

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 - 21

AN ORDINANCE AMENDING TITLE 11 BY REMOVING SECTION 11-17-035 AND ENACTING SECTION 11-17-045 REGARDING ALTERNATIVE LOT STANDARDS, SETBACKS, ADDITIONAL LOT CRITERIA; AND MAKING CHANGES TO SECTION 11-17-070 E. 1. RELATED TO SPECIAL EXCEPTIONS FOR MAIN BUILDING HEIGHT; AND MODIFYING THE BUILDING OR STRUCTURE HEIGHT DEFINITION IN SECTION 11-2-020. (ZT-7-25)

WHEREAS, the Planning Commission held a public hearing in which the text changes proposed to the Zoning Ordinance were thoroughly reviewed and 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 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 11-17-035 and 11-17-045 of the Farmington City Zoning Ordinance are hereby removed and/or enacted as follows:

~~11-17-035: MODERATE INCOME HOUSING:~~

~~A. Minimum Requirement: Subdividers must provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate income household; unless, at the sole discretion of, and by agreement with the City, the subdivider provides:~~

- ~~1. Open space; or~~
- ~~2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title; or~~
- ~~3. Some other public benefit; or~~
- ~~4. A combination of 1, 2, and 3 above.~~

~~B. Exemption: Subdivisions resulting in two (2) or fewer additional lots are exempt from the minimum moderate income housing requirements of this Section.~~

- ~~C. Additional Lots: The City Council may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.~~

11-17-045: ALTERNATIVE LOT AND SETBACK STANDARDS, AND ADDITIONAL LOTS

- A. Alternative Standards: Following the subdivision yield plan defined in Chapter 11-2 and using the minimum standards of subsection 11-17-040A to establish a maximum number of lots, a subdivider may alter the lot area, width, and side and side corner setbacks of lots for main buildings within a subdivision using standards for the LR zone delineated in subsection 11-12-090, if the subdivider, at the sole discretion of, and by agreement with the City, implements one of the following public benefits:
1. Provide or set aside lots (or dwelling units at the option of the City) equal in number to at least ten percent (10%) of the total number of lots approved for the subdivision (or an alternative proposal acceptable to the City if the subdivision is less than 10 lots) for moderate income housing subject to recording a deed restriction(s) to ensure the required number of lots or units are available for a qualifying moderate-income household, or pays a fee in lieu thereof for moderate income housing determined in consideration of factors set forth in Chapter 11-28 of this Title; or
 2. Preserve an existing on-site historic resource (standards for historic resources are set forth in Chapter 11-39 of this Title); or
 3. Create open space; or
 4. Establish some other public benefit; or
 5. Provide a combination of 1, 2, 3, and/or 4 above.
- B. Additional Lots: The City Council may approve additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide a public benefit.

Section 2. Amendment. Section 11-17-070 E.1. of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as follows:

E. Building Height:

1. New **main** building height should be similar to those found historically in the vicinity, and shall not exceed twenty seven feet (27') in height; **unless the Planning Commission approves an increased height after review of a special exception application filed by the property owner per section 11-3-045;**

Section 3. Amendment. Subparagraph A. of the definition for “Building or Structure Height” set forth in Section 11-2-020 of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as follows:

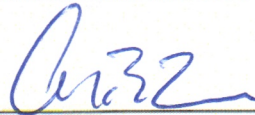
- A. The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or mansard roof, or to the midpoint of the highest gable of a pitched, hipped or shed roof, or to a point two-thirds ($\frac{2}{3}$) the height of a quonset, parabolic or round roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:
1. The elevation of the highest adjoining sidewalk or ground surface within a five foot (5') horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet (10') above lowest grade of the building, **except where such lowest grade is directly in front of a door.**
 2. An elevation ten feet (10') higher than the lowest grade of the building, **except where such lowest grade is directly in front of a door,** when the sidewalk or ground surface described in subsection A1 of this definition is more than ten feet (10') above **such** lowest grade of the building.

Section 4. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 5. Effective Date. This ordinance shall take effect immediately upon publication or posting or 30 days after passage by the City Council, whichever comes first.

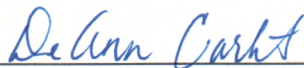
PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 20th day of May, 2025.

FARMINGTON CITY



Alex Leeman, Mayor Pro Tempore

ATTEST:



DeAnn Carlile, City Recorder

