

FARMINGTON CITY, UTAH
ORDINANCE NO. 2024 - 27

AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 11-41, SCENIC BYWAY OVERLAY AND CHAPTER 11-26, LIGHT MANUFACTURING AND BUSINESS, OF THE ZONING ORDINANCE RELATED TO ALLOWED USES AND SIGNAGE. (ZT-6-24)

WHEREAS, the Planning Commission has held a public hearing in which the text changes proposed Title 11 were thoroughly reviewed and has recommended that this ordinance be approved by the City Council; and

WHEREAS, the Farmington City Council has also held a public meeting 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. Sections 11-41-070, 11-26-030, 11-26-040 and 11-26-0060 of the Farmington City Zoning Ordinance are amended in their entirety as indicated in Exhibit A.

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 4th day of June, 2024.

FARMINGTON CITY

ATTEST:


DeAnn Carlile, City Recorder

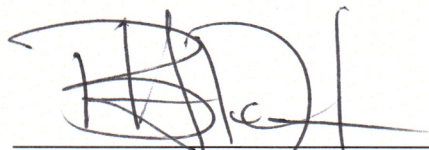

Brett Anderson, Mayor



Exhibit 'A'

11-41-070: DESIGN STANDARDS:

G. Signing: Signing is to enhance the scenic qualities of the byway corridor environment and shall complement the signing style used for Legacy Parkway.

1. Business signing shall be simple and scaled to allow for sufficient identification of the operation or facility. The style, colors and materials shall complement the architecture and design of buildings associated with the sign.

1. Wall sign placement shall not extend above the wall on which it is affixed and not exceed 10% of area of the wall (including any building face) on which it is located unless requirements for the underlying zone are more restrictive in which case the sign shall comply with the underlying zone.

2. Monument and/or low profile signs shall not exceed six feet (6') in height.

4. Sign copy shall consist of individual lettering and logos. Sign copy shall not be animated. No aluminum box or cabinet signs shall be permitted unless associated with a logo and may only be permitted for use as a wall sign in conjunction with individual lettering.

5. Informational or business location markers may be allowed as part of the public signing program for streets and highways. Such signs shall be clustered together on a single sign element and shall conform to the design and styles depicted in the Legacy Parkway scenic byway master plan (chapter 5-parkway style, page 13).

6. The following signs and devices are prohibited within the SBW overlay zone:

a. Animated, electronic message, roof, graffiti, billboards, off premises and pole signs;
b. Spotlights, corporate or promotional flags, streamers, pennants, banners and other decorative devices for commercial advertising purposes;

c. Balloons, including cold air, helium and other balloons.

7. Interpretive signs shall be designed to tell important stories or messages related to the byway corridor experience. These signs shall utilize a design and materials scheme that is consistent and compatible with the theme of the SBW overlay district.

11-26-030: PERMITTED USES:

The following are permitted uses in the LM&B zone. No other permitted uses are allowed, except as provided by subsection 11-4-050F of this title:

Business and professional offices.

Indoor self-storage facilities

Indoor sports facilities, including golf, soccer, trampoline, volleyball and similar recreation facilities.

Light manufacturing, compounding and processing, assembling or packaging, except as otherwise specifically provided in Section 11-26-040 (Conditional Uses) or Section 11-26-050 (Prohibited Uses).

Printing and publishing.

Research and development activities.

Retail sales and service, including restaurants and food trucks.

Veterinary clinic or animal hospital.

Warehousing.

11-26-040: CONDITIONAL USES:

The following are conditional uses in the LM&B zone. No other conditional uses are allowed, except as provided by subsection 11-4-050F of this title:

Accessory living quarters.
Automotive and vehicle sales.
Automotive equipment and accessories sales.
Automotive service and maintenance centers.
Contractor yards.
Dry cleaning and laundry facilities.
Golf courses and/or related recreation uses.
Light manufacturing, compounding and processing, assembling or packaging of the following products:
 Automotive parts and accessories.
 Beverages.
 Electric appliances and electronic instruments.
 Food, except yeast, vinegar or rendering of fat.
 Lumber and wood products.
 Pharmaceutical or biological products.
 Roof tile products.
 Rubber and plastic products.
 Scientific instruments.
 Signs, including electric and open.
Wearing apparel.
Lumber and building material, sales.
Outcall services as defined and conducted in accordance with the city business regulations and zoning ordinances regarding sexually oriented businesses are permitted in this zone.
Public utilities.
Sexually oriented businesses as defined and conducted in accordance with the city business regulations and zoning ordinances regarding sexually oriented businesses.
Temporary uses.

11-26-060: ACCESSORY USES:

Accessory uses and buildings customarily incidental to a conditional uses provided herein may be permitted within the LM&B zone as a conditional use. (Ord. 2002-15, 2-6-2002)