

Attachment 5

Zoning Ordinance and Assorted Tables

Note to Zoning Map:

The small "triangle" of R-1 zoning in the site is the result of a legacy property boundary. It is being rezoned as I-3.

[Ord. No. 11-21 Art. V §3, 8-19-2002; Ord. No. 11-21 13 §2, 1-19-2004; Ord. No. 11-21 41 §§4 — 5, 1-16-2006]

A. The regulations set forth in this Section, or set forth elsewhere in this Chapter when referred to in this Section, are the regulations of the "I-3" Planned Industrial Park District.

1. *Use regulations.* The use of buildings or land in this district shall be as designated by Table A at the end of this Title and in accordance with this Section.

a. No use shall involve creating a public nuisance by reason of offensive emissions of smoke, dust, fumes, gas, odors, noises or vibrations beyond the confines of the building.

b. No use shall involve storing raw materials outdoors.

c. No use shall involve storing finished products outdoors, except where screened in accordance with this Chapter.

d. Any loading and unloading berths shall be enclosed or screened with approved trees and/or shrubbery.

e. A landscaping strip at least ten (10) feet in width shall be planted and maintained along all streets, with the exception of approved entrances.

f. A screen, consisting of approved trees and/or shrubbery, shall be planted and maintained at a minimum of eight (8) feet high by twenty (20) feet wide where the lot abuts a residential district, except for approved access points.

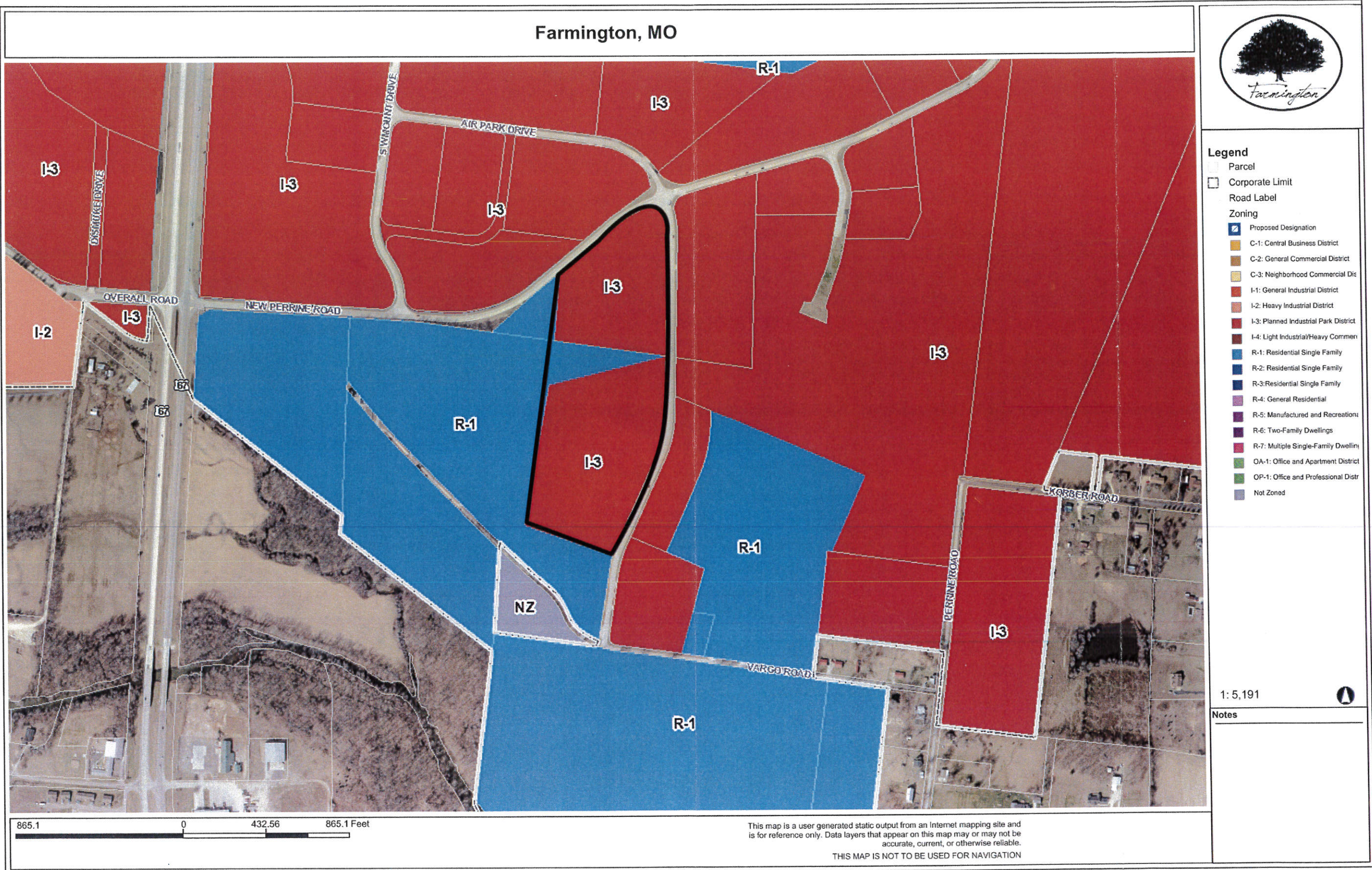
g. Outdoor storage of hazardous materials in tanks or similar containers may be permitted but shall be placed in rear or side yards only, meet all other local, State and Federal requirements, and have a screen consisting of approved trees and/or shrubbery.

2. *Additional uses.* Other assembly, manufacturing, processing or storage uses similar to those permitted but not specifically listed herein may be permitted when approved by the Zoning Administrator. Such uses shall not:

a. Substantially increase traffic hazards or congestion,

- b. Adversely affect the character of the neighborhood,
 - c. Substantially increase fire hazards,
 - d. Adversely affect the general welfare of the community,
 - e. Overtax public utilities, or
 - f. Be in conflict with the City's Comprehensive Plan.
3. Any use not otherwise permitted in this district may be permitted by special use permit at the incubator building(s) of the Industrial Development Authority.
4. *Height.* The maximum height of buildings limited as designated by Table C at the end of this Title.
5. *Lot size.* The minimum lot area and lot width at the building line permitted shall be as designated by Table B at the end of this Title.
6. *Yard areas.* The minimum yards and lot coverage shall be as designated by Table D at the end of this Title.

Attachment 5 Zoning Map (1/2 Mile Surrounding Site)



Title IV Attachment I

Table A

Uses in Zoning Districts

[Ord. No. 11-2I 3 §1, 2-6-2003; Ord. No. 11-2I 12 §3, 12-15-2003; Ord. No. 11-2I 31 §§6-7, 7-18-2005; Ord. No. 11-2I 49 §1, 11-27-2006; Ord. No. 11-2I 54 §4, 3-27-2007; Ord. No. 11-2I 63 §1, 3-31-2008; Ord. No. 11-2I 64 §1, 8-29-2008; Ord. No. 11-2I 75 §2, 10-24-2011; Ord. No. 11-2I 81 §5, 3-2-2012]

TABLE A. USES IN ZONING DISTRICTS

KEY: P — Permitted; N — Not Permitted; H — Home Occupation; S — Special Use Permit Required; N/A — Not Applicable															
USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Accessory Uses, Buildings, or Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Acetylene Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

FARMINGTON CITY CODE

TABLE A. USES IN ZONING DISTRICTS

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Acid Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S
Administrative Services	N	N	S	S	N	S	S	P	P	P	P	P	P
Advertising/Billboards	N	N	N	N	N	N	N	N	N	N	N	N	P
Adult Uses											N	N	
Agricultural Chemicals Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	P
Airport or Aircraft Related	N	N	N	N	N	N	N	N	N	N	N	N	N
Alcohol Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S
Alcoholic Beverages Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S
Ammonia Manufacturing	N	N	N	N	N	N	N	S	S	N	N	N	P
Amusement or Entertainment	N	N	N	N	N	N	N	P	P	N	N	N	N
Amusement Parks	N	N	N	N	N	N	N	N	P	N	N	N	N
Animal Hospital	N	N	N	N	N	N	N	N	P	N	N	N	S
Animals Services, Kennels	N	N	N	N	N	N	N	N	S	N	N	N	S

LAND USE

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Apparel and Other Textile Production	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Apparel, Piece Goods and Notions	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Archery Ranges	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Art Galleries	N	N	N	N	N	N	N	P	P	N	P	N	N	N	N
Art Stores	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Art Studio	H	H	H	H	H	H	H	P	P	P	N	N	N/A	N/A	N/A
Artificial Lake	S	S	S	S	S	S	S	S	S	S	N	N	S	S	S
Assisted Living Facilities	S	S	S	S	N	S	S	S	S	N	S	N	N	N	N
Auto Body Repair	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Auto Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Automobile Auctions	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P

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Automobile Consignment	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Automobile Painting	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Automobile Parking	S	S	S	S	S	S	S	P	P	N	N	N	P	P	P
Automobile Rebuilding	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Automobile Repair	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Automobile Sales	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Automobile Services	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Automotive Rentals	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Automotive Repair Shops	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Babysitting	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A	N/A	N/A
Bakeries	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Bakery Stores	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Bakery Supplies	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N

LAND USE

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Banks and Financial Institutions	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Barber Shops	S	S	S	S	N	S	S	P	P	P	P	S	N	N	N
Beauty Shops	S	S	S	S	N	S	S	P	P	P	P	S	N	N	N
Bed and Breakfast Inns	S	S	S	S	S	S	S	P	P	N	N	N	N	N	N
Beer, Wine and Distilled Beverages Production or Bottling	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P
Beverage Production or Bottling	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P
Billboards	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Bleach Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Boarding, Lodging or Rooming House	N	N	N	P	N	N	N	S	S	N	N	N	N	N	N
Boat Showrooms	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N
Boiler—Works	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

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Book Stores	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Bottling Works	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Bowling Alleys	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Bowling and Skating Centers	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Bricks Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Building Contractors	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Building Material Yard, Indoor	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Building Material Yard, Outdoor	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Bus Service Terminal	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Cabinet Making	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Cafes	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N
Camps and Recreational Vehicle Parks	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Candle Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

LAND USE

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Carwashes	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Cattle and Equine	P	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Cattle or Equine Processing Plant	P	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Cemeteries and Mausoleums	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Cemetery	S	S	S	S	N	S	S	N	N	N	N	N	N	N	N
Chemical Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Child or Day Care Center	S	S	S	S	N	S	S	S	S	N	S	S	N	N	N
Churches and Similar Places of Worship	P	P	P	P	N	P	P	P	P	P	P	P	N	N	N
Civic and Social Organizations	S	S	S	S	N	S	S	P	P	P	P	P	N	N	N
Clay, Ceramic and Refractory Minerals	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Clothing Production	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S

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Coin-Operated Amusement Devices	N	N	N	N	S	N	N	P	P	N	N	N	N	N	N
Coke Ovens	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Colleges and Universities	P	P	P	P	N	P	P	P	P	N	P	P	N	N	N
Commercial Garbage Disposal Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S
Commercial Sewage Treatment Plant	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S
Confectionery Products	N	N	N	N	N	N	N	P	P	P			N	N	N
Contractor's Yards	N	N	N	N	N	N	N	S	N	N	N	N	P	N	N
Convalescent Homes	S	S	S	S	S	S	S	S	S	S	N	N	S	S	S
Convents, Monasteries, Rectories	P	P	P	P	N	P	P	S	S	N	P	P	N	N	N
Copying, Printing, Faxing, Shipping, Mail or Message Services	N	N	N	N	N	N	N	P	P	N	P	P	P	P	P
Courier Services	N	N	N	N	N	N	N	P	P	N	P	P	P	P	P
Curing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

LAND USE

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Dairies	P	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Dance Hall	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Dance Studios, Schools and Halls	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Dental Clinic	N	N	S	S	N	S	S	P	P	N	P	P	N	N	N
Detached Solar Power System	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P
Disinfectants Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Distillation Plants, Bones	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Distillation Plants, Coals	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Distillation Plants, Tar	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Distillations Plants, Woods	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Dress Making	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	P	P	P
Driving Ranges	S	S	S	S	S	S	S	S	S	N	N	N	N	N	N
Drug Stores	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N

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Dry Goods	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Dyeing	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Dyeing Plants	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Dye-Stuffs Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Eating Places	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Eating Places, Drive-In/Drive-Up	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N
Electrical Goods	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Electrical Repair Shops	N	N	N	N	N	N	N	P	P	N	N	N	P	P	N
Elementary and Secondary Schools	P	P	P	P	N	P	P	N	P	N	N	N	N	N	N
Equipment Rental and Leasing	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Fat Rendering	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

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Feed and Stores	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Feeds Yards	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Fertilizer Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Film and Photo Developing	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Fire Protection Goods and Services	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Fireworks Production	N	N	N	N	N	N	N	N	N	N	N	N	N	S	S
Fireworks Sales	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fish Hatcheries and Preserves	S	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Flat Glass	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Florist Shops	N	N	N	S	N	N	N	P	P	N	P	P	N	N	N
Food Stores	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Footwear	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Footwear Production	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P

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Forest Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Forestry Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Fraternal Organizations	S	S	S	S	N	S	S	P	P	N	P	N	N	N	N
Freight Transportation Arrangement	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Frozen Food Lockers	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Fruit and Vegetable Market	S	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Fruit Canning and Packing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Fruits and Tree Nuts	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Funeral Homes	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
Furniture and Home Furnishings	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Furrier	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N

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Garage, Commercial or Public	S	S	S	S	S	S	S	S	S	S	N	N	S	S	S
Garage, Off-Street Parking, Indoor	S	S	S	S	S	S	S	S	S	S	N	N	S	S	S
Garden Supplies	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Gas Production and Distribution	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Gasoline, Filling, Service Stations	N	N	N	N	S	N	N	P	P	P	N	N	N	N	N
General Industrial Machinery	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Glass and Glassware	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Golf Courses	P	P	P	P	N	P	P	S	S	N	N	N	N	N	N
Government	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Grain Mill Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Greenhouse	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Groceries and Related Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Grocery Stores	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N

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Group Homes*	P	P	P	P	N	P	P	N	N	N	N	N	N	N	N
Gymnasiums	S	S	S	S	N	S	S	P	P	N	N	N	N	N	N
Handbags and Personal Leather Goods	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Hardware Stores	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Health and Allied Services	S	S	S	S	N	S	S	P	P	P	N	N	N	N	N
Heavy Construction Equipment Rental	N	N	N	N	N	N	N	N	S	N	N	N	P	P	S
Heliport	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Holding and Other Investment Offices	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Home Crafts (Domestic Machinery)	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A	N/A	N/A
Home Health Care Services	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Home Occupation, Attorney	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A	N/A	N/A

LAND USE

TABLE A. USES IN ZONING DISTRICTS													
KEY: P — Permitted; N — Not Permitted; H — Home Occupation; S — Special Use Permit Required; N/A — Not Applicable													
USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1
Home Occupation, Barber Shops	S	S	S	S	S	S	S	N/A	N/A	N/A	N	N	N/A
Home Occupation, Beauty Shops	S	S	S	S	S	S	S	N/A	N/A	N/A	N	N	N/A
Home Occupation, Engineer	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A
Home Occupation, Insurance Agent	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A
Home Occupation, Real Estate Agent	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A
Home Occupations (As Defined)	P	P	P	P	P	P	P	N/A	N/A	N/A	N	N	N/A
Horticultural Specialties	S	N	N	N	N	N	N	P	P	N	N	N	N
Hose, Belting, Gaskets and Packing	N	N	N	N	N	N	N	P	P	N	N	N	N
Hospitals	S	S	S	S	N	S	S	P	P	N	P	P	N
Hotels and Motels	N	N	N	N	N	N	N	P	P	N	N	N	N
Hunting, Trapping, Game Propagation	S	N	N	N	N	N	N	N	N	N	N	N	N
Ice Plants	N	N	N	N	N	N	N	N	N	N	N	N	S
Illuminating or Heating Gas Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S

FARMINGTON CITY CODE

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Illuminating or Heating Gas Storage	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Industrial Inorganic Chemicals	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Industrial Organic Chemicals	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Institutional Group Home	S	S	S	S	N	S	S	N	N	N	N	P	N	N	N
Insurance Agents, Brokers and Service	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
Interior Decorating	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Irrigation Systems	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Jewelry Stores	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Junk Yard	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N
Kennel	N	N	N	N	N	N	N	S	S	S	N	N	S	S	S
Labor Organizations	S	N	N	N	N	N	N	P	P	N	P	P	P	P	P

LAND USE

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Landscape and Horticultural Services	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Laundries	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Laundromats	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Laundry, Cleaning and Garment Services	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Leather Goods	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Leather Goods Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Leather Tanning and Finishing	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Legal Services	N	N	S	S	N	S	S	P	P	P	P	P	N	N	N
Libraries	S	S	S	S	N	S	S	P	P	P	P	P	N	N	N
Lighting Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Linseed Oil Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Liquefied Petroleum Gas, Consumer Use 100# Cylinder (25 Water Gallons) and under	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

FARMINGTON CITY CODE

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Liquefied Petroleum Gas, Above Ground Storage Tank over 100# Cylinder (25 Gallon Bottle)—200# Cylinder (50 Water Gallon)	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P
Liquefied Petroleum Gas, Above Ground Storage Tank over 200# Cylinder (50 Water Gallon)—2,000 Water Gallons	N	N	N	N	N	N	N	S	S	N	N	N	S	P	P
Liquefied Petroleum Gas, Above Ground Storage Tank over 2,000 Water Gallons	N	N	N	N	N	N	N	N	N	N	N	N	S	P	P
Liquefied Petroleum Gas, Sales Offices	N	N	N	N	N	N	N	P	P	N	P	P	P	P	P
Liquefied Petroleum Gas, Sales, Refill, and Exchange Storage less than 200# Cylinder (50 Water Gallon)	N	N	N	N	N	N	N	S	P	N	N	N	P	P	P
Liquefied Petroleum Gas, Sales, Refill, and Exchange Storage of 200# Cylinder (50 Water Gallon) or larger	N	N	N	N	N	N	N	S	S	N	N	N	P	P	P
Liquefied Petroleum Gas, Underground Storage Tanks (300 or less Water Gallons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Liquefied Petroleum Gas, Underground Storage Tanks (301—2,000 Water Gallons)	S	S	S	S	S	S	S	S	P	S	S	S	P	P	P

LAND USE

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Liquefied Petroleum Gas, Underground Storage Tanks (over 2,000 Water Gallons)	N	N	N	N	N	N	N	S	S	N	N	N	S	P	P
Liquefied Petroleum Gas, Production Facility	N	N	N	N	N	N	N	N	N	N	N	N	S	P	P
Liquor Stores, Package	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Livestock and Other Farm Products	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Loft Apartments	N	N	N	N	N	N	N	P	N	N	N	N	N	N	N
Logging	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N
Luggage Stores	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Lumber and Construction Materials	N	N	N	N	N	N	N	N	P	N	N	N	P	P	S
Lumber and Other Building Materials	N	N	N	N	N	N	N	N	P	N	N	N	P	P	S
Machine Shops	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Machinery, Equipment and Supplies	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Manufactured Home Sales	N	N	N	N	N	N	N	N	P	N	N	N	P	P	S

FARMINGTON CITY CODE

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Manufactured Homes	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Masonry, Stonework and Plastering	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Massage Parlors	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Measuring and Controlling Devices	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Meat Markets	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Meat Products	N	N	N	N	N	N	N	N	P	P	N	N	N	N	N
Mechanical, Electrical or Plumbing Sales and Service	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Medical Clinics	N	N	S	S	N	S	S	P	P	N	P	P	N	N	N
Medical Equipment Rental	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Medical Instruments and Supplies	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P
Membership Organizations	S	S	S	S	N	S	S	P	P	P	P	P	N	N	N
Metal Forgings and Stampings	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P

LAND USE

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Metal Mining	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Metal Related	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Metals and Minerals, Except Petroleum	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Milk Distribution	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Mineral Extraction	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Mineral Processing or Production	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Miniature Golf	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Miscellaneous Business Services	N	N	N	S	S	N	N	P	P	N	P	P	N	N	N
Miscellaneous Chemical Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Miscellaneous Communications Services	N	N	N	N	N	N	N	P	P	P	P	P	N	N	N
Miscellaneous Converted Paper Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Miscellaneous Durable Goods	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Miscellaneous Electrical Equipment and Supplies	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Miscellaneous Fabricated Metals Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Miscellaneous Leather Goods	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Miscellaneous Merchandise Stores	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Miscellaneous Non-Metallic Mineral Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Miscellaneous Personal Services	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Miscellaneous Petroleum and Coal Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Miscellaneous Plastic Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Miscellaneous Publishing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Miscellaneous Shopping Goods Stores	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Miscellaneous Transportation Equipment	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Miscellaneous Transportation Services	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N

LAND USE

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1
Miscellaneous Wood Products	N	N	N	N	N	N	N	N	N	N	N	N	P
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N
Modular Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P
Mortar	N	N	N	N	N	N	N	N	N	N	N	N	S
Motels	N	N	N	N	N	N	N	P	N	N	N	N	N
Motion Picture Theaters	N	N	N	N	N	N	N	P	P	N	N	N	N
Motor Vehicles, Parts and Supplies	N	N	N	N	N	N	N	P	P	N	N	N	P
Museums and Art Galleries	S	S	S	S	N	S	S	P	P	N	P	N	N
News Stands	N	N	N	N	N	N	N	P	P	P	P	P	N
Non-Chartered Payday and Title Loan Businesses	N	N	N	N	N	N	N	S	S	N	N	N	S
Non-Metallic Minerals	N	N	N	N	N	N	N	N	N	N	N	N	P
Nursing/Residential Care/Assisted Living Facilities	S	S	S	S	S	S	S	S	S	S	S	S	N
Office and Clinics of Dentists	N	N	S	S	N	S	S	P	P	P	P	P	N

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Office and Clinics of Medical Doctors	N	N	S	S	N	S	S	P	P	P	P	P	N	N	N
Offices	N	N	S	S	N	S	S	P	P	N	P	P	N	N	P
Oil and Gas Field Services	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Oil Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Optical Goods Factories	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Ordinance and Accessories	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Other Private Clubs	S	S	S	S	N	S	S	S	S	N	P	P	N	N	N
Outdoor Commercial Recreational Enterprises	S	S	S	S	P	S	S	S	P	S	N	N	S	S	S
Outdoor Theaters	S	S	S	S	N	S	S	S	S	N	N	N	N	N	N
Paint Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Paint, Glass and Wallpaper Stores	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N

LAND USE

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Painting and Paper Hanging	N	N	N	N	N	N	N	P	P	N	N	N	N
Paints and Products	N	N	N	N	N	N	N	P	P	N	N	N	N
Paper and Paper Products	N	N	N	N	N	N	N	P	P	N	N	N	N
Paper Mills	N	N	N	N	N	N	N	N	N	N	N	N	S
Paperboard Containers and Boxes	N	N	N	N	N	N	N	N	N	N	N	N	P
Paperboard Mills	N	N	N	N	N	N	N	N	N	N	N	N	S
Paving Materials	N	N	N	N	N	N	N	N	N	N	N	N	S
Pencil Factories	N	N	N	N	N	N	N	N	N	N	N	N	S
Personnel Supply Services	N	N	N	N	N	N	N	P	P	N	N	N	P
Petroleum and Petroleum Products	N	N	N	N	N	N	N	N	N	N	N	N	P
Petroleum Refining	N	N	N	N	N	N	N	N	N	N	N	N	S
Photographic Studios	N	N	N	N	N	N	N	P	P	P	N	N	N
Photography Studios	N	N	N	N	N	N	N	P	P	N	N	N	N

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Physical Fitness Facilities	S	S	S	S	S	S	S	P	P	P	N	N	N	N	N
Physician, Dentist, Non-General Practice Only	H	H	H	H	H	H	H	N/A	N/A	N/A			N/A	N/A	N/A
Pipelines, Except Natural Gas	S	S	S	S	S	S	S	S	S	S	N	N	P	P	S
Plant Nursery Sales	N	N	N	N	N	N	N	S	S	S	N	N	S	N	N
Plastics Materials and Synthetics	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Plumbing Showrooms	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Plumbing Supply Indoor	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Plumbing, Heating, Air-Conditioning	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Police Protection	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Offices	P	P	P	P	P	P	P	P	P	N	P	P	P	N	P
Pottery and Related Products	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Pottery Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Practice Golf Driving Ranges	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N
Printing, Publication, Engineering	N	N	N	N	N	N	N	N	N	N	P	P	P	P	S
Private Pools, Single-Family Dwelling	P	P	P	P	N	P	P	S	S	N	N	N	N	N	N
Private Recreational Development	S	S	S	S	S	S	S	S	S	S	N	N	S	S	S
Private Schools	P	P	P	P	N	P	P	S	S	N	P	P	N	N	N
Professional Offices General	H	H	H	H	H	H	H	N/A	N/A	N/A	P	P	N/A	N/A	N/A
Public or Government	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Radio Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Rawhide or Skins Storage	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Recycling Drop-Off Point	N	N	N	N	N	N	N	S	S	N	P	P	S	S	S
Recycling Processes	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

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Religious and Parochial Schools	P	P	P	P	N	P	P	P	P		N	S	N	N	N
Required Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Research and Development	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S
Restaurants, Drive, Drive-Through	N	N	N	N	N	N	N	S	P	N	N	N	N	N	N
Restaurants, Non-Drive-In or Drive-Through	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Residential, Single-Family	P	P	P	P	N	P	P	N	N	N	N	N	N	N	N
Residential, Two-Family Dwellings	N	N	N	P	N	P	P	S	N	N	N	N	N	N	N
Residential, Multiple Single-Family Dwellings (town houses)	N	N	N	P	N	N	P	S	N	N	S	N	N	N	N
Residential, Multi-Family Dwellings	N	N	N	P	N	N	N	S	S	N	P	N	N	N	N
Riding Stables	S	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Roofing Supply Indoor	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Salvage Yard	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

LAND USE

TABLE A. USES IN ZONING DISTRICTS

KEY: P — Permitted; N — Not Permitted; H — Home Occupation; S — Special Use Permit Required; N/A — Not Applicable

USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Sand and Gravel Related	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Sanitarium	S	S	S	S	N	S	S	S	S	N	N	N	N	N	N
Sanitary Landfill	S	S	S	S	S	S	S	S	S	S	N	N	S	S	S
Savings Institutions	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Sawmills and Planing Mills	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Schools and Educational Services	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N
Service Station, No Repairs	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Sheet Metal Shops	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Shoe Repair	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Shoe Repair and Shoe Shine Parlors	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Skating Rinks	N	N	N	N	N	N	N	P	P	N	N	N	N	N	N
Skeet or Gun Clubs	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Slaughterhouses	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S

FARMINGTON CITY CODE

TABLE A. USES IN ZONING DISTRICTS

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Smelting Plants	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Soap Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Soap, Cleaners and Toilet Goods	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Social Services	S	S	S	S	S	S	S	P	P	S	P	P	N	N	N
Special Trade Contractors, Miscellaneous	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Sporting Goods Stores	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N
Stationary Stores	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Steam and Air-Conditioning Supply	N	N	N	N	N	N	N	P	P	N	N	N	P	P	S
Stock Yard Terminal	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N
Stock Yards	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Storage Firms	S	S	S	S	S	S	S	S	S	S	N	N	P	P	P

LAND USE

TABLE A. USES IN ZONING DISTRICTS

KEY: P — Permitted; N — Not Permitted; H — Home Occupation; S — Special Use Permit Required; N/A — Not Applicable

USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Structural Clay Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Substance Abuse Treatment	S	S	S	S	N	S	S	P	P	P	P	P	N	N	N
Tailor Shops	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N
Tailoring	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A	N/A	N/A
Tanning	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Tar Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Tar Works	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Tattoo Parlors	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Taxicab Terminal Services	S	S	S	S	S	S	S	P	P	S	N	N	S	S	S
Tea Rooms	N	N	N	N	N	N	N	P	P	P	N	N	N	N	N
Teaching (Incl. Music, 2 Students Max. At Any Time)	H	H	H	H	H	H	H	N/A	N/A	N/A	N	N	N/A	N/A	N/A
Telecommunication Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

FARMINGTON CITY CODE

TABLE A. USES IN ZONING DISTRICTS

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USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Telecommunications Facilities	S	S	S	S	S	S	S	P	P	S	S	S	S	P	P
Temporary Buildings and Uses (For Construction Purposes)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Terra Cotta Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Textile Mill Products	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Theater, Indoor	N	N	N	N	N	N	N	P	P	N	N	N	S	S	S
Theater, Outdoor	N	N	N	N	N	N	N	S	S	N	N	N	S	S	S
Tile Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Timber Tracts	N	N	N	N	N	N	N	N	N	N	N	N	S	S	S
Tires and Inner Tubes Productions	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P
Title Abstract Offices	N	N	N	N	N	N	N	P	P	N	P	P	N	N	N
Tobacco Stores	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N
Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

LAND USE

TABLE A. USES IN ZONING DISTRICTS													
KEY: P — Permitted; N — Not Permitted; H — Home Occupation; S — Special Use Permit Required; N/A — Not Applicable													
USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1
Travel Agencies and Tour Operators	S	S	S	S	S	S	S	P	P	P	P	P	S
Truck Freight Terminal	N	N	N	N	N	N	N	N	S	N	N	N	P
Trucking Terminal Services	N	N	N	N	N	N	N	N	N	N	N	N	P
Trucking Terminals	N	N	N	N	N	N	N	N	N	N	N	N	P
Turpentine Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S
Variety Stores	N	N	N	N	N	N	N	P	P	N	N	N	N
Varnish Manufacturing	N	N	N	N	N	N	N	N	N	N	N	N	S
Veterinary Services	S	N	N	N	N	N	N	P	P	P	N	N	P
Video Tape Rental	N	N	N	N	N	N	N	P	P	P	N	N	N
Vocational Schools	S	S	S	S	S	S	S	P	P	N	P	P	P
Watch Repair	N	N	N	N	N	N	N	P	P	N	N	N	N
Water Well Drilling Services	N	N	N	N	N	N	N	N	N	N	N	N	P
Wearing Apparel	N	N	N	N	N	N	N	P	P	N	N	N	N

FARMINGTON CITY CODE

TABLE A. USES IN ZONING DISTRICTS

KEY: P — Permitted; N — Not Permitted; H — Home Occupation; S — Special Use Permit Required; N/A — Not Applicable

USE DESCRIPTION	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-2	I-1	I-2	I-3
Welding Shops	N	N	N	N	N	N	N	N	N	N	N	N	P	P	S
Wholesale Business	N	N	N	N	N	N	N	P	P	N	N	N	P	P	P
Wind Mills	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P

* Group homes shall not be located within one thousand two hundred fifty (1,250) feet from another group home. The appearance of the group home property shall be within reasonable conformance with general neighborhood standards.

LAND USE

Title IV Attachment 2

City of Farmington

Table B

Minimum Lot Requirements

[Ord. No. 11-2I 33 §§2-3, 8-15-2005; Ord. No. 11-2I 54 §5, 3-27-2007; Ord. No. 11-2I 81 §6, 3-2-2012; Ord. No. 11-2I 95 §1, 9-23-2013]

TABLE B. MINIMUM LOT REQUIREMENTS																
Use	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3	I-4
Minimum Lot Area																
Single-family	21,780 sq. ft.	10,000 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	7,500 sq. ft.	10,000 sq. ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Multiple single-family dwellings (townhouses)	N/A ²	N/A ²	N/A ²	7,500 sq. ft.	N/A ²	N/A ²	3,000 sq. ft. per town- house unit	N/A ²	N/A ²	N/A ²	7,500 sq. ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²

FARMINGTON CITY CODE

TABLE B. MINIMUM LOT REQUIREMENTS

TABLE B. MINIMUM LOT REQUIREMENTS																
Use	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3	I-4
Other buildings	43,560 sq. ft.	12,000 sq. ft.	9,500 sq. ft.	9,500 sq. ft.	7,500 sq. ft.	9,500 sq. ft.	9,500 sq. ft.	None	10,000 sq. ft.	7,500 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	43,560 sq. ft.	43,560 sq. ft.	43,560 sq. ft.	21,780 sq. ft.
Recreational vehicles	N/A ²	N/A ²	N/A ²	N/A ²	6,000 sq. ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Manufactured homes	N/A ²	N/A ²	N/A ²	N/A ²	6,000 sq. ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Manufactured home park or subdivision	N/A ²	N/A ²	N/A ²	N/A ²	43,560 sq. ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Multiple-family dwellings	1,500 square feet per dwelling unit															
Corner lots, multiple frontage lots, through lots, cul-de-sac lots, knuckle lots and similar or irregularly shaped lots shall be 20% larger than the minimum lot area specified herein. ³																
Minimum Zoning District Area																
	3 acres or adjacent to another residential zoning classification						3 acres or adjacent to another commercial zoning classification						3 acres or adjacent to another industrial zoning classification			
Minimum Width At Building Line																

LAND USE

TABLE B. MINIMUM LOT REQUIREMENTS

Use	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3	I-4
Single-family	150 ft.	90 ft.	65 ft.	65 ft.	N/A ²	65 ft.	70 ft.	70 ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Multiple single-family dwellings (townhouses)	N/A ²	N/A ²	N/A ²	70 ft.	N/A ²	N/A ²	70 ft.	N/A ²	N/A ²	N/A ²	70 ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Other buildings	150 ft.	100 ft.	90 ft.	90 ft.	65 ft.	90 ft.	90 ft.	70 ft.	80 ft.	80 ft.	80 ft.	80 ft.	200 ft.	200 ft.	200 ft.	100 ft.
Manufactured homes	N/A ²	N/A ²	N/A ²	N/A ²	60 ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Recreational vehicles	N/A ²	N/A ²	N/A ²	N/A ²	60 ft.	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²	N/A ²
Multi-family dwellings	N/A ²	N/A ²	N/A ²	70 ft.	N/A ²	N/A ²	N/A ²	70 ft.	70 ft.	N/A ²	70 ft.	70 ft.	N/A ²	N/A ²	N/A ²	N/A ²

1. Footnote: See Title V, Building and Construction, for information related to additional adopted fire, building and property separation requirements.

2. Footnote: See Table A for allowed land uses.

3. Footnote: The front/frontage yard shall be considered all of that part of a lot or tract of land which is parallel to any right-of-way or dedicated public or private street. See Table D for yards/setbacks.

Title IV Attachment 3

Table C

[Ord. No. 11-21 54 §6, 3-27-2007; Ord. No. 11-21 81 §7, 3-2-2012]

Table C. Maximum Height															
Use	R-1	R-2	R-3	R-4	R-5	R-6	R-7	C-1	C-2	C-3	OA-1	OP-1	I-1	I-2	I-3
Maximum Height	50 ft.	50 ft.	50 ft.	75 ft.	35 ft.	50 ft.	50 ft.	75 ft.	75 ft.	50 ft.	75 ft.	75 ft.	75 ft.	75 ft.	50 ft.
Maximum Height	3 stories	3 stories	3 stories	5 stories	2 stories	3 stories	3 stories	5 stories	5 stories	3 stories	5 stories	5 stories	5 stories	5 stories	3 stories

LAND USE

Title IV Attachment 4

City of Farmington

Table D

Yards/Setbacks

[Ord. No. 11-2I 12 §6, 12-15-2003; Ord. No. 11-2I 33 §5, 8-15-2005; Ord. No. 11-2I 54 §§7-8, 3-27-2007;

Ord. No. 11-2I 81 §8, 3-2-2012]

Table D. Yards/Setbacks												
Use	R-1	R-2	R-3	R-4*	R-5	R-6	R-7	C-1	C-2*	C-3	OA-1*	OP-1*
<i>Accessory</i>												
Accessory Buildings	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Accessory Pools, Spas or Tubs	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	—
<i>Manufactured Home</i>												

FARMINGTON CITY CODE

Table D. Yards/Setbacks

Use	R-1	R-2	R-3	R-4*	R-5	R-6	R-7	C-1	C-2*	C-3	OA-1*	OP-1*	I-1	I-2	I-3
Front	—	—	—	—	20 ft.	—	—	—	—	—	—	—	—	—	—
Rear	—	—	—	—	20 ft.	—	—	—	—	—	—	—	—	—	—
Sides	—	—	—	—	10 ft.	—	—	—	—	—	—	—	—	—	—
From Highways	—	—	—	—	50 ft.	—	—	—	—	—	—	—	—	—	—
<i>Recreational Vehicle</i>															
Front	—	—	—	—	5 ft.	—	—	—	—	—	—	—	—	—	—
Rear	—	—	—	—	5 ft.	—	—	—	—	—	—	—	—	—	—
Sides	—	—	—	—	10 ft.	—	—	—	—	—	—	—	—	—	—
From Highways	—	—	—	—	50 ft.	—	—	—	—	—	—	—	—	—	—
<i>All Other Buildings</i>															
Front	50 ft.	35 ft.	25 ft.	25 ft.	—	25 ft.	25 ft.	0 ft. ¹	30 ft.	30 ft.	30 ft.	30 ft.	50 ft.	200 ft.	50 ft.
Rear	50 ft.	35 ft.	25 ft.	25 ft.	—	25 ft.	25 ft.	0 ft. ¹	25 ft.	25 ft.	25 ft.	25 ft.	50 ft.	300 ft.	50 ft.
Sides	25 ft.	15 ft.	10 ft.	10 ft.	—	10 ft.	10 ft.	0 ft. ¹	0 ft. ¹	0 ft. ¹	10 ft.	10 ft.	25 ft.	100 ft.	35 ft.
Interior (town house) Separation	—	—	—	—	—	0 ft. ¹	0 ft. ¹	—	—	—	—	—	—	—	—

LAND USE

Table D. Yards/Setbacks												
Use	R-1	R-2	R-3	R-4*	R-5	R-6	R-7	C-1	C-2*	C-3	OA-1*	OP-1*
Line												
Multiple Frontages	50 ft.	35 ft.	25 ft.	25 ft.	—	25 ft.	25 ft.	0 ft. ¹	30 ft.	30 ft.	30 ft.	50 ft.

* Note: Setbacks or yard areas for the "R-4", "C-2", "OA-1" and "OP-1" Districts shall be increased by ten (10) feet for every additional story in height beyond the first (1st) story above grade.

1. Footnote: See Title V. Building and Construction for information related to additional adopted fire, building and property separation requirements.