

FARMINGTON CITY, UTAH

ORDINANCE NO. 2024-53

AN ORDINANCE AMENDING CHAPTER 11-2, DEFINITIONS OF TITLE 11, ZONING REGULATIONS AND 15-5-070, MIXED-USE ZONES OF TITLE 15, SIGN REGULATIONS TO INCLUDE A NEW DEFINITION FOR 'LIVE/WORK RESIDENTIAL' AND IDENTIFY SIGNAGE ALLOWED WITH IT.

WHEREAS, Farmington City has previously indicated that Live/Work Residential is a desired use in its Mixed-Use zoning districts; and

WHEREAS, Live/Work Residential has not previously been defined in the City's ordinances; and

WHEREAS, the City desires to clarify what is meant by Live/Work Residential in order to manage what type of activity takes place therein, what type of signage may be permitted, and how to license the corresponding business activity; and

WHEREAS, the Farmington City Council has caused all required public notices to be given, and has held all appropriate public hearing regarding such zone text amendment;

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

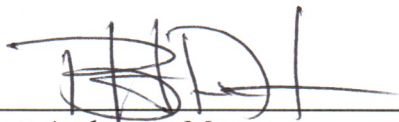
Section 1. Amendment. Section 11-2-020 of the Farmington City Zoning Ordinance is amended to include the Live / Work Residential definition where it fits alphabetically within the code as set forth in Exhibit "A" attached hereto and by the reference made a part hereof. Section 15-5-070 is also amended as set forth in Exhibit "A" attached hereto and by the 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 15th day of October, 2024.

FARMINGTON CITY



Brett Anderson, Mayor

ATTEST:



DeAnn Carlile, City Recorder

Exhibit “A”

11-2-020: DEFINITIONS OF WORDS AND TERMS:

LIVE / WORK RESIDENTIAL: A dwelling unit which combines residential and non-residential uses allowed in the underlying zone where the proprietor of the business is also the resident of the same dwelling unit. The non-residential use of the dwelling unit may be licensed as either a Home Occupation which complies with the standards of Chapter 11-35 or a commercial business if the impact exceeds the standards for a home occupation including use of signs as allowed in 15-5-070 (C) with the ability to hold open office or store hours rather than accepting customers by appointment only. Non-residential use of the unit shall be limited to uses permitted in the applicable zoning district. The business operation of a live/work residential unit shall be limited to the main floor of a building. No additional off-street parking is required beyond what the ordinance requires for a residential unit.

15-5-070: MIXED-USE ZONES:

For the purpose of this section, the mixed-use districts TMU, GMU, RMU, OMU, OS, CMU, and NMU are considered to be mixed-use zones. Signs in these districts are subject to all standards set forth in this title and to the following additional standards:

A. Residential Uses, Developments: Signs for residential uses and developments in the mixed-use districts shall be limited to those types listed in section [15-5-010](#) of this chapter.

B. Office And Commercial Uses, Developments: Signs for office and commercial uses and developments in the mixed-use districts shall be limited to those types listed in section [15-5-030](#) of this chapter.

C. Live / Work Residential: Signs for live/work units shall be limited to a maximum of one of each of the following:

i. Wall Sign – A wall sign on a live/work unit shall not be placed above the finished floor of the second story of the building on which it is located where the top of the sign does not exceed 14 ft. above finish grade, whichever height is greater. No combination of signs may not exceed 15% of the ground floor façade square footage for the unit on which they are located. Window signs are included as a type of wall sign and count towards the maximum size total. A wall sign may be internally or externally illuminated. Electronic messaging, flashing lights, and animated components are prohibited.

ii. Blade Sign – One Blade sign per live/work unit is permitted. A blade sign shall not be placed above the finished floor of the second story of the building on which it is located where the top of the sign does not exceed 14 ft. above finish grade, whichever height is greater. A blade sign may extend beyond the front façade of a building by no more than 3 ft. A vertical clearance above any sidewalk or walkway of at least 8 ft. shall be maintained. A blade sign cannot exceed 9 sq. ft. in size. A blade sign may be internally or externally illuminated. Electronic messaging, flashing lights, and animated components are prohibited.