12 would be for a two-year term, with special ALJs possible for cases requiring specific expertise.
Attorney Haws clarified that the ALJ would review records to determine if decisions were legal
14 or arbitrary and capricious, rather than substituting their own judgment. If a decision is found to
be arbitrary, it would be remanded back to the original body for reconsideration.

16 Commissioner Thompson asked if the ALJ would be a paid city employee. Attorney
18 Haws explained they would be paid on an hourly contract basis after a request for proposals
process, estimating he personally handled only three land use appeals in the past year when
20 serving in a similar capacity for another city. Commissioner Call inquired about ensuring
appropriate expertise, and Attorney Haws confirmed the vetting process would evaluate
22 experience and qualifications.

24 Chairperson Johnson noted he had several clerical corrections to submit separately but
was comfortable with the substance of the ordinance. He asked if the 37-page document
26 primarily consisted of modifications to align the city code with the new appeal authority
structure, which was confirmed. Chairperson Johnson then asked for a motion to open the public
28 hearing.

30 COMMISSIONER KALLAS MOVED TO OPEN THE PUBLIC HEARING.
COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
32 THE MOTION CARRIED.

34 Chairperson Johnson asked for any public comments, hearing none he called for a motion
to close the public hearing.

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

40 Chairperson Johnson called for any further comments or discussion from the
42 Commission. Hearing none he called for a motion.

44 COMMISSIONER KALLAS MOVED TO RECOMMEND APPROVAL OF
ORDINANCE AMENDMENT 2025-15-O AS PRESENTED. COMMISSIONER CALL
46 SECONDED THE MOTION. THE VOTE WAS RECORDED AS FOLLOWS:
CHAIRPERSON JOHNSON AYE

2 COMMISSIONER KALLAS AYE
COMMISSIONER THOMPSON AYE
4 COMMISSIONER MARCHBANKS AYE
COMMISSIONER SCHAUERS AYE
6 COMMISSIONER DONE AYE
COMMISSIONER CALL AYE
8 THE MOTION CARRIED UNANIMOUSLY.

10 **5. Presentation and Discussion of Proposed Amendments to the allowable uses in the**
Lindon Village Zone. City staff will lead a discussion regarding allowable uses in the
12 Lindon Village zone in preparation for a public hearing on this item scheduled for
November 11, 2025.

14
16 Michael Florence, Community Development Director, presented potential amendments to
allowable uses in the Lindon Village Zone, located along the 700 North corridor. He explained
that the city council had requested a review of permitted commercial uses in this zone. Director
18 Florence reviewed the current ordinance, which mirrors the Standard Land Use Table for the
General Commercial Zone with several specifically prohibited uses (truck/vehicle dealerships,
20 auto lube/tune-up services, tire sales, light equipment sales, indoor gun ranges, and assisted
living facilities). He then presented numerous uses for consideration and feedback:

- 22
- Membership lodging - suggested removal due to undefined nature
 - 24 • Candy manufacturing - suggested combining with retail sales to require a storefront
component
 - 26 • Breweries - discussed increasing the 1,000 square foot maximum when associated
with restaurants
 - 28 • Building material/equipment supplies - suggested removing as it conflicts with
"home improvement centers"
 - 30 • Flea market - discussed potentially modernizing terminology, possibly similar to
farmers markets
 - 32 • Personal watercraft sales - discussed potential conflicts with prohibited marine
dealerships
 - 34 • Automobile wash - extensive discussion about limiting to north side of 700 North
away from residential areas
 - 36 • Gasoline stations - suggested clarification to require association with stores rather
than standalone pumps
 - 38 • Jewelry/gold/silver dealers - suggested rewording to specifically prohibit pawn
shops
 - 40 • Wedding event centers - discussed allowing indoor venues
 - 42 • Universities/colleges - discussed retaining as conditional use despite tax-exempt
status

44 Chairperson Johnson asked if there was any public present that would like to say
anything, the following comments were made:

2 Randy Park of Clearwing LLC presented plans for Culver's restaurant and Quick Quack car wash
4 on property at 700 North and Anderson Boulevard, emphasizing traffic benefits and Quick
Quack's willingness to use Lindon's color palette.

6 Dayne Peterson expressed worries about a car wash generating traffic and noise, describing it as
8 potentially "trashy" and inconsistent with the area's residential character. He emphasized a
preference for residential development over commercial additions.

10 Terri Radstone echoed concerns about increased traffic from a car wash and questioned if it
12 aligned with the goal of making the area visually appealing. She advocated for more single-
family homes to better complement the existing neighborhood while acknowledging the need for
14 the city to balance growth with revenue generation.

16 The commission discussed balancing business needs with appropriate development for
the corridor. This was a discussion item only, with a public hearing scheduled for November 11,
2025.

6. Presentation and Discussion of Lindon City Commercial Design Standards.

20 Brittany Wilde, City Planner, gave a presentation regarding Commercial Design
22 Standards. Following her presentation and general conversation The commission concluded they
would need to revisit landscape percentage requirements and consider options for more flexible
24 implementation.

7. Community Development Director Report

- 26 • Next meeting November 11
- 28 • Overview of upcoming agenda items
- Temple Open House
- 30 • Misc. City Updates

32 ADJOURN –

34 COMMISSIONER KALLAS MOVED TO ADJOURN THE MEETING AT 8:09 PM.
36 COMMISSIONER DONE SECONDED THE MOTION. ALL PRESENT VOTED IN FAVOR.
THE MOTION CARRIED.

38 Approved, November 11, 2025

40
42 _____
Steven Johnson, Chairperson

44
46 _____
Michael Florence, Community Development Director

Item: 4 Alteration of a Nonconforming Use – Sharon Thompson 91 S 1025 E

Date: November 11, 2025

Project Address: 91 S 1025 E

Parcel ID: 44:047:0008

Applicant: Clint Hurst

Property Owner: Sharon Thompson

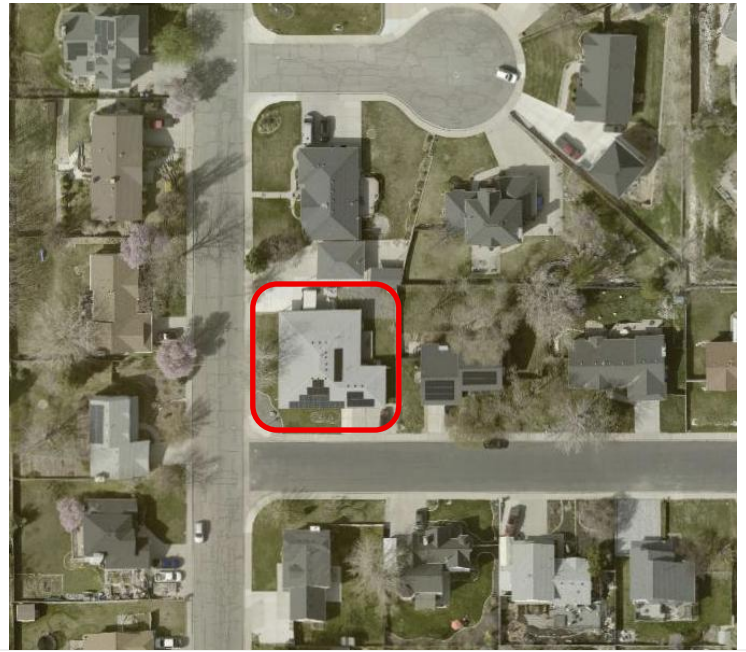
General Plan: Residential

Current Zone: Residential (R1-12)

Type of Decision: Administrative

Council Action Required: No

Presenting Staff: Brittany Wilde



Summary of Key Issues

1. The applicant seeks approval from the Lindon City Planning Commission for an Alteration of a Non-Conforming Use.
2. The property is non-conforming in that it doesn't meet the minimum 12,000 square foot lot size (9,814).

Overview

1. The applicant requests approval to construct a sunroom on the existing single-family home, replacing an existing deck.
2. The Lindon City Code 17.16.030 gives the Planning Commission the ability to approve additions to nonconforming buildings that bring the nonconforming building as close as reasonably possible to conformance with requirements and regulations of the zone in which the nonconformity is located.
3. The east side of the house currently has an existing deck that the applicant proposes to remove and replace with a sunroom. The sunroom addition meets all setback requirements.
4. The sunroom will meet very similar setbacks to the existing deck.

Motion

I move to (*approve, deny, continue*) the applicant's request to alter a nonconforming use and add a sunroom addition located at 91 S. 1025 E. with the following conditions:

1. The sunroom structure will be constructed as outlined on the site plan.
2. All items of the staff report.

Surrounding Zoning and Land Use

North: Residential (R1-12) – single-family residential

East: Residential (R1-12) – single-family residential

South: Residential (R1-12) – single-family residential

West: Residential (R1-12) – single-family residential

Development Standards

Altering a nonconforming use

17.16.010 Purpose and Intent

In the zones established by this title or amendments that may later be adopted, there exist lots, buildings and structures, and uses of lots, buildings and structures, which were lawful before this title was passed or amended but which would be prohibited, regulated or restricted under the terms of this title or future amendment. The City Council declares that nonconforming buildings, structures and uses are generally incompatible with permitted uses, conditional uses and conforming buildings and structures in the zones involved. Being such, nonconforming buildings, structures and uses shall not be enlarged, modified, moved or otherwise changed, except as provided herein.

17.16.030 Amendments, Additions, Enlargements and Moving or Nonconforming Parcels or Uses

1. All nonconforming parcels, lots, buildings, structures, or uses shall not be added to, enlarged in any manner, moved to another location on the lot, or have parcel lines moved, changed, or adjusted, except as provided by subsection 2 of this section.
2. The Planning Commission may authorize the expansion, alteration, or enlargement of a nonconforming use, structure, building, parcel, or lot, or movement of parcel lines, only after holding a public hearing and finding that:
 - a. the expansion, alteration or enlargement of the nonconforming building, structure, parcel, lot, or use will to reasonable extent bring the property, building, structure, parcel, lot or use as close as reasonably possible to conformance with requirements and regulations of the zone in which the nonconformity is located; and
 - b. the proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the nonconforming use or structure or violate the development policies adopted in the Lindon City Master Plan; and
 - c. the use, building, or structure, existing or proposed, will be brought into compliance, where possible, with design and architectural standards of the zone where proposed.
3. Additions, enlargements, alterations, or expansions of nonconforming uses, upon compliance with 17.16.030, shall be permitted on neighboring properties of the existing nonconforming use. Such parcels or lots shall be adjoining and share a common parcel boundary line and shall not be divided by a city street.

Staff Analysis

The proposed building addition qualifies to be reviewed and considered for approval under the requirements in section 17.16 of the Lindon City Code. The applicant is proposing to remove an existing deck on the east side of the home and replace it with a sunroom of the same size. Since the sunroom will meet the similar setbacks as the existing deck and will meet adopted setbacks there is minimal impact on approving this application.

Exhibits

1. Aerial photo
2. Street View Photo
3. Site plan

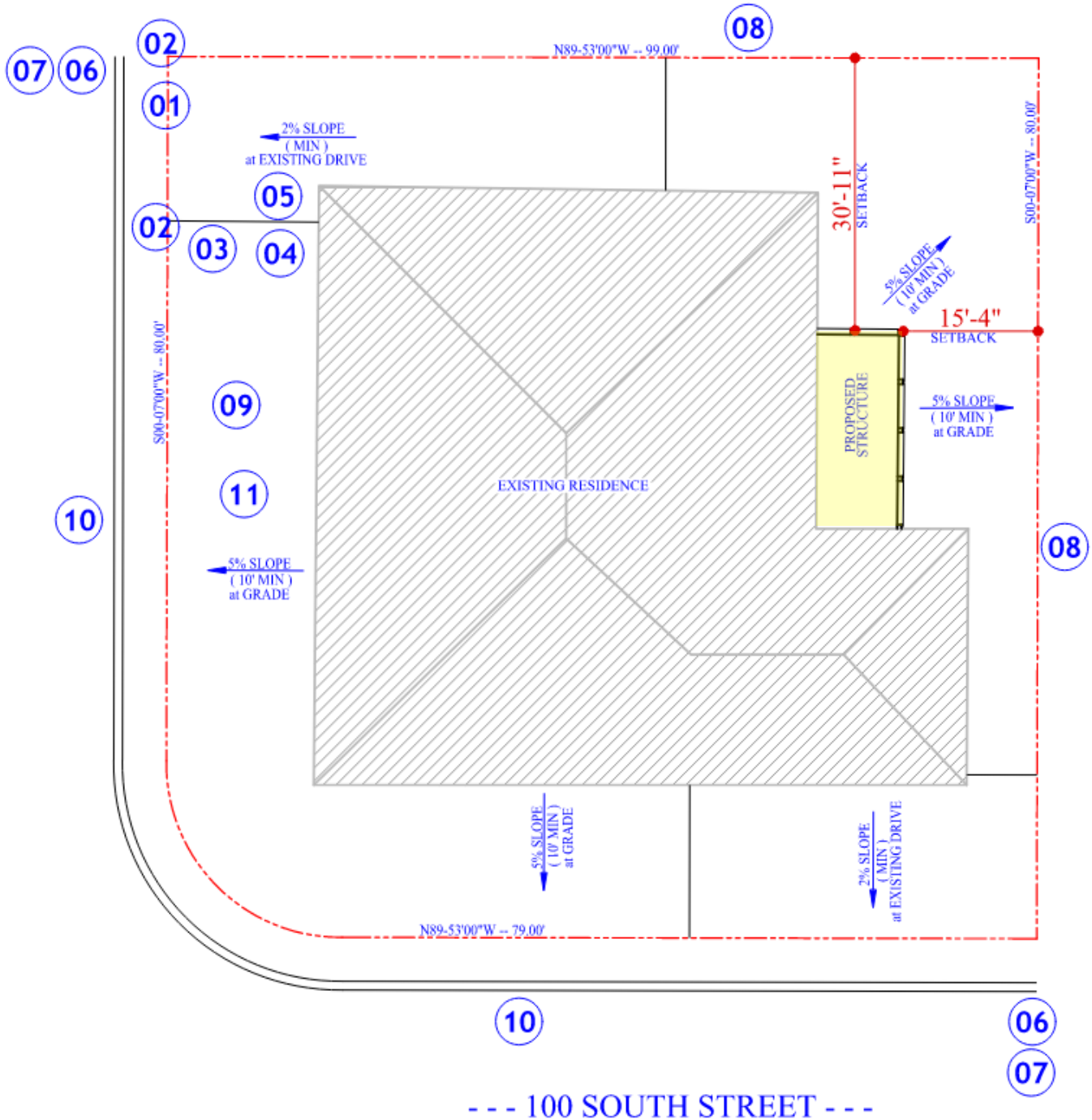


Aerial Photo



Street View

--- 1025 EAST STREET ---



Site Plan

Item: 5 – 135 W Trail Cross Section, Development Manual Amendment

Date: November 11, 2025
Applicant: Lindon City
Presenting Staff: Brittany Wilde

Type of Decision: Legislative

Council Action Required:
Yes

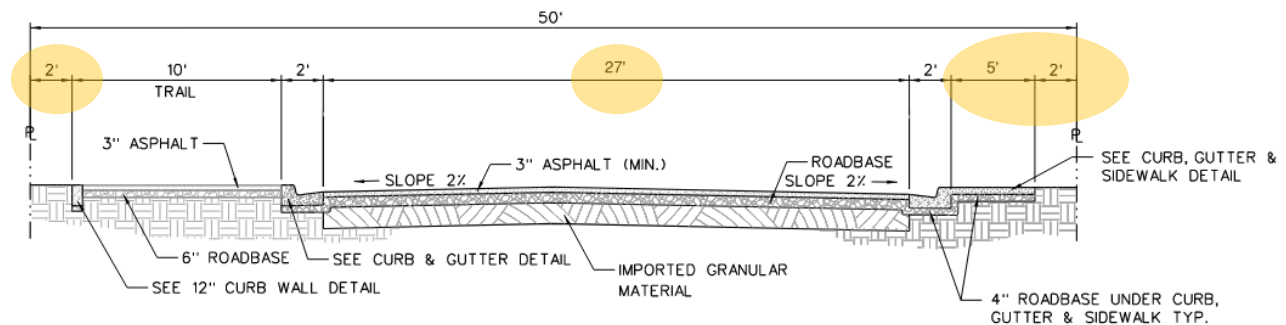


Summary of Changes:

- Amending the 50' Trail-Type Street Cross Section for 135 W. only.
- The 50' right-of-way cross-section width remains the same.
- The updated cross-section eliminates the 2' right-of-way behind the curb and decreases the sidewalk width from 5' to 4'. The asphalt width is then expanded from 27' to 32'.
- The proposed cross-section will only apply to 135 W Street.
- The purposes of the amendment are as follows:
 - The current cross-section is only planned for 135 W. and was determined by the engineering department that it wouldn't apply anywhere else in the city; and
 - The amendment will allow for the widening of the asphalt width to 32' to accommodate on-street parking that is needed for the farmers market and other city events and activities. .

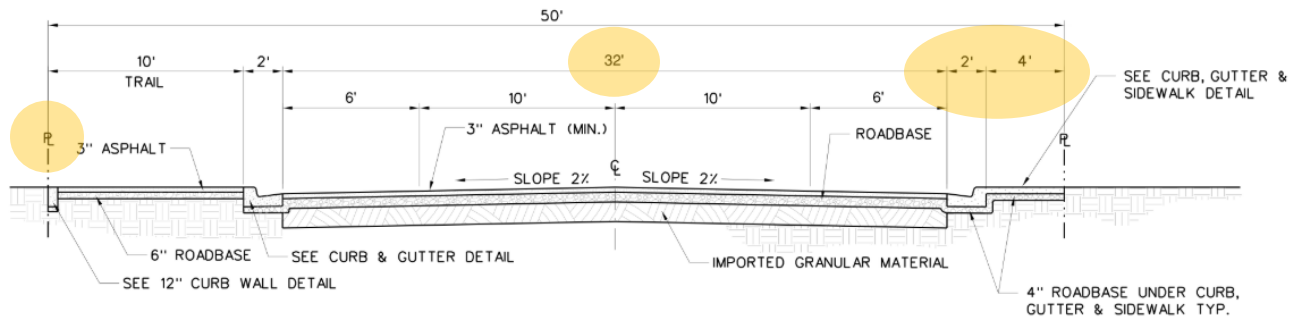
Comparisons

Current 10' Trail in 50' ROW



TRAIL-TYPE STREET CROSS-SECTION
10' TRAIL IN 50' RIGHT-OF-WAY

Proposed 10' Trail in 50' ROW



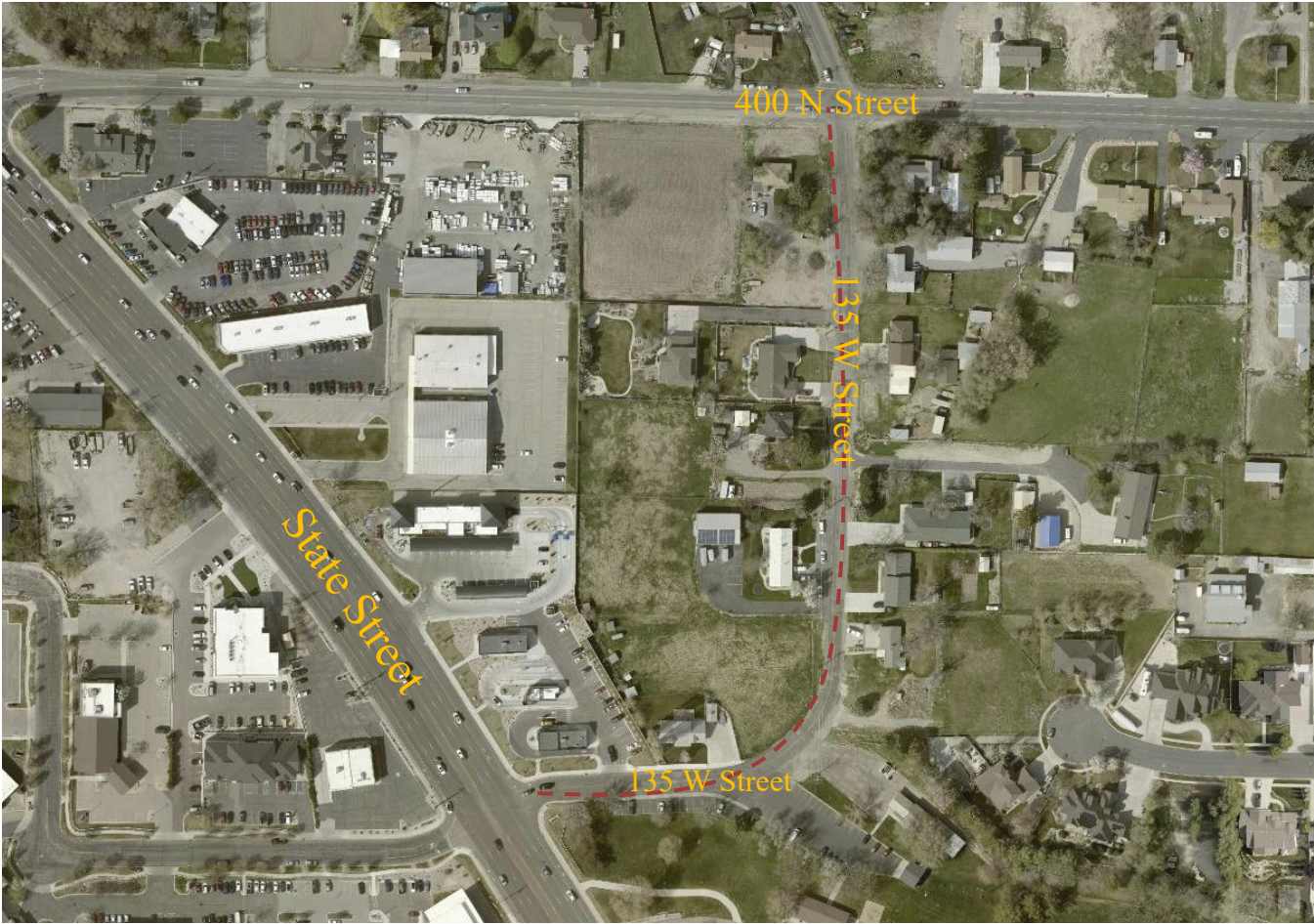
135 WEST STREET CROSS-SECTION
(10' TRAIL IN 50' RIGHT-OF-WAY)

Analysis

Recently, the vacant portion of the property at 165 W. 200 N. was being evaluated for development. The currently adopted trail cross-section that would have applied to this street has a narrow asphalt width. The city is proposing to amend this cross-section with a wider asphalt width to be able to accommodate on-street parking. This is something that is needed for the farmers market and other city held events since parking is limited in the park. The updated cross-section eliminates the 2' right-of-way behind the curb and decreases the sidewalk width from 5' to 4'. The asphalt width is then expanded from 27' to 32'. This still stays within the same 50' wide cross-section.

Exhibits

1. 135 W Street location for trail
2. 2025-16-O Ordinance Form



ORDINANCE NO. 2025-16-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING THE LINDON CITY LAND DEVELOPMENT POLICIES, STANDARD SPECIFICATIONS AND DRAWINGS MANUAL AND ADOPTING A 135 W. CROSS-SECTION AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the proposed amendment will allow the Lindon City Code to be consistent with the Lindon City Land Development Policies, Standards, Specifications and Drawings Manual; and

WHEREAS, the Lindon City Council finds that amending the street cross-section applicable to 135 W. provides for the best design of the right-of-way that also accommodates on-street parking; and

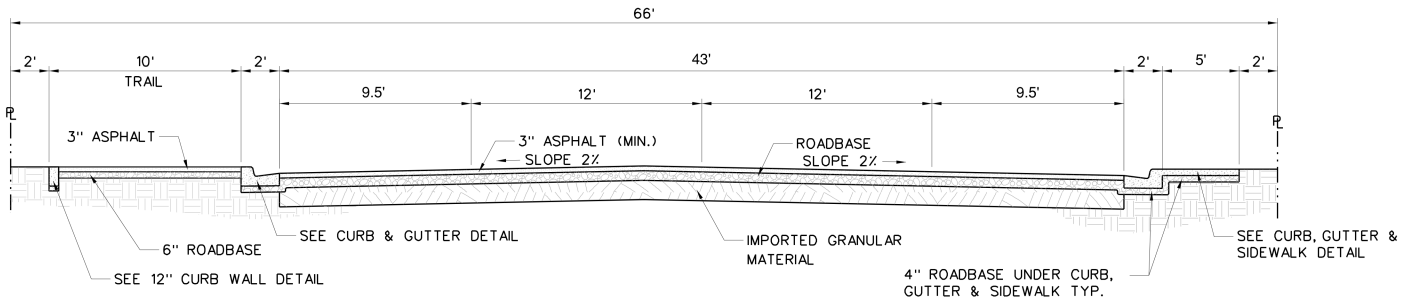
WHEREAS, on November 11, 2025, the Planning Commission held a properly noticed public hearing to hear testimony regarding the ordinance amendment; and

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

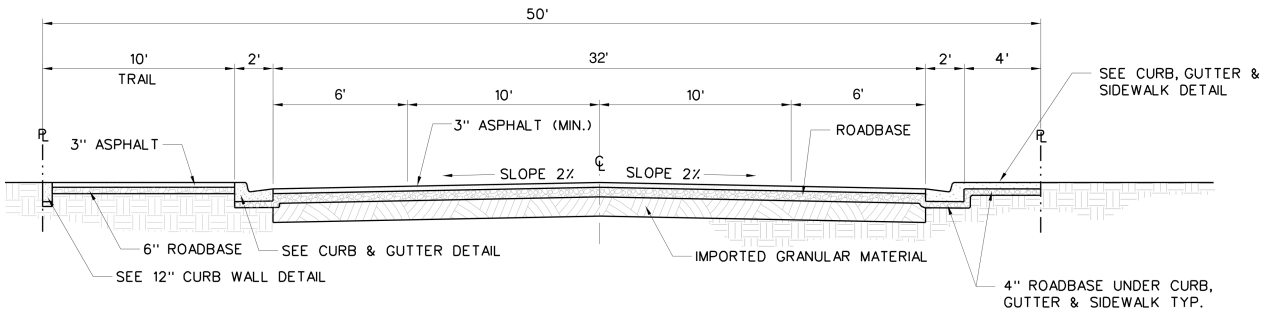
WHEREAS, the Council held a public hearing on _____, 2025, to consider the recommendation and the Council received and considered all public comments that were made therein.

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

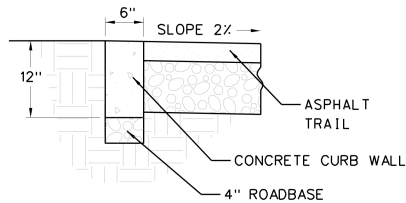
SECTION I: Amend Lindon City Land Development Policies and Standard Specifications and Drawings – Standard Drawing 2b as follows:



**TRAIL-TYPE STREET CROSS-SECTION
10' TRAIL IN 66' RIGHT-OF-WAY**



**135 WEST STREET CROSS-SECTION
(10' TRAIL IN 50' RIGHT-OF-WAY)**



12" CURB WALL

NOTES:

1. IMPORTED GRANULAR MATERIAL (SUB-BASE), ROADBASE, AND ASPHALT THICKNESSES SHALL BE DETERMINED BY PAVEMENT DESIGN.
2. UTILITY LOCATIONS AND NOTES APPLY AS SHOWN ON STANDARD DRAWING 2a.
3. SIDEWALK NOT REQUIRED IN INDUSTRIAL ZONES WEST OF GENEVA ROAD.
4. CURB WALL - PLACE CONTRACTION JOINTS EVERY 10' MAXIMUM AND EXPANSION JOINTS EVERY 50' MAXIMUM.

SECTION II: Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,

Utah, this ____ day of _____ 2025.

CAROLYN O. LUNDBERG
Lindon City Mayor

ATTEST:

Britni Laidler
City Recorder

Item 6 : - Ordinance Amendment – 17.48.025 – Lindon Village Zone

Date: November 11, 2025
Applicant: Lindon City
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 recommend (*approval, denial, or continue*) of ordinance amendment 2025-17-O (*as presented, or with changes*).

Summary of Key Issues

- On October 28, 2025 the Lindon City Planning Commission held a no-action discussion to evaluate the permitted uses in the Lindon Village Zone.
- The Lindon City Council has requested that the Community Development Department review the allowable land uses within the Lindon Village Zone to ensure that the permitted uses align with the overall vision for the area.

Overview

Lindon City Code 17.48.025 outlines how uses are determined within the Lindon Village Zone. The zone lists a number of non-permitted uses and then relies upon the Standard Land Use Table to determine other uses allowed in the zone.

17.48.025

Permitted Land Uses. Permitted, conditional, and nonpermitted uses in the LVC zone mirror those uses as reflected in the standard land use table for the general commercial (CG) zone with the exception of the following uses which are not permitted in the LVC zone:

- a. Motor vehicles/trucks/marine – new vehicle dealership;
- b. Used cars/trucks – used vehicle sales lots;
- c. Auto lube and tune-up;
- d. Auto tire shops/tire sales/tire services;
- e. Light equipment rental and leasing – automobile and light-truck rental;
- f. Indoor gun ranges;
- g. Assisted living facilities – large or small as defined by Chapter 17.72.

Lindon City General Plan Goals

- Periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community – Economic Development Goal 2, Implementation Measure C.
- Ensure that land uses are compatible and utilize adequate buffers to enhance harmony – Land Use and Community Character Goal 5.
- Organize and develop land use areas to take full advantage of Lindon’s strategic location in relation to transportation infrastructure – Economic Development Goal 1, Implementation Measure A.

Follow-up

During the work meeting the planning commission had a number of questions regarding definitions of specific uses. In evaluating the uses of Flea Market and Secondhand Dealer. Those terms are defined in Utah State Code as follows:

Flea Market

- (a) "Swap meet" or "flea market" means an event at which personal property is offered for sale or exchange:
- (i) by two or more persons and a fee is charged to vendors for the privilege of offering or displaying such personal property or to prospective buyers for admission to the area where such personal property is offered or displayed for sale; or
 - (ii) if the event is held more than six times in any 12-month period, regardless of the number of persons offering or displaying personal property or the absence of fees.
- (b) The terms "swap meet" and "flea market" do not include any events:
- (i) that are organized for the exclusive benefit of any community chest, fund, foundation, association, or corporation organized and operated exclusively for religious, educational, or charitable purposes; or
 - (ii) at which all of the personal property offered for sale or displayed is new and unused property, and all persons selling, exchanging, offering, or displaying the personal property are manufacturer's or distributor's representatives.

Secondhand Dealer

- (a) "Secondhand merchandise dealer" means a person whose business:
- (i) engages in a secondhand merchandise transaction; and
 - (ii) does not engage in a pawn transaction.
- (b) "Secondhand merchandise dealer" includes a coin dealer and an automated recycling kiosk operator.
- (c) "Secondhand merchandise dealer" does not include:
- (i) an antique shop when dealing in antique items;
 - (ii) a person who operates an auction house, flea market, or vehicle, vessel, and outboard motor dealers as defined in Section 41-1a-102;
 - (iii) the sale of secondhand goods at events commonly known as "garage sales," "yard sales," "estate sales," "storage unit sales," or "storage unit auctions";
 - (iv) the sale or receipt of secondhand books, magazines, post cards, or nonelectronic:
 - (A) card games;
 - (B) table-top games; or
 - (C) magic tricks;
 - (v) the sale or receipt of used merchandise donated to recognized nonprofit, religious, or charitable organizations or any school-sponsored association, and for which no compensation is paid;
 - (vi) the sale or receipt of secondhand clothing, shoes, furniture, or appliances;
 - (vii) a person offering the person's own personal property for sale, purchase, consignment, or trade via the Internet;
 - (viii) a person offering the personal property of others for sale, purchase, consignment, or trade via the Internet, when that person does not have, and is not required to have, a local business or occupational license or other authorization for this activity;
 - (ix) an owner or operator of a retail business that:
 - (A) receives used merchandise as a trade-in for similar new merchandise ; or
 - (B) receives used retail media items as a trade-in for similar new or used retail media items;

- (x) an owner or operator of a business that contracts with other persons to offer those persons' secondhand goods for sale, purchase, consignment, or trade via the Internet;
- (xi) any dealer as defined in Section 76-6-1402, that concerns scrap metal and secondary metals;
- (xii) the purchase of items in bulk that are:
 - (A) sold at wholesale in bulk packaging;
 - (B) sold by a person licensed to conduct business in Utah; and
 - (C) regularly sold in bulk quantities as a recognized form of sale;
- (xiii) the owner or operator of a children's product resale business;
- (xiv) a consignment shop when dealing in consigned property; or
- (xv) a catalytic converter purchaser.

Analysis

City staff have prepared the attached ordinance for a public hearing and planning commission review. At the October 28, 2025 meeting, there was a lot of discussion about whether or not to allow car washes. There was discussion about whether to allow car washes on the north side of 700 N. or to eliminate that use in the Lindon Village zone. The proposed ordinance has car washes in the proposed amendment but only allows them on the north side. City staff have received some feedback from residents in the area who would prefer not to see car washes.

Exhibits

1. Ordinance
2. Standard Land Use Table

ORDINANCE NO. 2025-17-O

AN ORDINANCE OF THE CITY COUNCIL OF LINDON CITY, UTAH COUNTY, UTAH, AMENDING TITLE 17.48.025 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lindon 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 Lindon City General Plan to ensure that land uses are compatible and utilize adequate buffers to enhance harmony; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to periodically review the future land use map and table to ensure that the uses continue to be compatible with the vision of the community; and

WHEREAS, the proposed amendment is consistent with the goal of the Lindon City General Plan to organize and development land use areas to take full advantage of Lindon's strategic location in relation to transportation infrastructure; and

WHEREAS, on November 11, 2025, the Lindon City 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 amendment and recommended that the City 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 sections as follows:

17.48.025 Lindon Village commercial (LVC) zone.

1. *Purpose.* The purpose of this section is to ensure that the Lindon Village commercial zone is developed cohesively. In addition to the planning requirements identified below for individual districts, it is intended that each district will develop in context and with consideration of adjacent districts to create a consistent and coherent development corridor. To accomplish this goal, the following principles are encouraged:

- a. Transportation networks should be interconnected within and between districts. Networks should provide multiple routes to and from destinations, and should consider pedestrian, bicycle, and vehicle users.

- b. Development should include high quality architectural treatments and amenities that create a desirable, comfortable, and consistent experience. Development design should include gathering places and thoroughfares that include continuous tree cover, ample sidewalks, appropriate street furniture and lighting, and supportive building frontages.
- c. The general plan identifies district 15 and the surrounding area, which includes districts 11 through 20, as a future transit node. These districts should be designed and developed to be transit ready by placing a special emphasis on pedestrian orientation. Design and amenities in these districts should create a pleasant pedestrian experience.
- d. All development in the Lindon Village commercial zone shall comply with the Lindon City commercial design standards. For further guidance on implementing the principles identified above, consult Section II on streetscape considerations, Section III on site design, and Section V on architectural character.

2. *Permitted Land Uses.* Permitted, conditional, and nonpermitted uses in the LVC zone mirror those uses as reflected in the standard land use table for the general commercial (CG) zone with the exception of the following uses ~~which are not permitted~~ in the LVC zone. In the event of any conflict between the list of uses below and the Standard Land Use Table, or any conflict regarding whether a use is conditional, or nonpermitted, the specific provisions of this section shall take precedence.

Conditional Uses

- a. Nursery – plants in conjunction with a commercial retail business;
- b. Brewery in conjunction with a restaurant with a minimum seating area of two thousand (2,000) square feet;
- c. Motorcycle, personal atv, personal watercraft, & snowmobile, sales and service – indoor only;
- d. Marine Craft and Accessories – indoor only.
- e. Wedding/Event Reception Centers – indoor only. No outdoor gathering or event space;
- f. Automobile wash. Must be located at least 500 feet away from any area zoned primarily for residential uses as measured from property line to property line;
- g. Candy or other confectionery product manufacturing with a retail business open to the public.

Nonpermitted Uses

- a. Motor vehicles/trucks/marine – new vehicle dealership;
- b. Used cars/trucks – used vehicle sales lots;
- c. Auto lube and tune-up;
- d. Auto tire shops/tire sales/tire services;

- e. Light equipment rental and leasing – automobile and light-truck rental;
- f. Indoor gun ranges;
- g. Assisted living facilities – large or small as defined by Chapter [17.72](#);
- h. Membership lodging;
- i. Candy or other confectionery product manufacturing;
- j. Building material, equipment supplies & hardware – indoor storage only;
- k. Flea market – indoor storage only;
- l. Gasoline service station without store;
- m. Newspapers/magazines;
- n. Video rentals;
- o. Hay, grains, & feed;
- p. Laundromats;
- q. Chimney sweep;
- r. Small engine, appliance, electrical, & machine repair;
- s. Re-upholstery & furniture repair;
- t. Dance clubs/Music venues;
- u. Stadiums;
- v. Arenas/Field houses;
- w. Amusement parks;
- x. Swimming pools - commercial
- x. Water slides;
- v. Agricultural related activities: commercial production – large scale.

SECTION II: Severability is intended throughout and within the provisions of this ordinance. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION III: Provisions of other ordinances in conflict with this ordinance and the provisions adopted or incorporated by reference are hereby repealed or amended as provided herein.

SECTION IV: This ordinance shall take effect immediately upon its passage and posting as provided by law.

PASSED AND APPROVED AND MADE EFFECTIVE by the City Council of Lindon City,

Utah, this _____ day of _____ 2025.

CAROLYN O. LUNDBERG
Lindon City Mayor

ATTEST:

Britni Laidler
City Recorder

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
MISCELLANEOUS															
N/A	Solicitors	See Chapter 5.40 – Solicitors Ordinance													
N/A	Itinerant Merchants	N	N	N	See Section 17.17.140 – Temporary Site Plans										
7100	Fireworks Stands	See Chapter 8.28 – Fireworks Ordinance													
7100	Christmas Tree Sales	N	N	N	See Section 17.17.140 – Temporary Site Plans										
7100	Mechanical Amusement	N	N	N	C	C	C	C	C	C	C	C	C	N	N
N/A	Individual Containers for Recyclable Materials – commercial storage	N	N	N	N	N	C	C	C	C	C	C	C	N	N
RESIDENTIAL															
N/A	Single-Family	P	N	N	N	N	N	N	N	N	N	N	N	N	N
1111	Accessory Apartments	See Chapter 17.46 , R2 Overlay, or 17.41 , AFPD	N	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	N
1111	Apartments		N	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	N
1233	Fraternity & Sorority Houses	N	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	N
1233	Student Housing	See Chapter 17.46 – R2 Overlay													
1241	Youth Rehabilitation	See Chapters 17.70 – Group Homes and 17.72 – Care Facilities Overlay													
1241	Assisted Living Facilities – small	See Chapters 17.70 – Group Homes and 17.72 – Care Facilities Overlay													
C = Conditional Use, N = Not Permitted, N/A = Not Applicable, P = Permitted															
*Lindon Village Commercial Zone use permissions are found in Section 17.48.025															

Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
1241	Assisted Living Facilities – large	See Chapters 17.70 – Group Homes and 17.72 – Care Facilities Overlay													
1200	Transitional Treatment Home – small	See Chapters 17.70 – Group Homes and 17.72 – Care Facilities Overlay													
1200	Transitional Treatment Home – large	See Chapters 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	N
1300	Extended Stay Hotels and Motels	N	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	N	P
N/A	Short-Term Rental	P	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	N	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	N
2000	Meat & Dairy	N	N	N	N	N	N	N	N	N	N	P	C	N	N
2000	General Food Mfg. – under 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	C	P	P	N	N
2000	General Food Mfg. – over 20,000 sq/ft.	N	N	N	N	N	N	N	N	N	N	C	C	N	N
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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
2000	Candy & Other Confectionary Products	N	N	N	N	N	C	C	C	C	C	P	P	N	N
2000	Preparing Feeds for Animals & Fowl	N	N	N	N	N	N	N	N	N	N	P	C	N	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	N
2000	Ice Manufacturing	N	N	N	N	N	N	N	N	N	P	P	P	N	N
2000	Textile Mill Products	N	N	N	N	N	N	N	N	N	N	P	N	N	N
2000	All General Apparel	N	N	N	N	N	N	N	N	N	P	P	P	N	N
2000	Lumber & Wood Products	N	N	N	N	N	N	N	N	N	N	P	C	N	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	N
2000	Pulp Products	N	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	N
2000	Industrial Chemical	N	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	N
2000	Petroleum & Coal Products	N	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	N
2000	Candle and wax products manufacturing	N	N	N	N	N	N	N	N	N	C	P	P	N	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
2000	Rubber and Misc. Plastics	N	N	N	N	N	N	N	N	N	C	N	N	N	
2000	Stone, Clay, Glass, & Associated Products – indoor storage & production only	N	N	N	N	N	N	N	N	C	P	P	N	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	Fabricated Metal Products	N	N	N	N	N	N	N	N	N	P	C	N	N	
2000	Fabricated Metal products, indoor storage & production only.	N	N	N	N	N	N	N	N	C	P	P	N	N	
2000	Professional, Scientific, Photographic, Optical instruments, Etc.	N	N	N	N	N	N	N	N	P	P	P	N	N	
2000	Tobacco Products	N	N	N	N	N	N	N	N	N	P	C	N	N	
2000	Motion Picture Production (permanent studios)	N	N	N	N	N	N	N	N	P	P	P	N	N	
2000	Signs & Advertising	N	N	N	N	N	N	N	N	P	P	P	N	N	
2000	Cannabis Production Establishment	N	N	N	N	N	N	N	N	N	N	N	P	N	
TRANSPORTATION, COMMUNICATIONS, & UTILITIES															
4000	Railroad Lines Extension & Associated Uses	N	N	N	N	N	N	N	N	C	C	C	N	N	

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
4000	Bus Passenger Terminals	N	N	N	N	N	C	C	C	C	P	P	P	N	N
4000	Bus Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	N	N
4000	Motor Freight Terminals	N	N	N	N	N	N	N	N	N	N	P	C	N	N
4000	Motor Freight Garaging & Equipment Maintenance	N	N	N	N	N	N	N	N	N	N	P	C	N	N
4000	Taxicab Terminal/Garage	N	N	N	N	N	N	N	N	N	P	P	P	N	N
4000	Auto Parking Facilities – private	N	N	N	P	P	P	P	P	P	P	P	P	N	P
4000	Telephone Utility Lines – above ground	N	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	N	P
4000	Cellular Communication Towers	See Chapter 5.07													
4000	Television Broadcasting Studios – only	N	N	N	N	N	N	N	N	N	P	P	P	N	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	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	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial			R&B	
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
4000	Electric Utility Lines – above ground 35 kV or greater	C	C	C	C	C	C	C	C	C	C	C	C	N	C
4000	Electric Utility Lines – underground	P	P	P	P	P	P	P	P	P	P	P	P	N	P
4000	Electric Utility Lines – above ground and less than 35 kV (lines located west of commuter railroad tracks are permitted)	N	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	N
4000	Gas Utilities – underground	P	P	P	P	P	P	P	P	P	P	P	P	N	P
4000	Natural or Manufactured Gasoline Storage & Distribution Points	N	N	N	N	N	N	N	N	N	C	N	N	N	N
4000	Gas Pressure Control Stations	N	N	N	N	N	N	N	N	N	C	C	N	N	N
4000	Culinary Water Treatment Plants – Purification	N	N	N	N	N	N	N	N	N	P	P	N	N	N
4000	Water Storage	P	P	P	P	P	P	P	P	P	P	P	N	P	P
4000	Water Pressure Control Stations	P	P	P	P	P	P	P	P	P	P	P	N	P	P
4000	Sewage Treatment Plants	N	C	N	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	N	P	P
4000	Solid Waste Disposal & Incineration	N	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	P	P	P	N	N	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial			R&B	
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
4000	Packing & Crating Services	N	N	N	N	N	N	N	N	C	P	P	N	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	C	C	C	N	N	
5100	Tires & Tubes - indoor storage only	N	N	N	N	N	N	N	N	P	P	P	N	N	
5100	Drugs, Chemicals & Allied Products - indoor storage only	N	N	N	N	N	N	N	N	P	P	P	N	N	
5100	Drugs, Drug Proprietaries & Druggists' Sundries - indoor storage only	N	N	N	N	N	N	N	N	P	P	P	N	N	
5100	Paints & Varnishes - indoor storage only	N	N	N	N	N	N	N	N	P	P	P	N	N	
5100	Dry Goods, Piece Goods, & Notions - indoor storage only	N	N	N	N	N	N	N	N	P	P	P	N	N	
5100	Apparel & Accessories - indoor storage only	N	N	N	N	N	N	N	N	P	P	P	N	N	
5100	Groceries & Food Stuffs - indoor storage only	N	N	N	N	N	N	N	N	P	P	P	N	N	

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial			R&B	
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
5100	Agricultural Commodities (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N	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	N
5100	Hardware – indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N	N
5100	Plumbing & Heating Equipment & Supplies – indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N	N
5100	Air Conditioning, Refrigeration Equipment & Supplies – indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N	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	N
5100	Professional Equipment & Supplies – indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N	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	N
5100	Metal & Minerals – includes Rock Products, Concrete, Asphalt –	N	N	N	N	N	N	N	N	N	N	C	N	N	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial			R&B	
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
	excludes liquid petroleum products & scrap														
5100	Petroleum Bulk Stations & Terminals	N	N	N	N	N	N	N	N	N	N	C	N	N	N
5100	Scrap & Waste Materials	N	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	N
5100	Beer, Wine, & Distilled Alcoholic Beverages – indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N	N
5100	Paper & Paper Products – indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N	N
5100	Furniture & Home furnishings – indoor storage only	N	N	N	N	N	N	N	N	N	P	P	P	N	N
5100	Lumber & Construction Materials (outdoor storage is permitted)	N	N	N	N	N	N	N	N	N	C	C	C	N	N
RETAIL TRADE															
5200	Lumber yards – outdoor storage	N	N	N	N	N	N	N	N	N	C	C	C	N	N
5200	Building Material, Equipment Supplies & Hardware – indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5200	Farm Equipment	N	N	N	N	N	N	N	N	N	C	C	P	N	N
5300	Medical Cannabis Pharmacy	N	P	P	P	P	P	P	P	P	P	P	P	P	P
5300	Home Improvement Centers	N	N	N	P	P	P	P	P	P	P	N	P	N	N

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		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
5300	Department Stores	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5300	Mail Order Houses	N	N	N	N	N	N	N	N	N	P	N	P	N	N
5300	Limited Price Variety Stores	N	N	N	N	N	P	P	P	P	P	N	P	N	N
5300	Direct Selling Organizations - Call Centers	N	N	N	N	N	C	C	C	C	C	N	C	N	C
5300	Arts, Crafts & Hobbies	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5300	Musical Instruments	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5300	Flea Market - indoor storage only	N	N	N	N	N	C	C	C	C	C	N	C	N	N
5300	Groceries &/or Food	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5300	Farmers Market	N	P	N	N	N	C	C	C	C	C	N	C	N	N
5300	Candy & Other Confectionery Products	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5500	Motorcycles, Personal ATV, Personal Water Craft, & Snowmobile, Sales & Service	N	N	N	C	C	C	C	C	C	C	N	C	N	N
5500	Motor Vehicles/Trucks/Marine - New Vehicle Dealership only (vehicle service centers permitted in conjunction with new vehicle dealership)	N	N	N	C	C	P	P	P	P	C	N	P	N	N
5500	Used Cars/Trucks - Used Vehicle Sales Lots	N	N	N	N	C	N	P	P	N	N	C	P	N	N

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		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
5500	Mobile & Manufactured Homes Sales	N	N	N	N	N	N	N	N	N	C	C	P	N	N
5500	Tires, Batteries, & Accessories	N	N	N	C	C	P	P	P	P	P	N	P	N	N
5500	Gasoline Service Station with or Without Store	N	N	N	C	C	P	P	P	P	P	N	P	N	N
5500	Marine Craft & Accessories	N	N	N	N	N	C	C	C	C	C	N	P	N	N
5500	Aircraft & Accessories	N	N	N	N	N	N	N	N	N	N	N	P	N	N
5600	Clothing, Apparel, & Accessories	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5700	Furniture & Home furnishings – indoor storage only	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5700	Music Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5800	Restaurants	N	N	N	P	P	P	P	P	P	P	C	P	N	P
5800	Fast Food	N	N	N	P	P	P	P	P	P	P	N	P	N	P
5900	Pharmacy	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5900	Antiques	N	N	N	N	N	P	P	P	P	P	N	P	N	N
5900	Jeweler or Gold, Silver Dealers	N	N	N	C	C	P	P	P	P	P	N	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	N
5900	Books	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Stationery	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Office Supplies	N	N	N	P	P	P	P	P	P	P	N	N	N	P

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
5900	Cigars – Cigarettes	N	N	N	N	N	N	N	N	N	P	N	P	N	N
5900	Newspapers/Magazines	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5900	Cameras & Photographic Supplies	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5900	Gifts, Novelties, & Souvenirs	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Florists	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Video Rentals	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Sporting Goods	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5900	Bicycles	N	N	N	P	P	P	P	P	P	P	N	P	N	N
5900	Toys	N	N	N	P	P	P	P	P	P	P	N	N	N	N
5900	Farm & Garden Supplies	N	N	N	N	N	P	P	P	P	P	N	P	N	N
5900	Hay, Grains, & Feed	N	N	N	N	N	C	C	C	C	C	N	P	N	N
5900	Nursery – Plants	N	N	N	N	N	P	P	P	P	P	N	P	N	N
5900	Computer Goods & Services	N	N	N	P	P	P	P	P	P	P	N	P	N	P
5900	Optical Goods	N	N	N	P	P	P	P	P	P	P	N	N	N	N
SERVICES															
6100	Professional Office Uses	N	N	N	P	P	P	P	P	P	P	P	P	N	P
6100	Chartered Banks, Credit Unions and Other Similar Financial Institutions	N	N	N	P	P	P	P	P	P	P	N	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	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
6100	Security & Commodity Brokers, Dealers, & Exchanges	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6100	Insurance Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	N	P
6100	Real Estate Agents, Brokers, and Related Services	N	N	N	P	P	P	P	P	P	P	N	N	N	P
6100	Title Abstracting	N	N	N	P	P	P	P	P	P	P	N	N	N	P
6200	Laundering and Dry Cleaning Services	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Custom Tailoring	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6200	Laundromats	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6200	House Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Commercial Janitorial	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Window Cleaning	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Chimney Sweep	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Photographic Services - Including Commercial	N	N	N	N	N	P	P	P	P	P	N	P	N	C
6200	Beauty & Barber Shops	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Personal Care Health Spa	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Massage Therapy	N	N	N	N	N	C	C	C	C	C	N	N	N	N
6200	Funeral Homes	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6200	Crematory Services	N	N	N	N	N	N	N	N	N	N	C	C	N	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
6200	Cemeteries	C	C	C	N	N	N	N	N	N	N	N	N	N	N
6200	Child Day Care	C	N	N	N	N	P	P	P	P	C	N	N	N	C
6200	Commercial Adult Day Care Facility	See Chapters 17.70 and 17.72													
6200	Commercial Preschool	N	N	N	N	N	P	P	P	P	P	N	N	N	C
6200	Catering Services	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6200	Wedding/Event Reception Centers (Must be located at least 500 feet away from any area zoned primarily for residential use as measured from property line to property line. Distance restriction does not apply in a Commercial Farm Zone. Indoor only wedding/event centers can locate within the 500-foot separation distance where no outdoor gathering or event space is provided.)	N	N	N	N	N	P	P	P	P	P	N	N	N	N
6300	Advertising Services - General	N	N	N	N	N	P	P	P	P	P	N	P	N	P
6300	Direct Mail Advertising	N	N	N	N	N	C	C	C	C	P	N	P	N	P
6300	Travel Services	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6300	Private Postal Services	N	N	N	N	N	P	P	P	P	P	C	P	N	C
6300	Blueprinting & Photocopying	N	N	N	N	N	P	P	P	P	P	N	P	N	P

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*						Industrial			R&B
		(R1-12, R1-20, R3, AFD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W
6300	Disinfecting & Exterminating	N	N	N	N	N	N	N	N	C	N	P	N	N
6300	Locksmithing	N	N	N	N	N	P	P	P	P	N	P	N	N
6300	News Syndicate	N	N	N	N	N	P	P	P	P	N	P	N	P
6300	Employment Services	N	N	N	N	N	P	P	P	P	N	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	P	P	N	P	N	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	N	P	N	P
6300	Detective & Protective Services	N	N	N	N	N	P	P	P	P	N	P	N	P
6300	Heavy Equipment Rental & Leasing; Vehicles over 26,000 GVW	N	N	N	N	N	N	N	N	N	P	P	N	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	N	P	N	N
6300	Photo-Finishing	N	N	N	N	N	P	P	P	P	N	P	N	N
6300	Stamp Trading	N	N	N	N	N	P	P	P	P	N	P	N	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
6300	Motion Picture Distribution & Services	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6411	Automobile Wash	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6411	Auto Lube & Tune-up	N	N	N	N	N	C	C	C	C	P	N	P	N	N
6411	Auto Tire Shops / Tire Sales / Tire Services	N	N	N	C	N	C	C	C	C	P	N	P	N	N
6411	General Auto / Vehicle Repair	N	N	N	N	N	N	N	N	N	C	C	C	N	N
6400	Wrecking Yards	N	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	N
6400	Small Engine, Appliance, Electrical, & Machine Repair	N	N	N	N	N	C	C	C	C	C	N	C	C	N
6400	Watch, Clock, & Jewelry Repair	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6400	Re-Upholstery & Furniture Repair	N	N	N	N	N	P	P	P	P	P	N	P	P	N
6513	Medical, Dental, & Health Clinic Services / small, outpatient type services	N	N	N	N	N	P	P	P	P	P	N	P	N	P
6513	Hospital Services	N	N	N	N	N	C	C	C	C	C	N	N	N	N
6500	Medical & Dental Laboratories	N	N	N	N	N	P	P	P	P	P	N	P	P	P
6500	Veterinarian Services, Animal Hospitals – small animals only	N	C	N	N	N	C	C	C	C	C	N	C	C	N
6500	Veterinarian Services, Animal Hospitals – large animals	N	C	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, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
6500	Legal Services	N	N	N	P	N	P	P	P	P	P	N	P	N	P
6500	Engineering & Architectural	N	N	N	P	N	P	P	P	P	P	N	P	N	P
6500	Educational & Scientific Research	N	N	N	P	N	P	P	P	P	P	N	P	N	P
6500	Accounting, Auditing & Bookkeeping	N	N	N	P	N	P	P	P	P	P	N	P	N	P
6500	Urban Planning	N	N	N	P	N	P	P	P	P	P	N	P	N	P
6500	Auction Services – Indoor Only	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6500	Family & Behavioral Counseling	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6500	Genealogical – Family History Services	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6500	Interior Design	N	N	N	N	N	P	P	P	P	P	N	P	N	P
6600	Building Construction – General Contractor, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N	N
6600	Landscaping Service, Office & Storage	N	N	N	N	N	N	N	N	N	C	N	P	N	N
6800	Private Primary & Secondary Schools	C	N	N	N	N	C	C	C	C	C	N	C	N	N
6800	Universities & Colleges	N	N	N	N	N	C	C	C	C	C	N	C	N	C
6800	Professional & Vocational Schools	N	N	N	N	N	C	C	C	C	C	N	C	N	C
6800	Martial Arts Studios	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6800	Barber & Beauty Schools	N	N	N	N	N	P	P	P	P	P	N	N	N	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
6800	Art & Music Schools	N	N	N	N	N	P	P	P	P	P	N	P	N	C
6800	Dancing, Tumbling, and Gymnastics Schools	N	N	N	N	N	P	P	P	P	P	N	P	N	C
6800	Driving Schools	N	N	N	N	N	P	P	P	P	P	N	P	N	N
6911	Churches, Synagogues & Temples	C	C	C	N	N	N	N	N	N	C	N	N	N	C
6800	Adoption Agencies	N	N	N	N	N	P	P	P	P	P	N	N	N	P
6800	Professional Members Organizations	N	N	N	N	N	N	N	N	N	P	N	C	N	P
6800	Labor Unions & Similar Labor Organizations	N	N	N	N	N	N	N	N	N	P	N	C	N	P
6800	Civic, Social & Fraternal Associations	N	N	N	N	N	N	N	N	N	P	N	C	N	P
PUBLIC ASSEMBLIES & AMUSEMENTS															
7100	Libraries	N	N	N	N	N	P	P	P	P	P	N	N	N	N
7100	Museums	N	N	N	P	P	P	P	P	P	P	N	N	N	P
7100	Art Galleries	N	N	N	P	P	P	P	P	P	P	N	N	N	P
7100	Planetaria, Aquariums, Botanical Gardens, & Arboretums	N	C	N	N	N	P	P	P	P	P	N	N	N	C
7100	Zoos	N	C	N	N	N	N	N	N	N	N	N	N	N	N
7100	Sexually-Oriented Businesses	See Chapters 8.30 and 17.61													
7100	Amphitheaters	N	C	N	N	N	C	C	C	C	C	N	N	N	N
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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
7100	Motion Picture Theaters	N	N	N	P	P	P	P	P	P	P	N	N	N	N
7100	Stage Theater	N	N	N	P	P	P	P	P	P	P	N	N	N	N
7100	Dance Clubs/Music Venues	N	N	N	N	N	C	C	C	C	C	N	C	N	N
7100	Stadiums	N	N	N	N	N	C	C	C	C	C	C	C	N	N
7100	Arenas / Field Houses	N	N	N	N	N	C	C	C	C	C	N	C	N	N
7100	Auditoriums & Exhibit Halls	N	N	N	N	N	C	C	C	C	C	N	N	N	N
7100	Convention Centers	N	N	N	N	N	P	P	P	P	P	N	C	N	P
7100	Fairgrounds	N	N	N	N	N	N	N	N	N	P	N	C	N	N
7100	Amusements Parks	N	N	N	N	N	C	C	C	C	C	N	N	N	N
7100	Arcades & Miniature Golf	N	N	N	C	C	C	C	C	C	P	N	N	N	N
7100	Golf Driving Ranges	N	C	C	N	N	C	C	C	C	C	N	C	N	N
7100	Go-Cart Tracks	N	N	N	N	N	N	N	N	N	N	N	C	N	N
7100	Golf Courses &/ or Country Clubs	C	C	C	N	N	N	N	N	N	N	C	C	N	N
7100	Tennis Courts - Private	N	N	N	C	C	C	C	C	C	P	N	C	N	P
7100	Roller Skating & Blading	N	N	N	N	N	C	C	C	C	P	N	C	N	N
7100	Skate Board Parks - Private	N	C	N	N	N	N	N	N	N	N	N	C	N	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	N
7100	ATV / Motorcycle Tracks	N	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	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
7100	Bowling Lanes	N	N	N	N	N	P	P	P	P	P	N	N	N	N
7100	Play Fields & Athletic Fields – Commercial	N	C	N	N	N	N	N	N	N	N	N	C	N	N
7100	Recreation Centers – General	N	N	N	P	P	C	C	C	C	P	N	C	N	N
7100	Gymnasium & Athletic Clubs	N	N	N	P	P	C	C	C	C	P	N	C	N	C
7100	Swimming Pools – Commercial	N	N	N	N	N	C	C	C	C	P	N	N	N	N
7100	Indoor Soccer Facilities	N	N	N	N	N	N	N	N	N	P	N	C	N	N
7100	Indoor Gun Ranges	N	C	C	N	N	C	C	C	C	C	C	C	N	N
7100	Water Slides	N	N	N	N	N	C	C	C	C	P	N	N	N	N
7100	Parks – General Recreation – Public Property	P	P	P	P	P	P	P	P	P	P	P	P	N	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	N	N
N/A	Horticultural Services	N	C	C	N	N	C	C	C	C	C	C	C	N	N
N/A	Forestry & Timber Production	N	C	C	N	N	N	N	N	N	N	C	N	N	N

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Parking Group	Permitted Primary Uses	Residential	Mixed Rec.		Commercial*							Industrial			R&B
		(R1-12, R1-20, R3, AFPD)	RMU-W	RMU-E	PC-1	PC-2	CG	CG-A	CG-A8	CG-S	MC	HI	LI	LI-W	
N/A	All Fisheries & Fish Hatcheries	N	C	N	N	N	N	N	N	N	N	C	C	N	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	C	C	C	N	N
See Section 17.04.410	Market Farm	C (Only allowed as a conditional use in the R1-20 zone)	N	N	N	N	N	N	N	N	N	N	N	N	N
See Chapter 17.18	CF zone (Commercial Farm) uses – See Chapter 17.51														
UNCLASSIFIED															
N/A	All unclassified items	See Section III of SLU Table (Appendix A)													
* For zones not listed in the Standard Land Use Table, see the applicable zoning ordinance for a list of permitted uses (i.e., Commercial Farm Zone, T-zone, etc.)															
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