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## **Sec. 94-208. - Utility (UT) district.**

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- a. *Development standards.* Development standards in the utility (UT) district shall be as follows:
1. *Minimum setbacks:*
    - a. Front: 25 feet.
    - b. Side: 15 feet.
    - c. Rear: 15 feet.
    - d. All buildings shall be 100 feet from any residential zoning district. Buildings that house utility facilities are exempt from this provision.
  2. *Maximum lot coverage by buildings and utility facilities:* 70 percent.
  3. *Maximum coverage by impervious surfaces:* 85 percent.
  4. *Maximum floor area ratio:* Maximum floor area ratio shall be 0.75.
  5. *Minimum required open space area.* The required open space area shall be 30 percent of total lot area. Space area may consist of setbacks, landscape and buffer areas, and parking lot areas.
  6. *Minimum required landscape area.* A landscape opaque buffer, in accordance with [ARTICLE XIV](#) subsection [94-443\(2\)](#) landscape buffer, shall be provided around individual utility facilities or around the perimeter of the utility facilities in their aggregate or around the perimeter of the property.
- b. *State standards.* Mandatory standards or regulations affecting any use permitted in the utility (UT) district, enacted or adopted by the state legislature or a state regulatory agency, shall prevail if there exists a conflict with the provisions of this section.

(Ord. No. 4253-10, § 2, 2-8-2010; Ord. No. 4449-13, § 18, 3-19-2013)