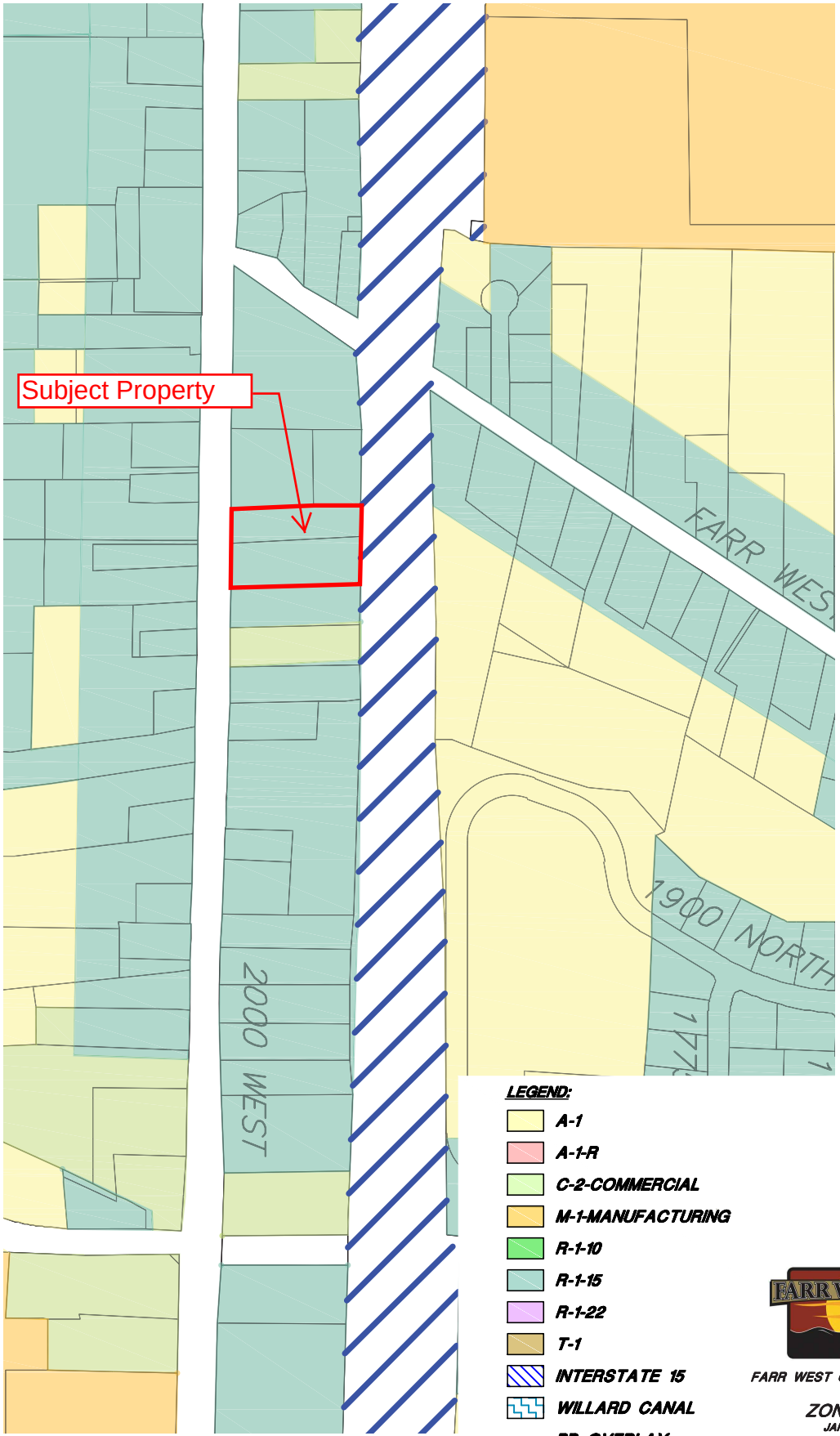
Farr West City Zoning

1980 N 2000 W Farr West, UT 84404



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Chapter 17.36
C-2 GENERAL COMMERCIAL ZONE

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17.36.010: PURPOSE:

The purpose of the C-2 or general commercial zone is to provide an area which will accommodate the orderly development of commercial businesses within the city. The businesses must have well landscaped lots and adequate off-street parking. (Ord. 17-02)

17.36.020: PERMITTED USES:

The following uses shall be permitted subject to site plan approval and compliance:

Banks, financial institutions, and financial services.

Food sales: retail, restaurants and fast food.

Home improvement retail stores.

Offices, business and professional.

Personal care and fitness services; e.g., barbershop, hair/nail salon, massage therapy, or similar as allowed by ordinance.

"Residential facility for elderly persons" as defined in section 17.08.010 of this title.

"Residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Retail motor fuel sales.

Retail sales, general.

Theaters, amusement, and recreation facilities. (Ord. 17-02)

17.36.030: CONDITIONAL USES:

A. Permits for conditional uses shall be authorized only upon recommendation by the planning commission and approval by the city council.

B. The planning commission review of conditional uses shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development in accordance with existing and future needs. In making a recommendation on conditional uses, the planning commission shall consider the existing zoning and use of the surrounding property; the present and future requirements for streets, off street parking, and on street parking in relation to exits and entrances from public streets, pedestrian and vehicular traffic circulation, availability of water and other utilities, and other public requirements. The city council, upon recommendation by the planning commission or on its own motion, may impose reasonable conditions as are necessary to protect the rights of surrounding property owners and tenants and to carry out the purposes of this chapter and characteristics of this zone.

Conditional uses are restricted to the following:

Dry cleaning.

Hospital, medical, dental, and health services.

Light indoor manufacturing with associated retail sales.

Minor automobile repair and detailing services; not to include restoration, salvage, storage, or major repair of any kind.

Motels, hotels, and temporary lodging facilities.

Public and quasi-public uses.

Warehousing, with at least twenty five percent (25%) of floor space for office use.

Wireless telecommunications facilities (subject to chapter 17.50 of this title). (Ord. 17-02)

17.36.040: PROHIBITED USES:

Bulk soil, rock, and aggregate sales, storage or processing.

Pawnshops.

Residential uses except a "residential facility for elderly persons" and a "residential facility for persons with a disability" as defined in section 17.08.010 of this title.

Storage units or storage facilities for lease or rent to the general public.

Tattoo businesses.

Title loan and check cashing businesses.

Tobacco specialty stores.

Trucking companies, truck docks, cross docks, heavy equipment and/or repair and similar type businesses. (Ord. 17-02)

17.36.050: SITE DEVELOPMENT STANDARDS:

A. Front setback and side setback from a public dedicated street: Twenty feet (20').

B. Side yard setback, adjacent to commercially zoned property: No requirement except as required in the building code.

C. Rear yard setback adjacent to commercially zoned property: No requirement except as required in the building code.

D. Side yard setback, adjacent to residentially zoned property: Ten feet (10').

E. Rear yard setback, adjacent to residentially zoned property: Ten feet (10').

F. Lot area and width: No requirement.

G. Maximum height: No requirement.

H. Minimum height: Eight feet (8') or one story whichever is greater.

I. Parking requirements: See supplementary regulations in section 17.44.150 of this title. (Ord. 17-02)

17.36.060: LANDSCAPING:

A. Plant Materials; Area: An area of not less than ten percent (10%) of the site as depicted on the site plan shall be landscaped; however, a landscaped area in excess of fifteen percent (15%), requiring irrigation, must be connected to secondary water. Suitable landscaping may include shrubs, trees, lawn or similar landscaping materials, as prescribed and approved by the planning commission. In addition, the park strip between any public street and the site, whether existing or proposed, shall be landscaped.

B. Screening; Visual/Noise: Landscaping prescribed by the planning commission to accomplish other requirements of this title, as in visual screening, noise abatement or other needs based on site conditions may be required as part of, or in addition to, the ten percent (10%) landscaping requirement.

C. Maintenance: The preservation and maintenance of landscaping and park strip areas are the responsibility of the site property owner/tenant. (Ord. 17-02)

17.36.070: TRASH STORAGE:

No trash, used materials, debris, wrecked or abandoned vehicles or equipment shall be stored in an open area. All such material shall be stored in an area screened from public view by a sight obscuring fence or wall or within a fully enclosed building. (Ord. 17-02)

17.36.080: WALLS AND FENCES:

A decorative wall, fence or hedge at least six feet (6') in height shall be erected along all property lines in common with residentially zoned property. See section 17.46.070 of this title. (Ord. 17-02)

17.36.090: SPECIAL PROVISIONS:

See sections 17.44.130 through 17.44.150 of this title. (Ord. 17-02)