

CHAPTER 26

LIGHT MANUFACTURING AND BUSINESS (LM&B)

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11-26-010 Description.

The LM&B Zone is established to provide for the siting of light industrial, light manufacturing, fabricating, commercial, business park, professional offices, research and development businesses, and related uses within the City of Farmington. The regulations contained herein are intended to encourage a productive operating environment for light industry, manufacturing and business parks, to protect such businesses and development within the Zone from the adverse effects of incompatible uses, to reduce the impact of light industries, manufacturing and business parks on surrounding non-industrial, manufacturing and business land uses, to lessen traffic congestion, and to protect the health and safety of the residents and workers in the area and within the City in general.

11-26-020 Purpose.

The purpose of the standards and requirements of this Chapter are to control light industrial, manufacturing and business park uses and development in Farmington City so as to:

- (1) Encourage and provide an environment and location for light industrial, manufacturing and business park uses and development consistent with City goals and standards for attractive, well planned development;
- (2) Discourage uses from locating within the Zone that will tend to impede the use of the land for light industrial, manufacturing and business park purposes; and
- (3) To ensure that all light industrial, manufacturing and business park uses and development within the City will provide methods to protect the community from hazards and nuisances.

11-26-030 Permitted Uses.

The following are permitted uses in the LM&B Zone. No other permitted uses are allowed, except as provided by Section 11-4-105(6):

- (1) Business and professional offices;
- (2) Research and development activities;
- (3) Veterinary Clinic or Animal Hospital; and

- (4) Warehousing.

11-26-040 Conditional Uses.

The following are conditional uses in the LM&B Zone. No other conditional uses are allowed, except as provided by Section 11-4-105(6):

- (1) Any development which includes multiple buildings or is proposed on a site which is over one (1) acre in size;
- (2) Accessory Living Quarters;
- (3) Automotive Equipment and Accessories Sales;
- (4) Automotive Service and Maintenance Centers;
- (5) Automotive and Vehicle Sales;
- (6) Contractor Yards;
- (7) Dry Cleaning and Laundry Facilities;
- (8) Golf courses and/or related recreation uses;
- (9) Handicraft Manufacturing;
- (10) Light Manufacturing, Compounding and Processing, Assembling or Packaging of the following products:
 - (a) Beverages,
 - (b) Electric appliances and electronic instruments,
 - (c) Pharmaceutical or biological products,
 - (d) Food, except yeast, vinegar or rendering of fat,
 - (e) Scientific instruments,
 - (f) Signs, including electric and open,
 - (g) Wearing apparel,
 - (h) Automotive parts and accessories,
 - (i) Lumber and wood products,
 - (j) Rubber and plastic products, and
 - (k) Roof tile products;
- (11) Lumber and Building Material, Sales;

- (12) Mini-Warehousing/Self-Storage;
- (13) Outcall Services as defined and conducted in accordance with the City Business Regulations and Zoning Ordinances regarding sexually-oriented businesses are permitted in this zone;
- (14) Planned Commercial Development;
- (15) Printing/Publishing;
- (16) Public Utilities;
- (17) Retail uses compatible with area; and
- (18) Sexually-Oriented Businesses as defined and conducted in accordance with the City Business Regulations and Zoning Ordinances regarding sexually-oriented businesses.

11-26-050 Prohibited Uses.

Uses expressly prohibited in the LM&B Zone include, but shall not be limited to: auto wrecking, salvage, junkyards, redi-mix asphalt and concrete plants, dwellings (single family or multiple family), refineries, large or regional warehouse and distribution only facilities, refuse transfer station, and other heavy industrial or heavy manufacturing uses.

11-26-060 Accessory Uses.

Accessory uses and buildings customarily incidental to the permitted uses and conditional uses provided herein may be permitted within the LM&B Zone as a conditional use.

11-26-070 Yard and Lot Regulations.

- (1) Lot Size: No minimum.
- (2) Lot Width: No minimum, except each lot shall have a minimum frontage of thirty-five (35) feet on a public street.
- (3) Front Yard: 10 feet.
- (4) Side Yards: No minimum, except that thirty (30) feet shall be provided where the lot line is co-terminus with any residential zone boundary.
- (5) Side Yard Corner: Minimum side yard on corner lot shall be ten (10) feet on the side adjacent to the street.
- (6) Rear Yard: No minimum, except that thirty (30) feet shall be provided where the lot line is co-terminus with any residential zone boundary.
- (7) Accessory Buildings: Accessory buildings shall be subject to the yard requirements cited above. Accessory buildings shall not be located in front of the main building.
- (8) Building Height: Maximum building height shall be forty (40) feet (except for towers, chimneys and other structures with no human habitation).

(9) Lot Coverage: Maximum lot coverage for all buildings is 70 percent (70%). The requirements for landscaping, off-street parking, and yard setbacks may result in less than a 70 percent (70%) lot coverage.

11-26-080 Other Regulations.

(1) Site Plan Review. Site plan review shall be required for all buildings and uses in the LM&B Zone in accordance with the provisions of Chapter 7 of this Ordinance.

(2) Landscaping. Landscaping shall be required for all buildings, uses, and development within the LM&B Zone in accordance with the landscaping requirements set forth in Chapter 7 of this Ordinance. All open areas in the required yards, except driveways, parking areas, walkways and storage areas shall be maintained with suitable landscaping of plants, shrubs, trees, grass, and similar landscape materials. A minimum ten (10) foot landscaped area shall be provided along the front property line of all lots and development within the LM&B zone.

(3) Outside Storage. Outside storage shall be completely screened, by landscaping or opaque fencing, from view from any public street or abutting properties.

(4) Adjacent Residential Zone. A decorative wall or opaque fence or hedge at least six (6) feet in height shall be erected along all property lines which are adjacent to a residential zone.

(5) Off-Street Parking. Off-street parking shall comply with the provisions of Chapter 32 of this Ordinance.

(6) Signs. Signs shall comply with the provisions of Chapter 34 of this Ordinance. The placement and design of signs shall be compatible with the development project and with the surrounding area. Signs shall be compatible with the style and architectural characteristics of the buildings in terms of location, scale, color, materials and lettering and consistent with the goals and policies outlined in the General Plan.

(7) Architectural Compatibility. Buildings within a development shall incorporate predominant architectural features, materials and colors to create a theme or characteristic of the development.

(8) Noxious Conditions. No land or building in the LM&B Zone shall be used, constructed or operated so as to create any noxious, offensive, objectionable, dangerous, or other undesirable effect on persons or property outside the lot line by virtue of emission of smoke, particulate matter, noise, fumes, odor, vibrations, glare, liquid, and solid waste, heat, explosive materials or similar effects.

(9) Vibration. No vibration (other than from transportation facilities or temporary construction work) shall be permitted which is discernible without instruments at the property line.

(10) Glare. No direct or reflected glare, whether from flood lights or from high temperature processes such as combustion or welding or otherwise, shall be permitted to be visible at the property line. This restriction shall not apply to signs or lighting of buildings or grounds for security purposes as otherwise permitted by this Ordinance.

(11) Liquid and Solid Waste. No material or wastes shall be stored on any property in

the LM&B zone in such manner that they may be transferred off the property by natural causes or so that they attract insects or rodents.

(12) Fire and Explosive Hazards. All activities involving, and the storage of, flammable and explosive materials shall have adequate safety devices against the hazard of fire and explosion. Such industrial uses shall also have adequate fire fighting and fire suppression equipment and devices which are standard in the industry. Burning of waste in open fires is prohibited at any point on the property.

(13) Radioactivity or Electric Disturbances. No activities shall be permitted which emit dangerous radioactivity at any point, or electrical disturbance adversely affecting the operation of any equipment other than that of the creator of such disturbance.

(14) Animals. The keeping of animals in the LM&B Zone shall be permitted in accordance with and pursuant to the provisions of Chapter 29 of this Ordinance.

(15) Compliance. All buildings, uses, development and activities conducted within the LM&B Zone shall be constructed, maintained, pursued and/or conducted in accordance with all applicable State, federal and local statutes and regulations, including health, safety, and environmental.

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