

SECTION 206. The cubic content of such dwelling spaces shall not be less than eight-hundred (800) cubic feet exclusive of halls, corridors, and closets for each person intended to be housed therein and there must be a floor area of not less than one-hundred fifty (150) square feet exclusive of halls, corridors, and closets for each person intended to be housed therein.

SECTION 207. All regulations relative to apartments and apartment buildings contained in this Article shall not be construed as exclusive, and any necessary and proper requirements and regulations, not contained or specified in any other Article of this Ordinance, otherwise, by implication, shall be considered as applicable, but, only the most restrictive of any such requirements and regulations may be so applied.

ARTICLE X—COMMERCIAL DISTRICTS

SECTION 208. ANY USES IN COMMERCIAL DISTRICTS

SECTION 208. In a Commercial District no lot shall be occupied and no building or structure shall be erected or used except for one or more of the uses permitted in this District, and then only in accordance with such special provisions relative to such uses as may be contained in this Ordinance. In a Commercial A District there shall be permitted only those uses specified under Titles B, C and D of this Article; in a Commercial B District there shall be permitted only those uses specified under Titles E, F and G of this Article; but in no case shall there be permitted in any of these Districts, and then only in accordance with such special provisions relative to such uses as may be contained in this Ordinance, any use of any kind, other than those specified in this Article.

SECTION 209. Any use comparable in character to one of the permitted uses but not specifically mentioned under Titles B and C of this Article when permitted by the Board of Appeals as specified in Section 44.

SECTION 210. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Sections 46a and 46b.

SECTION 211. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 45.

SECTION 212. A MOTOR BUS OR MOTOR FREIGHT STATION when so located and arranged as not to cause traffic congestion or in any way depreciate the character of the District.

SECTION 213. Any use comparable in character to one of the permitted uses but not specifically mentioned under Titles B and C of this Article when permitted by the Board of Appeals as specified in Section 44.

TITLE E—PERMITTED PRINCIPAL USES IN A COMMERCIAL B DISTRICT

SECTION 214a. ANY PRINCIPAL USES PERMITTED IN A RESIDENCE A, B, C, D, E, F, G OR H DISTRICT, OR A COMMERCIAL B DISTRICT subject to all the requirements, conditions, regulations and specifications together with any exceptions or modifications thereto as contained in this Ordinance when such uses are located in their respective Residence A or Residence B or Commercial B Districts.

SECTION 214b. A MILK DISTRIBUTING STATION when not located and arranged as not to depreciate the character of the area or human habitation.

SECTION 215. A STORAGE YARD for lumber and building materials, contractors supplies and equipment; coal, coke, and wood; or similar materials; but not for scrap iron or junk iron or other articles subject to decomposition; Provided, however, that such storage yard shall be fenced against public entrance by a suitable fence not less than six (6) feet high.

SECTION 216. A MILK DISTRIBUTING STATION which may receive, pasteurize or in other approved manner ferment, cool and bottle milk; separate cream, manufacture ice cream and sell same and the by-products thereof.

SECTION 217. Butter and cheese shall not be manufactured to an extent consuming more than twenty (20) percent of the weight regularly received.

TITLE F—PERMITTED ACCESSORY USES IN A COMMERCIAL B DISTRICT

SECTION 216a. ANY PRINCIPAL USE PERMITTED IN A RESIDENCE A DISTRICT OR A RESIDENCE B DISTRICT subject to all the requirements, conditions, regulations and specifications together with any exceptions or modifications thereto as contained in this Ordinance for such uses when located in their respective Residence A or Residence B Districts.

SECTION 216b. SIGNS in Commercial B Districts shall conform to all the requirements and specifications for signs in Commercial Districts as specified in Section 212b.

SECTION 216c. A STORAGE GARAGE incidental to a permitted use as specified in Section 212c.

SECTION 216d. A STABLE for not more than three (3) draft animals where incidental to a permitted use, located on the same lot therewith and not occupying more than twenty-five (25%) percent of the area of such lot.

SECTION 216e. REPAIR OR STORAGE FACILITIES incidental to a permitted use, when so arranged and maintained as not to adversely affect the normal development or use of neighboring properties.

SECTION 216f. Any other use normally incidental to one of the uses permitted in a Commercial B District, provided it is subordinate to and located on the same lot with the use to which it is accessory.

TITLE G—USES IN COMMERCIAL DISTRICTS REQUIRING THE APPROVAL OF THE BOARD OF APPEALS

SECTION 216g. A PUBLIC OR PRIVATE STABLE, when so arranged and maintained as not to adversely affect the normal development or use of neighboring property.

SECTION 216h. A VETERINARY CLINIC or other establishment for the care, observation or treatment of household pets when such animals are kept in the free use of operable yards or areas not less than ten (10) feet in width and when the doors are kept at any one time.

SECTION 216i. A RAILROAD STATION for passengers or freight or a siding.

SECTION 216d. A MOTOR BUS OR MOTOR FREIGHT STATION when so located and arranged as not to cause traffic congestion or in any way depreciate the character of the District.

SECTION 216e. ANY OTHER MERCANTILE ESTABLISHMENT OR PROFESSIONAL OR COMMERCIAL SERVICE WHICH IS NOT NOXIOUS OR OFFENSIVE BY REASON OF THE EMISSION OF ODOR, FUMES, DUST, SMOKE, NOISE, OR VIBRATION OR WHERE THERE IS USED MECHANICAL POWER IN EXCESS OF FIFTEEN (15) HORSES POWER, PROVIDED, HOWEVER, THAT NO HORSE POWER IS PRODUCED OR IN WHICH MORE THAN TEN (10) MECHANICAL OR WORKERS ARE REGULARLY EMPLOYED.

SECTION 216f. Any use comparable in character to one of the permitted uses, but not specifically mentioned under Titles E and F of this Article when permitted by the Board of Appeals as specified in Section 44.

ARTICLE XI—BUILDING HEIGHT, PROPORTION OF LOT AREA COVERAGE AND OPEN SPACE REQUIREMENTS IN COMMERCIAL DISTRICTS

SECTION 217. IN ANY COMMERCIAL DISTRICT no building or structure shall exceed a height of fifty (50) feet or three and one-half (3½) stories, except that, with the approval of the Board of Appeals, buildings may be erected to a greater height, not to exceed sixty-five (65) feet or five (5) stories; provided, that, such buildings, when so located, and will not depreciate the character and general plan of the District, in which they are located, and will not deprive any other structure or area in the City of Farmington of a reasonable amount of direct sky-lighting.

SECTION 218. TOWERS, SPIRES AND SIMILAR PARTS OF BUILDINGS and necessary mechanical appurtenances to buildings in Commercial Districts, and not intended for residential use, may be erected in the Board of Appeals areas provided such parts of buildings do not have an aggregate area exceeding twenty per centum (20%) of the area of their lot, and not more, in any case, than two-thousand (2,000) square feet, or do not occupy more than twenty per centum (20%) of the total building front wall area, or more than forty per centum (40%) of the total building front wall area, or more than twenty-five per centum (25%) of the total building front wall area, or more than twenty-five per centum (25%) of the area of such lot, or rise from a step-back of less than four (4) feet; Provided, such parts of buildings are consistent with and do not depreciate the character of the district in which they are located, are architecturally in harmony with the general character and plan of such district, and will not deprive any other structure or lot in the City of Farmington of a reasonable amount of direct sky-lighting.

SECTION 219. A STORAGE GARAGE for the commercial use of a business or other permitted activity when located on the same lot therewith and not occupying more than twenty-five per centum (25%) of the area of such lot.

SECTION 220. Any other use normally incidental to one of the uses permitted in a Commercial A District, provided it is subordinate to and located on the same lot with the use to which it is accessory.

TITLE D—USES IN COMMERCIAL DISTRICTS REQUIRING THE APPROVAL OF THE BOARD OF APPEALS

SECTION 221a. ANY PERMITTED ACCESSORY USE PERMITTED IN A RESIDENCE A, B, C, D, E, F, G OR H DISTRICT subject to all the requirements, conditions, regulations and specifications together with any exceptions or modifications thereto as contained in this Ordinance otherwise expressly or by implication.

SECTION 221b. SIGNS AND ADVERTISING DISPLAYS only when pertaining to the sale, rental, lease, or use of the products or activities conducted therein. Such sign or display if pertaining to the use of a building shall be a part thereof or affixed thereto in accordance with adequate safety requirements. If pertaining to premises or use of premises, located in buildings, such sign or display shall be located out in such manner and with such requirements for structures on the lot on which erected and shall not exceed in display surface an area of seventy (70) square feet provided when there is an open front yard such signs must be set back not less than ten (10) feet from the front lot line or against the building wall.

SECTION 221c. A STORAGE GARAGE for the commercial use of a business or other permitted activity when located on the same lot therewith and not occupying more than twenty-five per centum (25%) of the area of such lot.

SECTION 221d. Any other use normally incidental to one of the uses permitted in a Commercial A District, provided it is subordinate to and located on the same lot with the use to which it is accessory.

TITLE E—USES IN COMMERCIAL DISTRICTS

SECTION 221e. ANY PRINCIPAL USE PERMITTED IN A RESIDENCE A, B, C, D, E, F, G OR H DISTRICT subject to all the requirements, conditions, regulations and specifications together with any exceptions or modifications thereto as contained in this Ordinance otherwise expressly or by implication.

SECTION 221f. SIGNS AND ADVERTISING DISPLAYS

SECTION 221g. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Sections 46a and 46b.

SECTION 221h. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 45.

SECTION 221i. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 44.

SECTION 221j. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 43.

SECTION 221k. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 42.

SECTION 221l. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 41.

SECTION 221m. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 40.

SECTION 221n. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 39.

SECTION 221o. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 38.

SECTION 221p. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 37.

SECTION 221q. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 36.

SECTION 221r. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 35.

SECTION 221s. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 34.

SECTION 221t. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 33.

SECTION 221u. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 32.

SECTION 221v. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 31.

SECTION 221w. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 30.

SECTION 221x. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 29.

SECTION 221y. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 28.

SECTION 221z. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 27.

SECTION 221aa. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 26.

SECTION 221bb. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 25.

SECTION 221cc. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 24.

SECTION 221dd. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 23.

SECTION 221ee. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 22.

SECTION 221ff. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 21.

SECTION 221gg. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 20.

SECTION 221hh. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 19.

SECTION 221ii. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 18.

SECTION 221jj. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 17.

SECTION 221kk. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 16.

SECTION 221ll. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 15.

SECTION 221mm. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 14.

SECTION 221nn. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 13.

SECTION 221oo. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 12.

SECTION 221pp. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 11.

SECTION 221qq. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 10.

SECTION 221rr. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 9.

SECTION 221ss. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 8.

SECTION 221tt. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 7.

SECTION 221uu. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 6.

SECTION 221vv. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 5.

SECTION 221ww. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 4.

SECTION 221xx. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 3.

SECTION 221yy. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 2.

SECTION 221zz. A STORAGE GARAGE primarily for use in connection with activities conducted in the same district or an adjoining Residence District only upon authorization by the Board of Appeals after public notice and hearing as specified in Section 1.

of this Ordinance, but neither herein shall be construed and used for any of the uses specified in Article XX, except as may otherwise be allowed by the terms and conditions specified in Article XX, nor for any except one or more of the uses permitted in such a district as specified in Article XX and their only in conformity with such special provisions relating to such uses may be contained therein.

SECTION 224. TITLE B—APPROVAL OF THE BOARD OF APPEALS

SECTION 225. Any uses permitted in any other district under the requirements, conditions, regulations and specifications together with the terms of this Ordinance for such uses when located in their respective Districts.

SECTION 226. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 227. Any uses permitted in any other district under the requirements, conditions, regulations and specifications together with the terms of this Ordinance for such uses when located in their respective Districts.

SECTION 228. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 229. Any uses permitted in any other district under the requirements, conditions, regulations and specifications together with the terms of this Ordinance for such uses when located in their respective Districts.

SECTION 230. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 231. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 232. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 233. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 234. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 235. Any uses permitted in any other district under the requirements, conditions, regulations and specifications together with the terms of this Ordinance for such uses when located in their respective Districts.

SECTION 236. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 237. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 238. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 239. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 240. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 241. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 242. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 243. TITLE B—USES IN INDUSTRIAL DISTRICTS

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SECTION 256. TITLE B—USES IN INDUSTRIAL DISTRICTS

SECTION 257. TITLE B—USES IN INDUSTRIAL DISTRICTS

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