

CHAPTER 15

BUSINESS/RESIDENTIAL ZONE (BR)

SECTION:

11-15-010: Purpose

11-15-020: Permitted Uses

11-15-030: Conditional Uses

11-15-040: Lot Standards For Residential Uses

11-15-050: Lot Standards For Office/Commercial Uses

11-15-060: Height Standards

11-15-070: Design Standards

11-15-010: PURPOSE:

The intent of this zone is to provide an area in the City for a mix of professional and government offices, limited commercial uses and residential land uses. The BR Zone, is integral to the cultural heritage of Farmington City, and as such, the historic resources of the zone should be preserved, rehabilitated or restored where appropriate. The standards and guidelines contained herein are further intended to encourage compatibility between new and existing development, to enhance the physical appearance of the district, and, where applicable, to reinforce the historic character and development pattern of the district. It is the City's intention to foster economic growth and development within the BR Zone, but given the historic nature of the district, most uses have been listed as conditional to give the City greater flexibility in administering and determining that new businesses reflect the cultural heritage within the zone. (Ord. 2014-40, 12-16-2014; amd. Ord. 2021-01, 1-19-2021)

11-15-020: PERMITTED USES:

The following are permitted uses in the BR Zone subject to site development review. No other permitted uses are allowed, except as provided by subsection 11-4-050F of this title:

Residential facility for the disabled.

Single-family dwelling.

Two-family dwelling. (Ord. 2017-13, 5-16-2017)

11-15-030: CONDITIONAL USES:

The following are conditional uses in the BR Zone. No other conditional uses are allowed, except as provided by subsection 11-4-050F of this title:

Athletic/fitness center.

Business and professional offices.

Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).

Daycare, preschool, that are not home occupations.

Fast food establishments, attached (walk in service only, no exterior walk up or vehicle drive-through service).

Funeral home.

Greenhouse/garden center (retail or wholesale).

Hotels, motels and bed and breakfasts, all not to exceed five thousand (5,000) square feet in size.

Mixed use development, as defined in section 11-18-030 of this title.

Museums.

Neighborhood grocery (grocery store not exceeding 15,000 square feet in gross floor area).

Neighborhood service establishments (low impact retail and service uses, such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Pet store or pet grooming establishment.

Public and quasi-public uses, except the following prohibited uses: correctional/detention facilities, halfway houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities, including those which may allow or require that clients stay overnight or longer.

Reception center.

Residential facility for the elderly.

Restaurant (traditional sit down).

Small auto dealership.

Temporary uses as set forth in subsection 11-28-120H1 of this title. (Ord. 2017-13, 5-16-2017; amd. Ord. 2023-67, 11-14-2023)

11-15-040: LOT STANDARDS FOR RESIDENTIAL USES:

A. The minimum lot size for single-family residential uses in the BR Zone shall be eight thousand (8,000) square feet. Dimensions, setbacks, maximum height of buildings and related provisions for single-family residential uses in the BR Zone shall comply with standards for the R Zone as specified in chapter 11 of this title.

B. Lot size, dimensions, setbacks, maximum height of buildings and related provisions for multiple-family residential uses in the BR Zone shall comply with standards specified in chapter 13 of this title.

C. Development of apartment dwelling groups shall comply with provisions of section 11-13-080 of this title. (Ord. 1999-33, 7-7-1999)

11-15-050: LOT STANDARDS FOR OFFICE/COMMERCIAL USES:

A. Building Setbacks:

1. Front And Side Yards: No setback is required for office/commercial buildings and structures, except as specified in subsection A3 of this section.

2. Common Property Line With Residential Zone: Where office/commercial development in a BR Zone share a common property line with a residential zone, the minimum setback for the yard(s) abutting the residential zone shall be the same as that required for such residential zone.

3. Common Property Line with Residential Use: Where office/commercial development in a BR Zone share a common property line with a residential use within the zone, the minimum front, side and rear yard setbacks shall be ten feet (10') unless, upon receipt and review of a special exception application, a lesser, or no, setback is approved by the Planning Commission.

4. Parking Prohibited: Parking shall not be permitted within the minimum required setbacks.

B. Minimum Lot Size: The minimum lot size for each separate office/commercial use in the BR Zone shall be one-half (1/2) acre unless otherwise provided by a conditional use permit. This standard shall not apply to lots legally established prior to the effective date hereof.

C. Lot Width: The minimum lot width for commercial or office uses in a BR Zone shall be one hundred feet (100') unless otherwise provided by a special exception. For individual lots with a single use, one hundred feet (100') of frontage shall be provided on a fully improved public street. These standards shall not apply to lots legally established prior to the effective date hereof.

D. Maximum Lot Coverage: The maximum percentage of lot coverage for all buildings and structures in a BR Zone shall be fifty percent (50%). (Ord. 2001-28, 8-1-2001; amd. Ord. 2021-13, 5-18-2021)

11-15-060: HEIGHT STANDARDS:

No building or structure in a BR Zone shall exceed forty feet (40') in height. (Ord. 1994-42, 10-19-1994)

11-15-070: DESIGN STANDARDS:

A. Landscaping: All areas of a developed site not occupied by buildings, required parking, driveways, sidewalks or service areas, shall be appropriately landscaped with lawn, trees, shrubs and other landscaping materials in accordance with an approved landscaping plan.

B. Parking Lots: Parking lots shall be provided with landscaping around the periphery and in islands and bays in the interior of the lot. The minimum width of such landscaping shall be ten feet (10').

C. New Development: For new office/commercial development, landscaping shall be required on a minimum of fifteen percent (15%) of the gross area of the site. For residential development, landscaping shall be required on forty percent (40%) of the gross area of the site. Gross area is interpreted as the total site area remaining after any required street dedication.

D. Street Trees: Street trees shall be planted along the frontage of development sites and shall be spaced at not more than thirty feet (30') on center. The minimum caliper size for street trees shall be two inches (2").

E. Landscape Buffers: In landscape buffers adjacent to residential zones or uses, a mix of evergreen and deciduous trees shall be planted at a ratio of not less than one tree for each three hundred (300) square feet of landscape area. For listed conditional uses, this requirement may be increased if, in the opinion of the planning commission, additional screening or buffering is necessary on a specific site.

F. Uses Within Enclosed Building: All uses located in the zone shall be conducted entirely within a fully enclosed building. 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.

G. Trash Storage: Trash storage and dumpsters shall be located in an area convenient for pick up and shall be screened from view by a six foot (6') masonry wall.

H. Utility Transmission Lines: All new utility transmission lines shall be placed underground. Transformers, meters and similar apparatus shall be at or below ground level and shall be screened from public view by a wall or fence, landscaping, earth berming or special architectural treatment acceptable to the planning commission.

I. Objectional Uses Prohibited: All uses shall be free from objectionable or excessive odor, dust, smoke, noise, radiation or

vibration. (Ord. 1994-42, 10-19-1994)