CHAPTER 20

NEIGHBORHOOD MIXED USE (NMU) ZONE

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11-20-010 Purpose

The purposes of the Neighborhood Mixed Use Zone are to:

(a) Provide for a mix of single-family and multi-family residential uses together with appropriate scale, compatible commercial development, limited in area, height, and materials, as appropriate, to serve the nearby neighborhood areas.

(b) Through a Planned Center development process, designate appropriate areas for each of the uses identified in (a) above that may be included in the development in relationship to existing housing, roadways and interchanges.

(c) Provide for the creation of developments that combine village-scale residential and complementary retail that can serve as the center for surrounding residential neighborhoods.

(d) Provide standards for site design, architecture, landscaping and circulation that are representative of Farmington's rural agricultural heritage and encourage walking and bicycling for recreation and daily errands.

(e) Provide for medium density residential development, where appropriate, to serve as a buffer between single-family and commercial development.

(f) Preserve the residential character of main street and protect residential uses within and adjacent to NMU zones.

(g) Integrate the City's Master Transportation plans with internal traffic circulation and pedestrian pathways to ensure public safety.

The Neighborhood Mixed Use Zone is intended to be used for developments that incorporate a generous mix of uses as described above. The character of the areas of the City in which the NMU zone may be applied will differ depending on the size and location of the parcel proposed to be re-zoned. While the NMU zone may be applied to a property through a zoning request, the appropriate locations, proportions and mix of residential and non-residential uses will be determined for each NMU-zoned area through a Planned Center site plan approval process, as set forth in this Chapter, in order to ensure that the purposes of the NMU zone are met.

11-20-020 Conflicts

This Chapter provides additional provisions to those set forth in the other Chapters of the City's Zoning Ordinance. In the event of conflict between other provisions of the Zoning Ordinance and this Chapter, the provisions of this Chapter shall apply.

11-20-030 Definitions

The following definitions shall have the meaning set forth below:

(a) Neighborhood Mixed Use – Areas near single-family residential neighborhoods with a mix of single-family, townhouse and medium-density multiple-family residential development as well as limited neighborhood retail within a pedestrian/bicyclist-friendly environment.

(b) Planned Center Development– An area of land, under unified control, master-planned for development of a mix of land uses that are internally complementary and are compatible with and complement surrounding land uses by utilizing effective site, structure, circulation and landscaping design in a coordinated manner.

(c) Retail Commercial Uses – The provision of goods, wares and merchandise to the general public. Retail Commercial does not include the provision of professional offices or other services, and does not include fine dining where food is prepared and served primarily for consumption on the premises.

11-20-040 Allowable Uses.

The NMU zone provides for a broad variety of land uses. The purpose of the NMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will

be allowed in an NMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a Planned Unit Development pursuant to Chapter 27 of this Zoning Ordinance, or as a Planned Center Development pursuant to the conditional use permit process.

(a) Allowable Uses

Among the uses that may be considered for approval as part of a Planned Center Development are the following:

(1) Agriculture;
(2) Single-family dwellings;
(3) Two-family dwellings;
(4) Church, temple, synagogue or other place of worship
(5) Athletic or tennis club;
(6) Business and professional offices;
(7) Bed & Breakfasts
(8) Fitness center;
(9) Convenience store (sale of grocery items, non-prescription drugs, no gasoline sales);
(10) Dwellings, multiple-family with no more than four units;
(11) Day care, pre-school;
(12) Financial institutions;
(13) Funeral home;
(14) Home occupations as identified in Section 11-35-104 of this Title;
(15) Medical or dental clinic;
(16) Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry-cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photo-copy center, etc.;
(17) Neighborhood grocery;
(18) Nursing home, convalescent center;
(19) Pet store or pet grooming establishment;
(20) Private school;
(21) Public or quasi-public uses, material additions or modifications on a developed site;
(22) Reception center
(23) Research services;
(24) Residential facilities for the elderly;
(25) Residential facilities for the disabled;
(26) Restaurant;
(27) Temporary uses;
(28) Uses customarily accessory to a listed conditional use.

(b) North Main Street Restriction

In order to preserve the residential character of Farmington's Main Street north of 1600 North (North Main Street), and to protect residential uses within and adjacent to Neighborhood Mixed Use zones, only residential, open space, and agricultural land uses and development are allowed adjacent to/along North Main Street. North of 1600 North, non-residential buildings shall not be constructed within one hundred (100) feet of the North Main Street right of way. Buildings directly facing (or backing) on Main Street shall be of a residential scale and character and any parking areas shall be buffered as required by the landscape provisions of this ordinance (See 11-20-108). Open spaces along North Main Street will be designed in such a manner as to screen all non-residential uses from view from Main Street, utilizing decorative walls, earthen berms, landscaping, or architectural treatments capable of screening views from the street and sidewalks.

11-20-050 Impact Analysis Studies

(a) Traffic Impact Analysis.

Upon request by the City when circumstances warrant, an applicant for Planned Unit or Planned Center Development approval in the NMU Zone shall provide a thorough traffic impact analysis, prepared by a licensed professional engineer with traffic engineering expertise, which shall be reviewed by the City traffic engineer. Cost of the analysis, including all reviews and updates, shall be borne by the applicant.

(b) Community and Economic Impact Analysis.

Upon request by the City when circumstances warrant, an applicant for Planned Unit or Planned Center Development approval in the NMU Zone shall provide a Fiscal Impact Analysis, prepared by an expert acceptable to the City. The purpose of assessing community and economic impact is to evaluate the projected benefits and costs to the public and private sectors of the community from the project, and to prescribe mitigation measures, if needed. Cost of the analysis, including all reviews and updates, shall be borne by the applicant.

At a minimum the fiscal impact analysis shall include the following:

(1) The estimated net impacts and/or benefits to local employment, wages and salaries, retained profits, land values, property taxes, and sales taxes.

(2) The estimated net impacts of increased local consumer spending.

(3) The projected net costs to the City arising from increased demand for and required improvements to public services and infrastructure.

(4) The value of improvements to public services and infrastructure to be provided by the project.

(5) The impacts projected to occur because of the development.

The developer shall demonstrate the ability to complete the project and to achieve long-term financial stability. Final determination of the appropriateness of a particular building use and size will take into account the net benefits and impacts to the development itself, to the surrounding neighborhoods, and to the community as a whole.

11-20-060 Density and Dimensional Standards

(a) Residential Development

The minimum lot size for development of single-and two-family dwellings is ten thousand (10,000) square feet. The minimum lot size for multiple-family dwellings is twelve thousand (12,000) square feet for the first two units, two thousand (2,000) additional square feet for each additional unit up to four units and 4,000 additional square feet for each additional unit beyond four units. Maximum residential density in the NMU zone is 9 units per acre. Setback, height and other dimensional standards for residential development in the NMU zone are as required in Sections 11-11-50 through 11-11-90 and 11-13-040 through 11-13-090 of this code.

(b) Non-Residential Development

(1) Maximum Single Building Size –

a. The maximum building footprint for non-residential structures in areas not abutting major arterial roadways and interchanges shall be 7,500 gross square feet, not exceeding one story in height.

b. In areas abutting major arterial roadways and interchanges (as defined in the Farmington City Master Transportation Plan), the maximum building footprint shall be 10,000 gross square feet per floor with a maximum height of two stories, except as allowed by item c. below.

c. In some areas abutting major arterial roadways and interchanges (as defined in the Farmington City Master Transportation Plan), a single building with a footprint larger than 10,000 square feet, but in no case larger than 55,000 square feet, may be appropriate as a part of a Planned Center Development that contains a mix of residential and nonresidential uses. In such areas, a special exception to the 10,000 square foot maximum building footprint may be granted on planned center developments 30 acres or larger in size, where it can be shown that the overall project and its mix of uses enhance the character of Farmington, protect existing

nearby uses, do not overwhelm the surroundings, and will protect and contribute to the health, safety and welfare of the community.

(2) Maximum Aggregate Retail Space – The maximum aggregate interior square footage dedicated to Retail Commercial uses in any one NMU zone district shall be limited to 150,000 square feet. A special exception to this limitation may be granted where it is shown that exceeding the maximum is necessary to provide adequate retail space to meet the City's needs and General Plan objectives:

a. The uses with the Planned Center are located in such a manner as prevent adverse offsite impacts such as noise, dust and fugitive light;

b. The Planning Commission determines, after consideration of all evidence that the proposed additional retail commercial uses above the 150,000 square foot limit will not cause any public street adjacent to the project to drop in its level of service form the level of service that would have been reached without the additional retail commercial use or uses; and

c. The Planning Commission determines, after consideration of all evidence, that the proposed additional retail commercial uses above the 150,000 square foot limit will not have an adverse impact on the long term fiscal viability of the project.

(3) Front Yard (measured from property line or abutting a public street or a private street edge): no front yard setback is required on local or important local streets. On minor collectors and higher classification streets, the front yard setback is twenty-five (25) feet.

(4) Side Yards (measured from face of building perpendicular to abutting property line) are not required except to provide access to parking and deliveries behind a building and as deemed necessary by the Fire Department for emergency access.

(5) Rear Yard: No specified requirements, except that a minimum of thirty (30) feet shall be provided when adjacent to a low density residential zone. If the rear yard abuts a minor collector or above street in the case of a double-frontage lot, the rear yard setback is twenty-five (25) feet.

(6) Side Yard Corner: same as front yard.

(7) Lot size: no requirement.

(8) Lot width: no requirement.

(9) Building Height: Maximum building height shall not exceed two stories, thirty-five (35) feet maximum. Non-residential uses allowed through the Conditional Use process are limited to single-story buildings or the first floor of multi-story buildings. However, the second story of a building with ground floor retail may be used for offices as well as residential.

11-20-070 Design Standards

The following design standards shall be implemented throughout the Neighborhood Mixed Use Zone in order to create a cohesive, attractive appearance that is inviting and pedestrian-friendly, and which encourages travel by foot, bicycling, van pooling, car pooling and public transportation, in addition to traditional automobile transport.

(a) Site design - Site design shall specifically encourage pedestrian-friendly development by eliminating large block parking areas and encouraging landscaping and amenities which encourage pedestrian activity.

(1) For residential uses side load garages and/or garages set back from the primary front façade of the residence are encouraged.

(b) Building design – The height, size, bulk, and arrangement of buildings within the NMU zone should be designed to invite pedestrian circulation and offer an attractive streetscape. Building design should complement exterior design and be coordinated throughout the project area.

(1) Buildings shall provide a clear visual division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.

(2) The façade of every residential floor greater than 30 lineal feet and visible from a street shall incorporate features designed to provide human scale and visual interest. Compliance can be achieved through balconies, alcoves or wall segments that create at least a two foot variation in plane for at least ten (10) lineal for each feet thirty (30) feet of façade visible from a street.

(3) For non-residential buildings and the non-residential floor of mixed use buildings, approximately 50 percent of the lineal frontage of any wall visible from a street shall incorporate windows, doors or display windows.

(4) The sides and back of non-residential and multi-family buildings shall receive similar architectural treatment as the front façade to include some openings, overhangs, features, decorative lighting, landscaping, etc. as deemed appropriate for its exposure to surrounding areas.

(5) Building facades of multi-family dwellings shall incorporate colors and materials that are compatible with the neighborhood, including some Farmington stone, and shall attempt to screen garage doors from public view. The use of pitched roofs is encouraged.

(c) Exterior materials – Exterior materials shall be durable and require low maintenance, and be of the same or higher quality as surrounding developments, such as Farmington stone, factory finished composite board siding, acrylic stucco (EIFS), standing seam metal roofing, cedar shake shingles, weathering steel, etc.

(1) Details of proposed colors and materials, including color chips, samples, and colored building elevations, shall be shown on building plans when a development project application is submitted.

(2) Reflective surfaces shall not be used in locations which may produce excessive reflections or glare that may create a potential safety problem.

(3) Tile, architectural grade asphalt shingles, standing seam metal or similar quality roofing materials shall be used on all visible pitched roofs.

(d) Building entry – Main building entrances shall be easily identifiable, and form a transition between inside and outside areas. Building entries shall be provided with adequate lighting for security.

(1) Buildings that are open to the public and are within 30 feet of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functional, be a distinctive and prominent element of the architectural design, and shall be open to the public during all business hours.

(2) Wherever practical, buildings shall incorporate arcades, roofs, alcoves, porticos and awnings that protect pedestrians from the rain and sun. In plazas and courtyards lighting shall incorporate fixtures and standards designed for pedestrian areas.

(e) Exterior uses, storage and equipment - All uses located in the zone shall be conducted entirely within a fully-enclosed building, except for outdoor dining

(1) There shall be no outside storage of materials or equipment, other than motor vehicles licensed for street use except as specifically approved by

the Planning Commission in conjunction with a conditional use application.

(2) Trash storage areas, mechanical equipment, transformers, meters and similar devices are not permitted to be visible from the street. Where site constraints would otherwise force these uses into visible locations they shall be screened by decorative walls, earthen berms, landscaping or architectural treatments capable of screening views from streets and sidewalks.

(3) If in rooftop locations, mechanical equipment shall be screened by roof components, parapets, cornices or other architectural features.

(4) In plazas and courtyards lighting shall incorporate fixtures and standards designed for pedestrian areas that are compatible in design with adjacent properties.

(5) All new utility transmission lines shall be placed underground.

11-20-080 Pedestrian and Vehicle Circulation

The following site design standards shall apply to all development within the Neighborhood Mixed Use Zone:

(a) Bike pathways at least four (4) feet in width shall be provided in, out and through the NMU area to allow easy access to non-residential buildings. Sidewalks at least four (4) feet in width shall be provided along each public right of way.

(b) Pedestrian Sidewalks along major roadways (i.e. Main Street) shall incorporate generous landscaped park strips separating vehicular traffic from pedestrian traffic. Crosswalks shall be clearly marked and, where appropriate, signalized. Special measures shall be incorporated to ensure safety for children as may be recommended by the city traffic engineer. These measures could include special signage, reflectors or flashing crosswalk indicator lights, handheld flags, etc.

(b) Public seating and bicycle racks shall be provided near entrances to all non-residential buildings or groups of buildings.

(c) Bikeways shall meet standards consistent with the Farmington City Trails and Sidewalk Master Plan. These bikeways shall provide safe and inviting access through NMU areas and shall provide continued circulation of trails identified in the Farmington City Master Trail Plan including planned equestrian trails (otherwise equestrian trails or uses are prohibited).

11-20-090 Landscaping

The following site landscaping standards shall apply to all new development in the Neighborhood Mixed Use Zone. Species shall be selected from the approved plant list provided herein:

(a) Street trees shall be provided on all street frontages at a maximum spacing of thirty (30) feet on center.

(b) Street trees shall be planted within a landscape strip of at least six (6) feet in width, between the roadway and sidewalk where feasible, and shall not be planted closer than three feet from back of curb. Trees shall not be planted closer than two feet from any hard surface paving or walkway. Sidewalk cuts for trees shall be at least 10 square feet in area.

Space between hardsurface and trees may be covered by permeable hard surfaces such as grates, bricks on sand, or paver blocks. As they grow, trees shall be pruned to provide at least eight feet of clearance above sidewalks and twelve feet above street roadway surfaces.

(c) Street trees shall be planted no closer than fifteen (15) feet to light standards.

(d) All areas of a developed site not occupied by buildings, required parking, driveways, walkways or service areas shall be landscaped according to an approved landscaping plan. These areas may also incorporate hardscape for patios, plazas and courtyards.

(e) Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one (1) tree for each twelve (12) parking spaces. Parking shall be adequately screened and buffered from adjacent uses.

(f) Multi-family housing areas shall be fully landscaped to include lawn areas, foundation planting, street trees and shade trees.

(g) Use of native material, drought tolerant plants, and xeriscape landscape planting techniques are encouraged to lessen the amount of water and maintenance requirements.

(h) Drip irrigation systems shall be provided to all hanging planters and window boxes and all planter islands within the pedestrian streetscape. Drip or bubbler irrigation will be required for all street trees. Spray irrigation is allowed for all other areas.

(i) All landscape plant materials must be specifically reviewed and approved by the City.

11-20-100 Parking

Parking shall be provided in accordance with Chapter 32 of this Ordinance. In addition, the following provisions shall apply in the NMU zone:

(a) Parking areas shall be located behind or at one side of buildings. Parking may not be located between a building and the street, but may be located on the street within the public right of way.

(b) Where feasible, pedestrian walkways shall be incorporated into all parking lots of any size.

(c) Secure bicycle racks shall be provided at likely destination stops to encourage the use of bicycles as a way to access those destinations. Racks shall be designed consistent with standards contained in the Farmington City Trails and Sidewalks Master Plan.

(d) Shared Parking. Developments incorporating a mix of uses generally require fewer parking stalls due to shared patronage of retail stores and varying hours of peak use by office users and retail customers. For mixed-use projects, developers shall provide an analysis of projected parking needs for consideration to justify any reduction in required parking stalls, with a maximum allowed reduction of twenty percent (20%).

11-20-110 Paving

Sidewalks and major crosswalks within the commercial areas of an NMU zone shall incorporate variations in pavement to add interest, help slow traffic and increase safety. Pavements may include stained or textured concrete, colored and/or stamped concrete, brick, stone, or CMU pavers. Nevertheless, the use of pervious surfaces are encouraged. Other appropriate areas for special paving would include outdoor patio areas and public plazas.

11-20-120 Signage

In an NMU zone, businesses should be identified by an appropriate blend of the six sign types that are permitted hereunder. These include monument, façade mounted, suspended/supported, projecting, awning/canopy, and window signs.

(a) Sign character will be compatible with the character of surrounding neighborhoods.

(b) Wood and similar appearing material, metal, canvas-like materials, and window stencil are the materials of preference. Plastic, lexan and other similar appearing materials will be allowed in limited amounts on individual signs. Repetitive use of signs utilizing pan channel letters is not allowed. No plastic face box signs shall be allowed.

(c) All exterior building signs must present the name of the business for that tenant space and may include the business/company logo. The sign may identify products sold or produced by the business. Brand names and logos shall not be allowed in a sign unless they are specifically part of the name/trade mark of the business in that tenant space.

(d) Address numbers shall be a maximum of six (6) inches in vertical dimension, but may be larger if required by the City. The location of the address sign shall be in close proximity to the main entrance to the business/tenant space.

(e) Sign Lighting

i. Light may be cast directly onto the face of the sign by an external light source. In such instances, the light must be focused on the sign face.

ii. Halo signs are permitted.

iii. Back-lighting through routed letters/copy or through the material that comprises the letters/copy in the sign face is permitted as long as the light source is screened from direct view.

iv. Exposed neon tubing and/or individual light bulbs forming the sign copy shall not be permitted on any sign. Exposed neon signs shall be permitted inside a business/tenant space but shall not be placed within ten (10) feet of the inside surface of the storefront window.

(f) Number of signs permitted per business/tenant space shall be as follows:

i. Highway Orientation – up to 2 of the 6 sign types permitted.

ii. Parking Lot Orientation – up to 2 of the 6 sign types permitted

iii. Pedestrian Area Orientation – up to 3 of the 6 sign types permitted.

(g) Handwritten and taped signs to storefronts are prohibited.

(h) Individual business temporary event, sale, or promotional signs are permitted for the duration of the sales event not to exceed 30 days per sales event and four (4) times per year or alternatively in conjunction with planned sales events carried out by a retail business through its system of stores. Such signs shall be located in a window display area and shall not exceed fifteen (15) square feet.

(i) Restaurants and food service tenants shall be permitted one (1) freestanding A-frame, sign board, which can be placed on the sidewalk, provided the sign does not interfere with pedestrian movement. The sign shall not exceed two feet in width and three feet in height.

(j) Awnings and canopies are permitted without signs. Once letters and or graphics are attached, it must comply with the provisions of this regulation.

Façade Mounted Signs

(a) Up to two (2) façade mounted signs are permitted per tenant space with a maximum of one per twenty lineal feet of frontage.

(b) Restaurants may have one additional façade mounted menu sign, which shall be a maximum of three square feet in area.

Projecting Signs:

(a) One pedestrian area-oriented projecting sign (shingle) may be attached to a building perpendicular to the façade facing a pedestrian sidewalk.

(b) A projecting sign may extend up to four (4) feet from the façade.

(c) Projecting signs shall not exceed 12 square feet in size.

(d) Projecting signs shall be a minimum of eight (8) feet above any pedestrian walkway.

Suspended or Supported Signs:

(a) One pedestrian area oriented suspended sign or more supported sign may be placed so as to be supported by building canopies of other elements near the entrance to the business/tenant space.

(b) Signs shall be limited in size to one square foot of sign area for each four (4) lineal feet of business/tenant space frontage, not to exceed twenty-five (25) square feet in size. Letters will not exceed twelve (12) inches in height.

Window Signs:

(a) A window sign may be up to eighteen (18) inches in height and four (4) feet wide.

(b) A window sign may be stenciled on two windows of the façade on which the sign will be located.

(c) Storefront windows and doors shall be limited to a maximum of two square feet of coverage with stickers, credit card decals, hours of operation, etc.

(d) There may be one window sign listing the names of tenants of the second floor commercial space near the entrance to the elevator/stairs to the second floor. This sign shall not exceed six (6) square feet in size.

(e) A second floor tenant may have two (2) stenciled window signs not to exceed six (6) square feet, one with a parking lot orientation and one with a pedestrian

area orientation.

Awning/Canopy Signs:

(a) The vertical drip of an awning or canopy may be stenciled with letters that are up to seven (7) inches in vertical dimension by any length. When the vertical drip of an awning exceeds the vertical dimension of the slope, then it may be stenciled with letters that are up to nine (9) inches in height.

(b) The sloped portion of an awning may be stenciled with business logo or graphic representation of nine (9) square feet.

(c) All awning or canopy signs shall be constructed of a canvas-like material or architectural metal. Primary colors and glossy finishes on the fabric are not permitted.

Entry Arch Sign:

(a) An entry arch sign may be permitted for a master-planned project, depending on the character and proximity of existing uses in the vicinity of the NMU zone area.

Directional and Street Name Signs:

(a) Street name identification signs may be provided at key intersections. The street name signs shall be of a design that is compatible with the neighborhood.

11-20-130 Site Furniture/Artwork

The scale of the NMU zone is established with the pedestrian in mind. Places to sit, gather, enjoy artwork and the outdoors should be provided to encourage people out of their automobiles.

(a) Benches should be provided at locations where they are most likely to be used, rather than at regular intervals along the sidewalk. They should be within view of the action, but out of the way of the pedestrian traffic.

(b) Benches should not be lined up in a row but may be grouped in pairs, generally set at 90 to 120 degrees from each other. Where possible, benches should be positioned to allow space for a wheelchair to be accommodated at one side.

(c) Benches should be placed together with other street amenities such as light poles, kiosks, waste receptacles, planters, etc. All street amenities should share a common theme in their design that is representative of the development.

(d) Public art may be provided at key locations in an NMU zone area.

(e) Mailboxes should be grouped together where possible, away from public view, and in accordance with U.S. Postal Service requirements.

11-20-140 Outdoor Lighting

Outdoor lighting will be designed to assure that neighboring properties are protected from direct light sources and where possible to not diminish the night sky.

(a) Light fixtures in parking areas shall be decorative type, not a typical "shoe-box" type fixture. Fixtures shall be mounted on poles not taller than thirty feet having a 100 percent cutoff. The light rays may not be emitted by the installed fixture at angles above the horizontal plane.

(b) Light fixtures along roadways shall match the style of parking lot lights, but not exceed twenty feet in height. Roadway light poles shall have brackets for the mounting of banners and may contain hanging planters with integral drip irrigation.

(c) Building facades may be lighted by wall sconces, recessed soffit lights, landscape up-lights or other sources that are directed away from public view and not diminish the night sky.

(d) Beacon lights are not permitted in the NMU zone, except on a temporary basis as approved by the Planning Commission.

11-20-150 Storm Drainage and Natural Springs.

Storm drainage shall be engineered to City standards and may include detention in parking areas and designated detention ponds. All detention ponds areas shall be landscaped with sod and a meandering stream bed appearance where near continual drainage from natural springs occurs through the detention area.

Natural spring drainage shall be maintained above grade where possible.

11-20-160 Fencing and Retaining Walls

(a) Fencing between primarily residential areas and commercial areas may be constructed up to 72 inches in height. Appropriate materials include Farmington stone, pre-cast molded concrete panels embossed and stained with a stone pattern (both sides of wall), wrought iron, or colored masonry. Solid wood or solid vinyl fencing is not permitted. Fencing should be augmented by a substantial landscape buffer.

(b) Fencing around the perimeter of a master-planned project may be constructed up to 42 inches in height. Appropriate materials would include Farmington stone, rail fencing, or combinations of those materials.

(c) Fencing within multi-family areas within an NMU zone between buildings or along streets is not permitted. Private patio areas may be screened with fencing not to exceed 60 inches in height and not enclosing more than 150 square feet in area. Generous landscaping should be provided around any such enclosures.

(d) Fencing within single-family residential areas within an NMU zone shall be governed by the residential sections of this code.

(e) If necessary within an NMU zone area, retaining walls over 30 inches in height shall be constructed of landscape boulders, stone or concrete faced with stone or cultured stone. Walls should generally not exceed four feet in height unless terraced with a planting area at least three feet wide between tiers.

11-20-170 Project Review and Approval

All projects proposed within the NMU zone shall be reviewed and approved either as a Planned Unit Development pursuant to Chapter 27 of this Zoning Ordinance, or as a Planned Center Development in accordance with the conditional use permit provisions of Chapter 8 of this Zoning Ordinance. For projects proposed to be phased, each individual phase approved must meet all of the standards and criteria of this Zoning Ordinance and the objectives of this Neighborhood Mixed Use zone. Revisions to approved Planned Unit or Planned Center Development projects must be reviewed and approved as new development applications subject to the applicable regulations then in effect.

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