

**FARMINGTON CITY, UTAH**

**ORDINANCE NO. 2025 - 22**

**AN ORDINANCE AMENDING SECTION 11-11-060: ACCESSORY BUILDINGS AND STRUCTURES TO ALLOW FOR THE CONSIDERATION OF LARGER ACCESSORY BUILDINGS IN A REQUIRED REAR YARD. (ZT-8-25)**

**WHEREAS**, the Planning Commission held a public hearing in which the text change proposed to the Zoning Ordinance was 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 deems it to be in the best interest of the health, safety, and general welfare of the citizens of Farmington to make the change proposed;

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

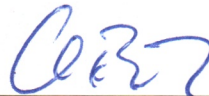
**Section 1. Amendment.** Section 11-11-060 of the Farmington City Zoning Ordinance is hereby amended to read in its entirety as included in Exhibit A.

**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.

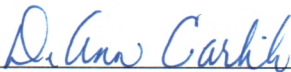
**PASSED AND ADOPTED** by the City Council of Farmington City, State of Utah, on this 20<sup>th</sup> day of May, 2025.

**FARMINGTON CITY**



Alex Leeman, Mayor Pro Tempore

**ATTEST:**



DeAnn Carlile, City Recorder



## Exhibit A

### 11-11-060: ACCESSORY BUILDINGS AND STRUCTURES:

A. Location: Accessory buildings, except those listed in subsection B of this section:

1. Shall be separated from the main building by a distance in compliance with applicable building codes;
2. Cannot encroach on any recorded easement;
3. Must be located at least fifteen feet (15') from any dwelling on an adjacent lot;
4. Accessory buildings located to the rear or side of the main building shall not occupy more than twenty five percent (25%) of the required rear yard or thirty three percent (33%) of the required side yard; **On lots greater than 0.40 acres, additional accessory building coverage percentage in the required rear yard may be considered as a special exception according to 11-3-045.**
5. Accessory buildings shall, without exception, be subordinate in footprint to the main building.
6. Any eave, or part of an Accessory building, shall not overhang or extend past a property line.
7. An accessory building may be located in a side corner yard or front yard of a lot; providing, that the building is of the same general design or style as and comparable in excellence of quality and construction to the main building, and in no event shall the accessory building encroach into the required front yard or required side corner yard.

B. Animal Shelters And Similar Structures: Animal shelters, hay barns, coops, corrals or other similar buildings or structures shall be located not less than ten feet (10') from any side or rear property line and fifty feet (50') from any public street or from any dwelling on an adjacent property.

C. Double Frontage Lots: On double frontage lots, accessory buildings shall be located not less than twenty five feet (25') from each street upon which the lot has frontage.

1. Exception: An accessory building which is less than ten feet (10') in height and two hundred (200) square feet in ground floor area may be located in a rear yard fronting a street so long as that yard does not abut the front yard of a neighboring property. The ten feet (10') shall be measured to the peak of a pitched roof. An accessory building located in the rear yard with street frontage shall be screened from view of the right of way by a visual barrier fence or landscaping.



## **CITY COUNCIL STAFF REPORT**

**To:** Mayor and City Council  
**From:** Lyle Gibson – Assistant Community Development Director  
**Date:** 5/20/2025  
**Subject:** Zone Text Amendment allowing for the consideration of accessory structures in the rear yard as a Special Exception.

### **RECOMMENDED MOTION**

Motion to approve the enclosed enabling ordinance amending Section 11-11-060 Accessory Buildings and Structures.

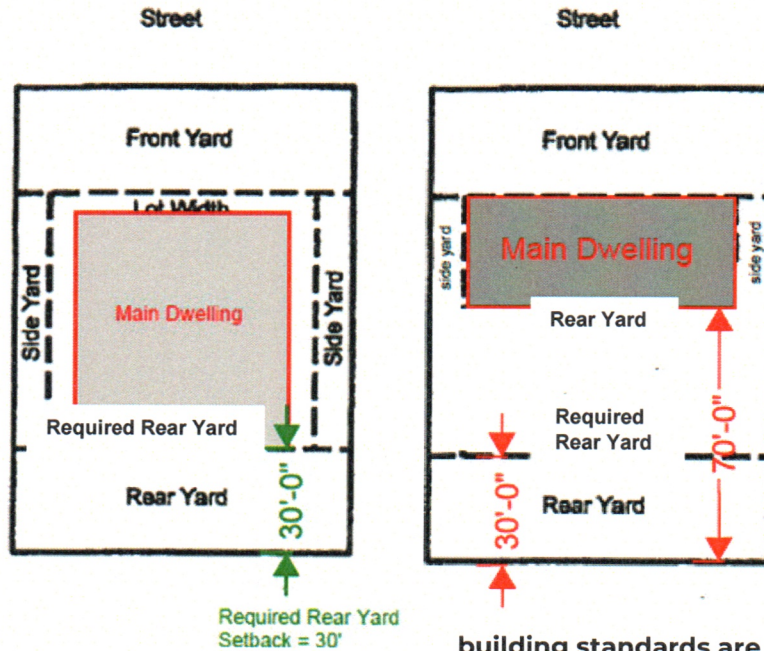
### **Findings:**

1. Existing conditions would not change for the majority of single-family residential lots.
2. The proposed amendment allows owners to place buildings in a typical and expected manner on their lots, providing for more flexibility.
3. On lots in Agricultural zones, which may access the single-family residential standards per 11-10-040 H 1b, total lot coverage standards begin applying at 0.5 acres, which would limit those cases to what is permitted per 11-10-040 C. In short, the zone text amendment only affects agricultural and single-family residential parcels between 0.41-0.49 acres.
4. The Planning Commission retains discretion over individual cases which meet the specific criteria for a special exception for accessory building and structure coverage standards.
5. The proposed amendment is reasonably necessary for the reasons stated in the enclosed report.
6. The proposed amendment is in the public interest, as it does not affect the majority of parcels within Farmington City, and increases flexibility for others.
7. The proposed amendment is consistent with the city general plan and in harmony with the objectives and purpose of the zoning ordinance.



## BACKGROUND

The required rear yard refers to the area of the rear yard which is considered as part of the rear yard setback. The rear yard setback for conventional lots in the single-family residential zones is 30 feet (see image below).

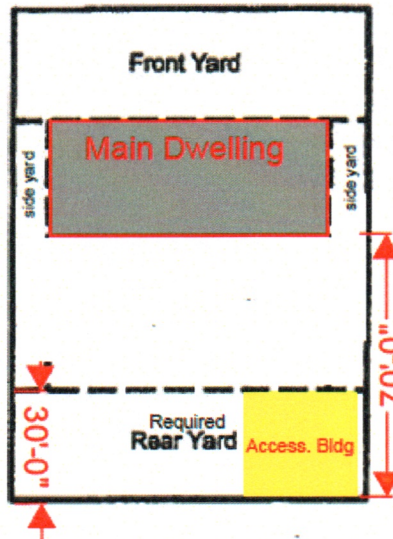
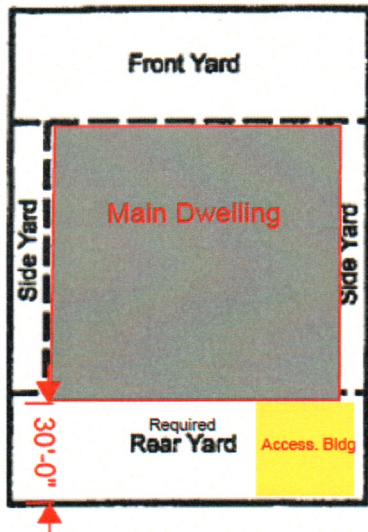


### Accessory

building standards are described by 11-11-060 of the Single-Family Residential Zones chapter. These standards include limitations to the percentage of the required rear yard that may be covered by accessory buildings. Currently, accessory buildings may cover up to 25% of the required rear yard.

On larger lots, there can be an excess of rear yard space outside of the required rear yard. However, this space is not encumbered by the percentage requirement, so accessory buildings can extend into this area. Required rear yard space is limited in coverage by the ordinance in part because on smaller lots, most of the rear yard is the required rear 30 feet. For efficient use of space, and for the sake of flexibility many accessory buildings are placed near the rear property line. On larger lots the required rear yard limitation limits the usable accessory building area, as opposed to smaller lots where the 25% coverage limit prevents crowding, view impediment, air flow and open sky. The zone text amendment proposes a special exception option for lots greater than 0.4 acre in size.





In considering a Special Exception, FCC 11-3-045 E identifies the standards of review:

11-3-045 E. Approval Standards: The following standards shall apply to the approval of a special exception:

1. Conditions may be imposed as necessary to prevent or minimize adverse

effects upon other property or improvements in the vicinity of the special exception, upon the City as a whole, or upon public facilities and services. These conditions may include, but are not limited to, conditions concerning use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this title. Such conditions shall be expressly set forth in the motion authorizing the special exception.

2. The Planning Commission shall not authorize a special exception unless the evidence presented establishes the proposed special exception:

- a. Will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- b. Will not create unreasonable traffic hazards;
- c. Is located on a lot or parcel of sufficient size to accommodate the special exception.

Respectfully submitted,

Lyle Gibson  
Assistant Community Development Director

Review and concur,

Brigham Mellor  
City Manager

### Supplemental Information

1. Enabling Ordinance