

CHAPTER 21

COMMERCIAL RECREATION TRANSITION (CRT)

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11-21-101 Description.

This zone is intended to cover certain areas within the City having unique characteristics due to their location and proximity to commercial recreation zones and/or uses as well as their relationship to residential neighborhoods and non-commercial recreation uses. Areas included are unique not only due to their proximity to prime access, high visibility, special development problems or proximity to commercial recreation uses and residential neighborhoods and uses, but also due to their being situated in corridors or areas of high pedestrian and/or vehicular traffic. This zone is established to assure safe and pleasing development within those transition areas described above which are located within the City. In order to allow proper interaction and coordination of uses within the City and to protect the public, the uses allowed within this zone are allowed for the most part only on the conditional use review and the issuance of a Conditional Use Permit. Public safety, circulation, compatibility with surrounding existing and proposed land uses, architectural character and impact upon existing services and tax base together with appropriate consideration of the desires of neighboring landowners are all critical factors to be considered in the review process. It is intended that creation of this Commercial Recreation Transition Zone shall promote the health, safety, morals and welfare of the public by increasing the awareness of the special nature of the areas which are designated as CRT in accordance with the foregoing description and providing appropriate safeguards for the public near these sensitive areas.

11-21-102 Permitted Uses.

- (1) Agriculture;
- (2) Park.

11-21-103 Conditional Uses.

Uses enumerated hereunder are principal uses. The location of these uses shall be subject to review and approval by the Planning Commission as provided in Chapter 8, Chapter 7 and the requirements of this Chapter:

- (1) Single-family dwelling;
- (2) Two-family dwelling;
- (3) Offices: Business and Professional;

- (4) Public and quasi-public uses;
- (5) Day Care Center;
- (6) Retirement Living Centers;
- (7) Any use determined to be similar to the other uses of Section 11-21-103 and/or compatible with the description of the CRT zone as set forth in Section 11-21-101 above;

11-21-104 Single-Family and Two-Family Dwellings.

The following regulations shall apply to one-family and two-family dwellings:

- (1) Lots Standards. All lots shall be developed with the following minimum standards:
 - (a) Lot Size: eight thousand (8,000) square feet;
 - (b) Lot Width: seventy (70) feet;
 - (c) Lot Width Corner: eighty (80) feet;
 - (d) Front & rear setback: twenty-five (25) feet minimum front or rear setback with a total minimum requirement of fifty-five (55) feet (main building only);
 - (e) Side Yard Setback: eight (8) feet one side and a total of eighteen (18) feet for both sides (main building only);
 - (f) Side Yard Corner: twenty (20) feet, on the side adjacent to the street;
 - (g) Accessory Buildings: located to the rear of the main building and at least one (1) foot from all property lines and shall be fifteen (15) feet from dwellings on adjacent lots. Accessory buildings shall not be built over easements and shall must be subordinated in height and area to the main building.
- (2) Maximum Building Height:
 - (a) Main buildings shall not exceed thirty (30) feet;
 - (b) Accessory buildings and structures shall not exceed thirty (15) feet;
- (3) Animals: The keeping of animals and fowl in this zone shall be pursuant to Chapter 29 of this Ordinance.
- (4) Location of Accessory Structures. No animal shelters, hay barn, silo, equipment shed, storage building and similar accessory buildings to the agricultural use of land may be located closer than ten (10) feet to any side or rear boundary line.
- (5) Special Limitations. The following limitations and additional requirements shall apply:

(a) The placement of any residential structure in the zone shall be subject to a site plan review by the Planning Commission. The applicant must demonstrate that the requirements of Chapter 28 Flood Damage Prevention are adhered to and that the problems associated with the high water table will be solved.

11-21-105 Other Conditional Uses.

The lot size, width, yard requirements, setbacks and other lot standards and maximum building heights will be based on like uses elsewhere in this Title.

11-21-106 Off-Street Parking, Loading and Access.

The requirements of Chapter 32 of this Ordinance shall apply to this zone.

11-21-107 Signs.

The requirements of Farmington City Sign Ordinance (Title 15) shall apply to this zone.

11-21-108 Site Plan Review.

The requirements of Chapter 7 of this Ordinance shall be in force for any use requiring Site Plan Review.

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