

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 - 32

AN ORDINANCE AMENDING TITLE 11 BY AMENDMENDING SECTIONS 11-10-040 B. AND 11-11-050 B. OF THE ZONING ORDINANCE REGARDING REQUIREMENTS RELATED TO ADDITIONAL LOT ALTERNATIVES. (ZT-10-25)

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 11-10-040 B. and 11-11-050 B. of the Farmington City Zoning Ordinance are hereby amended to read in their entirety as follows:

11-10-040: LOT AREA, WIDTH, AND SETBACK STANDARDS:

B. Additional Lot Alternatives And Standards:

1. Alternatives:

- a. Open Space: As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:

- (1) Additional lots are those the City approves in exchange for a TDR as set forth in section [11-28-240](#) of this title; or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in [Chapter 2](#) of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections [11-12-070A](#) and B of this title.
- (2) Additional lots under this section may also be available for subdivisions consisting of five (5) acres or more, or for subdivisions located in the Conservation Subdivision Overlay Zone as set forth in Chapter 12 of the title "Conservation Subdivision (CS) Overlay Zone And Development Standards"; or

- b. Moderate Income Housing: The City may approve a smaller lot size as set forth in the following table which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

Zone	Lot Area
AA	5 acres
A	1 acre
AE	½ acre

- (1) 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:
- (a) A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 - (b) Preserve an existing on-site historic resource (standards for historic resources are set forth in Chapter 11-39 of this Title); or
 - (c) Some other public benefit; or
 - (d) A combination of (a), ~~and~~ (b), and/or (c) above.

2. Alternate Standards:

- a. Following the subdivision yield plan defined in Chapter [11-2](#) and using the minimum standards of subsection A to establish a maximum number of lots, a subdivider may alter the lot area, width, setback, and other dimensional requirements of lots within a subdivision using standards set forth in subsection [11-12-070C](#).
- b. Lot area, width, setback, and other dimensional requirements for additional lots may meet such standards set forth in Chapter [12](#) of this title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan identified in section [11-12-070](#).

11-11-050: LOT AREA, WIDTH AND SETBACK STANDARDS:

B. Additional Lot Alternatives And Standards:

1. Alternatives:

- a. Open Space: As an incentive for a subdivider to provide open space, the City, at its discretion, may approve a transfer of development right (TDR) or conservation subdivision as follows:
- (1) Additional lots are those the city approves in exchange for a TDR as set forth in section [11-28-240](#) of this title; or in exchange for which the City obtains improved or unimproved land in fee title, or easement, for public purposes, such as parks, trails, detention basins, etc. The value of which, and the total number of lots related thereto, shall be determined by the City at its sole discretion as part of the subdivision process. Any applicant seeking additional lots under this section must provide a subdivision yield plan as defined in Chapter 2 of this title consistent with the underlying zone and the conventional subdivision standards within that zone to establish the base number of lots allowed prior to a request for additional lots, and the yield plan must also conform to subsections [11-12-070](#)A. and B. of this title.
 - (2) Additional lots under this section may also be available for subdivisions consisting of ten (10) acres or more, or for subdivisions located in the conservation subdivision overlay zone as set forth in Chapter 12 of the Title “Conservation Subdivision (CS) Overlay Zone And Development Standards”; or
- b. Moderate Income Housing: The City may approve a smaller lot size as set forth in the following table which will result in additional lots than what is conventionally allowed in the underlying zone as an incentive to a subdivider to provide moderate income housing.

Zone	Lot Area
R	8,000
LR	10,000
S	15,000
LS	20,000

- (1) 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:
 - (a) A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 - (b) Preserve an existing on-site historic resource (standards for historic resources are set forth in Chapter 11-39 of this Title); or
 - (c) Some other public benefit; or
 - (d) A combination of (a), ~~and~~ (b), and/or (c) above.

2. Alternate Standards:

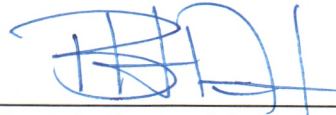
- a. Following the subdivision yield plan defined in Chapter [11-2](#) and using the minimum standards of subsection [11-11-050A](#) to establish a maximum number of lots, a subdivider may alter the lot area, width, setback, and other dimensional requirements of lots within a subdivision using standards set forth in subsection [11-12-070C](#).
- b. Lot area, width, setback, and other dimensional requirements for additional lots may meet such standards set forth in [Chapter 12](#) of this title, but the number of lots in the subdivision cannot exceed the total number of lots resulting from the respective yield plan identified in section [11-12-070](#).

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 17th day of June, 2025.

FARMINGTON CITY



Brett Anderson, Mayor

ATTEST:


DeAnn Carlile, City Recorder

