

FARMINGTON CITY, UTAH
ORDINANCE NO. 2023- 55

AN ORDINANCE AMENDING SECTION 11-17-050 D. SUB-PARAGRAPH 2. OF CHAPTER 17, ORIGINAL TOWNSITE RESIDENTIAL ZONE, OF THE FARMINGTON CITY ZONING ORDINANCES. THIS AMENDMENT CREATES AN EXCEPTION FOR SIDE LOADED GARAGES. (ZT-13-23)

WHEREAS, the purpose of the OTR zoning district is to conserve and protect the beauty and historic character of the original townsite residential area; and

WHEREAS, architecture and form are a key component in assuring compatibility of design within this part of the city; and

WHEREAS, visibility of garage doors is a distinct characteristic of the OTR neighborhood and limiting their appearance continues to be important to Farmington City; and

WHEREAS, encouraging and allowing for side load garage design and construction is consistent with existing goals while allowing for property owners to include garage storage in homes consistent with current needs and trends; and

WHEREAS, the Farmington City Planning Commission and City Council have held public hearings pursuant to notice and as required by law and deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the changes proposed;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF FARMINGTON CITY, STATE OF UTAH:


Section 1. Amendment. Multiple sections of the Farmington City Zoning Ordinance are hereby amended as set forth in **Exhibit "A"** attached hereto and by this reference made a part hereof

Section 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 19th day of September, 2023.

ATTEST:


DeAnn Carlile, City Recorder

FARMINGTON CITY



Brett Anderson, Mayor



Exhibit A

11-17-050: ACCESSORY BUILDINGS AND STRUCTURES (INCLUDING ATTACHED OR DETACHED GARAGES):

D. Garages: All garages and any similarly related accessory buildings, whether attached or detached, shall be considered for approval as follows:

1. Under no circumstance shall any garage encroach into the front yard or any other yard, except side yards and the rear yard, of the building lot;

2. Attached garages constructed even with the front setback line, or that are set back (or recessed) from the front setback less than a distance equal to half the depth of the main building shall comprise no more than thirty three percent (33%) of the front plane of the home on lots greater than eighty five feet (85') in width, and up to forty percent (40%) on lots less than eighty five feet (85') in width if for every percentage point over thirty three percent (33%) the garage is set back (or recessed) an additional one foot (1') behind the front plane of the home. Side loaded garages where windows, openings and fenestration of the front façade thereof are consistent with such features of the main building and where the garage door does not face the street are an exception to this standard.

3. All garages, unless otherwise provided herein, shall be considered as a permitted use.

4. Garages must be compatible and consistent with existing garages in the area. The placement of garages in the general vicinity and on adjoining properties with respect to setbacks and the position of existing garages in relation to the main buildings will be a consideration in determining site plan approval for new garages. Property owners may be asked to provide information regarding such during the building permit application review process.