

Farr West City Zoning



Legend	
Zoning - Public	
	A-1
	A-1-R
	C-2
	C-3
	M-1
	Mixed-Use
	ICZ
	PD-Overlay
	R-1-10
	R-1-15
	R-1-22
	T-1
	Willard-Canal
	Interstate-15

* This graphic and zoning information is provided as a courtesy and remains the property of Farr West City. User is advised to verify all information.

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 landscaped lots and adequate off-street parking. (Ord. 2024-12: Ord. 17-02)

17.36.020: FLEX SPACE:

Flex space is any building or commercial property that has a mixture of retail space, office space, and/or warehouse space. Flex space can be used for either permitted or conditional uses (see lists), but conditional uses shall be authorized only upon recommendation by the Planning Commission and approval by the City Council. (Ord. 2024-12)

17.36.030: PERMITTED USES:

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

"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.

Arcade.

Archery shop and range (indoor only).

Athletic club.

Bank or financial institutions.

Billiard parlor (no alcohol).

Catering.

Day care/preschool.

Detective agency.

Educational institution, tutoring, learning centers (no housing).

Employment agency.

Golf driving range (indoors only).

Government buildings or uses, non-industrial.

Laundromat.

Library (public).

Medical or dental clinics, pharmacy.

Mortuary.

Museum.

Office: general uses include business, property management, investment firm, advertising agency, secretarial services.

Personal care and fitness center.

Pawn shop.

Racquet club (indoors).

Restaurant, cafe or cafeteria.

Retail sales.

Theater.

(Ord. 2024-12)

17.36.040: 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 Commissions 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 of the city. In making a recommendation on conditional uses, the Planning Commission shall consider the existing sites zoning, the Zoning Ordinances, the approved general plan, and the 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 including the health, safety and welfare of the citizens of the city. 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 conduct the purposes of this chapter and characteristics of this zone. (Ord. 2024-12)

17.36.050: BASIS FOR ISSUANCE OF CONDITIONAL USE:

A conditional use permit shall not be authorized unless a public hearing is held, and evidence is presented to establish:

- A. That the proposed use of the location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community; and
- B. That such use will not, under the circumstances of the case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complementary to the existing surrounding uses, buildings, and structures when considering traffic generation, parking, building design and location, landscaping and signs; and
- C. That the proposed use will comply with the regulations and conditions specified in this title for such use; and
- D. That the proposed use conforms to the goals, policies and governing ordinances and principles and land use of the general plan for Farr West City; and
- E. That the proposed use will not lead to the deterioration of the environment, or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity to detrimentally affect, to any appreciable degree, public or private property including the operation of existing uses thereon, in the immediate vicinity or the community.
- F. Conditional uses are restricted to the following:

Amusement fun centers.

Automobile new or used sales and service.

Automotive repair provided it is conducted within a completely enclosed building.

Carpenter and cabinet shop.

Carwash.

Church.

Dance hall (no alcohol).

Event center.

Fuel service station/charging station.

Golf course.

Gun range (indoors).

Gun sales and service.

Heavy equipment rental, sales, and service.

Hospital.

Kennel.

Light indoor manufacturing with associated retail sales where the items manufactured are sold on the premises.

Motel, hotel, bed and breakfast.

Pest control and extermination.

Public and quasi-public uses.

Radio and television broadcasting station.

Trade or industrial school.

Veterinary (small and medium sized animals with kennel services).

(Ord. 2024-12: Ord. 2010-03)

17.36.060: PROHIBITED USES:

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

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 facilities for lease or rent to the public. Portable sheds or containers for lease or purchase.

Title loan and check cashing businesses.

Trucking companies, truck docks, cross docks.

(Ord. 2024-12)

17.36.080: C-2 ZONE ADJACENT TO A RESIDENTIAL OR AGRICULTURAL ZONE:

A. Set back from any residential or agricultural zone:

1. Setbacks adjacent to any residential or agricultural zone shall be equal to or greater than the highest point of the building.

2. The minimum setback is twenty feet (20').

B. Outside storage and staging of pallets, products, equipment, and materials are not allowed.

C. Lighting:

1. Light, other than natural light, shall not negatively impact residential or agricultural property.

2. No exterior light pole or light fixture shall be closer than four feet (4') from a residential or agricultural property line.

3. Light fixtures within twenty feet (20') of a residential or agricultural property line shall have a solid cover, from the top of the light fixture and bulb to four inches (4") beyond the bottom of the light fixture and bulb. The cover shall surround the light fixture and bulb for one hundred eighty degrees (180°) on the side of the fixture adjacent to the residential or agricultural property.

4. Exterior lighting twenty feet (20') or more from a residential or agricultural property line shall be directed straight down or away from a residential or agricultural property line.

5. The beam of exterior lighting shall not shine directly onto residential or agricultural property.

6. Other lighting designs and covers may be approved at the sole discretion of Farr West City.

D. Noise Levels:

1. Operational noise levels shall be submitted and approved by Farr West City prior to final approval of construction documents.

2. Noise from a property in a C-2 zone that is determined to be a nuisance by Farr West City shall be abated by the property owner.

E. Walls/Barriers: A solid visual wall/barrier at least eight feet (8') in height shall be erected along all property lines in common with residential or agricultural zoned property. The type and materials of such wall shall be approved by the planning commission as a part of the site plan review. See Chapter 17.46 of this title and Ordinance 2022-06. (Ord. 2024-12: Ord. 2024-02: Ord. 2022-06)

17.36.120: SPECIAL PROVISIONS:

See sections 17.44.130 through 17.44.150 of this title. (Ord. 2024-12: Ord. 17-02)