CHAPTER 22

B ZONE

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11-22-101 Description.

This zone covers a sensitive area with characteristics uncommon to other areas in the City. Farmington Creek bisects this zone providing a wooded riparian habitat for plants and wildlife. The area is bordered on the west by the Lagoon Amusement Park and on the east by Farmington's original townsite which includes many historic homes. The area is distinguished by open space, pasture lands, a pedestrian and equestrian trail, and a few residences. These characteristics combine to render any one of the existing zone requirements inadequate in guiding future development. This zone was created to remedy this deficiency. It is the intent of the City that this zoning district be limited to the area currently zoned B.

11-22-102 Permitted Uses.

(1) Agriculture.

(2) Park.

(3) Class 'A' Animals.

(4) Class 'B' Animals.

(5) Home occupations complying with the Home Occupation Chapter of this title except as specified in Section 11-20-103 below.

(6) Uses customarily accessory to a listed permitted use.

11-22-103 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 and the requirements of this Chapter.

(1) Single-family dwelling;

(2) Two-family dwelling;

(3) Reception center;

(4) Restaurant that provides traditional sit-down service (as opposed to fast food);

(5) Athletic or tennis club;

(6) Outdoor recreation including such things as picnic grounds and excluding higher impact activities such as water parks or miniature golf courses and any commercial recreation amusement ride of any type;

(7) Class 'C' animals;

(8) Sportsman Kennel (three to five dogs for non-commercial use);

(9) Home occupations as identified in Section 11-35-104 of this Title;

(10) Seasonal fruit/produce vendor stands;

(11) Temporary Uses;

(12) Greenhouses, private with no retail sales;

(13) Uses customarily accessory to a listed conditional use;

(14) Any use which the City considers to be similar to the other uses of this Section and compatible with the description of the B Zone as set forth in Section 11-20-101 above.

11-22-104 Single-Family and Two-Family Dwellings.

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

(1) Lot Standards - All lots shall be developed with the following minimum standards:

(a) Lot Size: half (½) acre;

(b) Lot Width: one hundred (100) feet;

(c) Lot Width Corner: one hundred ten (110) feet;

(d) Front and Rear Yard: thirty (30) feet minimum front or rear setback, main building only;

(e) Side Yard: ten (10) feet, one (1) side and a total of twenty-four (24) feet for both sides, main building only;

(f) Side Yard Corner: twenty-five (25) feet, on the side adjacent to the street;

(g) Accessory Buildings: Accessory buildings shall be six (6) feet in the rear of the main building and at least five (5) feet from all property lines; and shall be fifteen (15) feet from dwellings on adjacent lots. Accessory buildings shall not be built over utility easements that may run along the side and rear property lines.

(h) No farm animal structure, hay barn, stable, silo, coop, corral or other similar building or structure which is accessory to the agricultural use of land may be located closer than ten (10) feet to any side or rear boundary line or thirty (30) feet to any public street or to any dwelling on adjacent properties.

(i) Equipment or materials stored or located in accessory buildings, yards, or structures shall be permitted only for the personal use of the occupants of the property. No such storage or use related to a non-agriculture commercial business shall be allowed except for Home occupations as specified in Section 11-20-103 above;

(2) Maximum Building Height:

(a) Main buildings shall not exceed thirty (30) feet;

(b) Accessory structures shall not exceed fifteen (15) feet in height unless an increased height is approved by the Planning Commission after review of a conditional use application filed by the property owner (no fee shall be assessed for such application). However, accessory buildings shall, without exception, be subordinate in height and area to the main building.

(3) Special Limitations - To minimize the conflict between the amusement park and residential structures in the B zone, the Planning Commission shall require that the applicant demonstrate how the use of landscaping, building materials and the placement of the structure on the lot will minimize noise and visual impacts.

(4) Animals - The keeping of animals and fowl in this zone shall be pursuant to Chapter 29 of this Ordinance.

11-22-105 Conditional Uses.

The lot size, width, yard requirements, setbacks, etc., will be determined by the Planning Commission for all other Conditional Uses in the B Zone. The Planning Commission shall use the provisions of Chapter 8 to review Conditional Use permits. In addition, a six (6) foot high masonry fence or sufficient vegetation for sound suppression, or a thirty (30) foot buffer zone, suitable to the Planning Commission, must be placed between a residential property line and any parking area or driveway of a conditional commercial use.

11-22-106 Off-Street Parking, Loading, and Access.

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

11-22-107 Signs.

The requirements of Chapter 34 of this Ordinance shall apply to this zone.

11-22-108 Site Plan Review.

The requirements of Chapter 7 of this Ordinance shall be in force for any use requiring Site Plan Review (see 7-190).

Chapter 20 Amended 4/19/95, Ord. 95-16
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