

**FARMINGTON CITY, UTAH**  
**ORDINANCE NO. 2023- 56**

**AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, ZONING REGULATIONS. THIS AMENDMENT APPLIES OPEN STORAGE AND FENCING PROVISIONS EQUALLY IN RESIDENTIAL AREAS. (ZT-11-23)**

**WHEREAS**, following the established goals of the City to maintain a clean and safe community; and

**WHEREAS**, to update ordinances to apply provisions in neighborhoods that aren't agriculture in nature; and

**WHEREAS**, to clarify requirements in the city's ordinances to better empower enforcement activities when necessary; 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:**

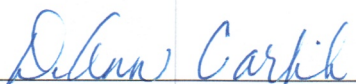
**Section 1. Amendment.** Multiple sections of the Farmington City Zoning Ordinance are hereby amended as set forth in **Exhibit "A"** attached hereto and by this reference made a part hereof

**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.

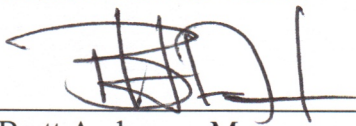
**Section 3. Effective Date.** This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

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

**ATTEST:**

  
DeAnn Carlile, City Recorder

**FARMINGTON CITY**

  
Brett Anderson, Mayor



# Exhibit A

## 11-2-Definitions

"RESIDENTIAL AREA" Includes a lot or parcel in any residential subdivision or any property on which a dwelling is located, except for lots or parcels located within the AA or A zoning districts.

### **11-28-140: FENCES:**

A. Side, Rear Yards: No fence, wall, hedge or similar device shall be constructed or placed in any required side or rear yard in a residential ~~areazone~~ in excess of eight feet (8') in height. Where a retaining wall is reasonable and necessary and is located on a property line separating two (2) lots, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

B. Front Yard: No fence, wall, hedge or similar opaque device or open, mesh type fences (e.g., chain link fences) shall be constructed in a required front yard of a residential ~~areazone~~ in excess of four feet (4').

C. Side Corner Yard:

1. Maximum: The maximum height of a fence, wall, hedge or similar device constructed in the side corner yard of a corner lot in a residential ~~areazone~~ shall be six feet (6') and shall not be constructed closer than eight feet (8') to the property line at the street frontage.

2. Modification: The zoning administrator may modify the requirement of the eight foot (8') setback or the four foot (4') front yard height limit where it can be demonstrated that the construction of a fence, wall, hedge or similar device closer to the property line at the street frontage, will not adversely affect the safety of pedestrians nor obstruct the view of or impact the safety of vehicular traffic or adversely affect adjacent properties. The zoning administrator, in his evaluation of the impact of the proposed fence, wall, hedge or similar device, shall consider location of driveways, adjacent sidewalks, street widths and rights of way, circulation visibility and overall streetscape aesthetics.

### **11-28-160: OPEN STORAGE IN RESIDENTIAL ~~ZONES-AREAS~~:**

No yard in a residential ~~area-zone~~ shall be used for the storage of junk, building materials, debris, obsolete or abandoned vehicles, or equipment. All such materials shall be stored completely within an enclosed building.