

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 - 37

AN ORDINANCE AMENDING MULTIPLE SECTIONS OF TITLE 11, PLANNING AND ZONING AND SECTION 12-6-010 OF TITLE 12, SUBDIVISIONS TO CORRECT INCONSISTANCIES AND PROVIDE CLARIFICATION TO THE CODE. (ZT-11-25)

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. The specific sections identified in Exhibit A attached hereto are amended as identified

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 15th day of July, 2025.

FARMINGTON CITY



Brett Anderson, Mayor

ATTEST:



DeAnn Carlile, City Recorder



Exhibit A:

11-3-045: SPECIAL EXCEPTIONS:

A. A special exception is:

1. An activity or use incidental to or in addition to a principal use permitted in a zoning district;

2. An adjustment to a fixed dimension standard permitted as an exception to the requirements of this title;

3. A transfer of development right (TDR), or rights, established because of blight which results in an additional lot, or lots, or a dwelling unit, or units;

4. An adaptive reuse of a building or structure eligible, or that may be eligible, for the National Register of Historic Places so long as the adaptive reuse does not compromise such eligibility; or

~~5. Additional dwelling units to provide housing for moderate-income households, subject to written agreement by the city at the sole discretion of the City Council.~~

A special exception requires careful review of such factors as location, design, configuration and/or impacts to determine the desirability of authorizing its establishment on any given site. This section sets forth procedures for considering and approving special exceptions to the provisions of this title.

11-10-020: SCHEDULE OF USES:

The following table identifies permitted uses by the letter "P" and conditional uses by the letter "C". The letter "X" indicates that the use is not allowed. Uses not listed shall not be allowed, except as provided in subsection 11-4-050F of this title:

Use	Agricultural Zones		
	AA	A	AE
Accessory dwelling unit	P	P	P
Accessory living quarters	C	X	X
Agriculture	P	P	P
Boarding kennel	X	C	X
Class A animals (small animals)	P	P	P
Class B animals (large animals)	P	P	P
Class C animals (commercial farming)	P	P	C
Class D animals (dangerous animals)	X	X	X
Daycare, preschool (16 students or less)	X	C	C
Fruit and vegetable stands for sale of produce grown on the premises	P	P	P
Home occupations complying with provisions of the home occupation chapter of this title, except as specified in section 11-35-040 of this title	P	P	P
Home occupations specified in section 11-35-040 of this title	C	C	C
Internal accessory dwelling unit	P	P	P
Public school	X	C	C
Public uses	X	C	C
Public utility installations (not including lines and rights-of-way)	C	C	C
Quasi-public uses	X	C	C

Radio, television and telephone transmission and relay towers and facilities, except as specified in section 11-28-190 of this title	C	C	C
Residential facilities for the elderly	X	C	C
Residential facilities for the disabled	P	P	P
Signs complying with title 15 of this Code	P	P	P
Single-family dwelling	P	P	P
Sportsman's kennel (3 to 5 dogs for noncommercial use)	C	C	C
Trails and parks	C	C	C
Uses customarily accessory to an an established-listed conditional use	C	C	C
Uses customarily accessory to an an established-listed permitted use	P	P	P
Veterinary clinic	C	C	C

11-11-020: PERMITTED USES:

The following are permitted uses in all single-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling unit.

Agriculture.

Class A animals.

Class B animals (except in the R Zone).

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-11-030](#) of this chapter.

Internal accessory dwelling unit.

Residential facilities for the disabled.

Signs complying with title 15 of this Code.

Single-family residential dwellings.

Uses customarily accessory to an ~~an established-listed~~ permitted use.

11-12-090: DIMENSIONAL STANDARDS:

D. Yard Regulations: The builder or developer of a conservation subdivision may consider variations in the principal building position and orientation, but shall observe the following minimum standards for buildings within a conservation subdivision. Exceptions to these minimum setback regulations may be approved by the City, in its sole discretion, during plat approval process when deemed appropriate and desirable under the circumstances.

1. Front Setback: The minimum front yard setback for main buildings in a conservation subdivision shall be twenty feet (20'). Notwithstanding the foregoing, the minimum front yard setback for front-loaded attached garages which extend past the front of the dwelling toward the front property line in any conservation subdivision shall ~~be thirty feet (30').~~[meet the required front setback of the underlying zone.](#)

2. Rear Setback: The minimum rear yard setback for main buildings within a conservation subdivision shall be thirty feet (30').

3. Side Setback: The minimum side yard setback for main buildings within a conservation subdivision shall be ten feet (10') for lots within the S, LS, AE and AA Zones, and a minimum of five feet (5') for lots within the R and LR Zones, but the total of both side setbacks in the R and LR Zones shall be no less than thirteen feet (13').

4. Side Corner Setback: The minimum side corner setback for main buildings within a conservation subdivision shall be fifteen feet (15') from the property line in compliance with clear vision standards set forth in section [11-28-150](#) of this title.

5. Accessory Buildings: Accessory buildings on lots less than one-half ($\frac{1}{2}$) acre in size shall be located at least six feet (6') to the rear of the dwelling, shall not encroach on any recorded easement, shall not occupy more than twenty five percent (25%) of the rear yard, and shall be located at least fifteen feet (15') from any dwelling on an adjacent lot. Such buildings may be located within one foot (1') of the side or rear property line. Accessory buildings shall, without exception, be subordinate in height and area to the main building.

6. Animal Shelters: 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.

7. Detached Garage: A detached garage, or other architecturally compatible structure as approved by the planning commission, may be located in the side yard of a lot, providing that a six foot (6') separation is maintained from the residence and all front, side and rear setbacks are provided as specified in section [11-11-050](#) of this title.

8. Double Frontage Lots; Accessory Buildings: 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.

11-13-020: PERMITTED USES:

The following are permitted uses in multiple-family residential zones. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

- Accessory dwelling units (only in the R-2 Zone).

- Agriculture.

- Class A animals.

- Home occupations complying with the home occupation chapter of this title, except as specified in section [11-13-030](#) of this chapter.

- Internal accessory dwelling units (only in the R-2 Zone).

- Residential facilities for the disabled.

- Signs complying with title 15 of this Code.

- Single-family dwellings.

- Two-family dwellings.

- Uses customarily accessory to an ~~established~~ established ~~listed~~ permitted use.

11-14-020: PERMITTED USES:

The following are permitted uses in the BP zone after a conceptual development plan has been approved as provided in this chapter. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

- Agriculture.

- Business and professional offices.

- Commercial testing laboratories and services.

- Data processing services.

- Daycare/preschool.

- Funeral home.

- Internal accessory dwelling unit (in conjunction only with detached single-family dwellings in a Planned Unit Development (PUD)).

- Printing/publishing.

Public or quasi-public administrative offices (excluding temporary or portable buildings).
Public park.
Public utility lines and rights of way.
Research services.
Residential facility for the elderly.
Residential facility for the handicapped.
Seasonal fruit/produce vendor stands.
Signs complying with provisions of the sign ordinance.
Uses customarily accessory to an ~~established-listed~~ permitted use.

11-14-030: CONDITIONAL USES:

The following are conditional uses in the BP zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Any development which includes multiple buildings or is proposed on a site which is over one acre in size.

Athletic or tennis club.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Light manufacturing uses (fabrication, assembly, treatment or packaging operations conducted in a totally enclosed building using previously prepared materials).

Outside storage.

Public and quasi-public uses, other than administrative offices, developed on an undeveloped site (excluding those not specifically listed as a permitted or conditional use) and material additions or modifications on a developed site.

Public utility substations, wireless transmission towers, except as specified in section [11-28-190](#) of this title, generating plants, pumping stations and buildings.

Restaurants (traditional sit down only).

Storage/warehousing, as an accessory use, as necessary to maintain a principal use.

Temporary uses.

Uses customarily accessory to an ~~established-listed~~ conditional use.

11-15-020: PERMITTED USES:

The following are permitted uses in the BR Zone subject to site development review. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Residential facility for the disabled.

Single-family dwelling.

Two-family dwelling.

Uses customarily accessory to an established permitted use.

11-15-030: CONDITIONAL USES:

The following are conditional uses in the BR Zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Athletic/fitness center.

Business and professional offices.

Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).

Daycare, preschool, that are not home occupations.

Fast food establishments, attached (walk in service only, no exterior walk up or vehicle drive-through service).

Funeral home.

Greenhouse/garden center (retail or wholesale).

Hotels, motels and bed and breakfasts, all not to exceed five thousand (5,000) square feet in size.

Mixed use development, as defined in section [11-18-030](#) of this title.

Museums.

Neighborhood grocery (grocery store not exceeding 15,000 square feet in gross floor area).

Neighborhood service establishments (low impact retail and service uses, such as bakery, bookstore, dry cleaning, hairstyling, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Pet store or pet grooming establishment.

Public and quasi-public uses, except the following prohibited uses: correctional/detention facilities, halfway houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities, including those which may allow or require that clients stay overnight or longer.

Reception center.

Residential facility for the elderly.

Restaurant (traditional sit down).

Small auto dealership.

Temporary uses as set forth in subsection [11-28-120H1](#) of this title.

[Uses customarily accessory to an established conditional use.](#)

11-16-020: PERMITTED USES:

The following are permitted uses in the C zone. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Agriculture.

Business and professional offices.

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Commercial testing laboratories.

Data processing services.

Fast food establishments, attached (walk in service only, no exterior walk up or vehicle drive-through service).

Funeral home.

Neighborhood service establishments (low impact retail and service uses, such as bakery, bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Printing/publishing services.

Public or quasi-public administrative offices in an existing building (excluding portable/temporary buildings).

Public park.

Public utility lines and rights of way.

Research and development activities.

Research services.

Seasonal fruit/produce vendor stands.

Signs complying with provisions of the sign ordinance.

Uses customarily accessory to an ~~established-listed~~ permitted use

11-16-030: CONDITIONAL USES:

The following are conditional uses in the C zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Athletic or tennis club.
 Auto, truck, recreational vehicle and equipment sales and rental.
 Automobile and truck repair, not including bodywork.
 Car wash.
 Commercial complex (commercial center).
 Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.).
 Commercial outdoor recreation, major (miniature golf, batting cages, go-kart tracks, drive-in theaters, etc.).
 Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).
 Daycare/preschool center.
 Department store.
 Fast food establishments, detached (may include vehicle drive-through facilities).
 Fuel sales and/or storage.
 Greenhouse/garden center (retail or wholesale).
 Hotels and motels.
 Lumberyard.
 Neighborhood grocery (grocery store not exceeding 15,000 square feet in gross floor area).
 Pet store or pet grooming establishment.
 Public utility substations, wireless transmission towers, except as specified in section [11-28-190](#) of this title, generating plants, pumping stations and buildings.
 Reception center.
 Restaurants (traditional sit down).
 Self-service storage facilities.
 Supermarkets.
 Temporary uses.
 Uses customarily accessory to an [established-listed](#) conditional use.
 Veterinary hospital.

11-17-020: PERMITTED USES:

The following are permitted uses in the OTR Zone. No other permitted uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Accessory dwelling unit.
 Agriculture.
 Class A animals.
 Class B animals (as provided herein).
 Home occupations complying with the provisions of section [11-35-030](#) of this title.
 Internal accessory dwelling unit.
 Residential facility for the disabled.
 Single-family dwellings.
[Uses customarily accessory to an established permitted use.](#)

11-17-030: CONDITIONAL USES:

The following are conditional uses in the OTR Zone. No other conditional uses are allowed, except as provided by subsection [11-4-050F](#) of this title:

Class D animals.
 Daycare center.
 Greenhouses, private with no retail sales.
 Home occupations requiring a conditional use permit under section [11-35-040](#) of this title.
 Private school.
 Public uses (as provided herein).

Public utility installations, except lines and rights-of-way (as provided herein).

Quasi-public uses (as provided herein).

Residential facilities for the elderly.

Uses customarily accessory to an established conditional use.

11-19-040: ALLOWABLE USES:

The CMU zone provides for a broad variety of land uses. The purpose of the CMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in a CMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a planned unit development pursuant to chapter 27 of this title, or as a planned center development pursuant to the conditional use permit process. Among the uses that may be considered for approval in the CMU zone as part of a planned center development are the following:

Agriculture.

Athletic or tennis club.

Bed and breakfasts.

Business and professional offices.

Class A auto sales.

Class A self-storage.

Commercial complex (commercial center), with a maximum floor area of eighty thousand (80,000) square feet for any single tenant.

Commercial indoor recreation (movie theater, video arcade, bowling alley, etc.).

Commercial outdoor recreation, minor (family reunion center, outdoor reception facilities, picnic grounds, tennis courts, etc.).

Commercial testing laboratories.

Convenience store (sale of grocery items, nonprescription drugs and/or gasoline from building with less than 5,000 square feet gross floor area).

Data processing services.

Daycare/preschool center.

Department store.

Dwelling, multiple-family (minimum density: 5 units per acre; maximum density: 14 units per acre).

Fast food, detached, with drive-through.

Funeral home.

Greenhouse/garden center (retail or wholesale).

Hotels and motels.

Medical clinics, offices and outpatient surgical facilities.

Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hair styling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).

Printing/publishing services.

Private school or hospital.

Public and quasi-public uses, except the following prohibited uses: correctional/detention facilities, halfway houses, drug or alcohol rehabilitation facilities, facilities for the treatment or confinement of the mentally ill, homeless shelters, domestic violence shelters, and other similar facilities including those which may allow or require that clients stay overnight or longer.

Public park.

Reception center.

Research services and development activities.

Restaurants (traditional sit down).
Specialty retail stores.
Temporary uses.
Uses customarily accessory to an [established-listed](#) allowable use.
Veterinary hospital (no outdoor kennels).

11-20-040: ALLOWED USES:

The NMU zone provides for a broad variety of land uses. The purpose of the NMU zone is to provide for a mix of uses rather than a single type of use. The specific uses that will be allowed in an NMU zoned area will depend on the location and character of the property to be zoned, the mix and intensities of the uses proposed, and on the character of the surrounding neighborhoods and land uses, and will be determined through the review and approval of either a planned unit development pursuant to chapter 27 of this title, or as a planned center development pursuant to the conditional use permit process.

A. Specified: Among the uses that may be considered for approval as part of a planned center development are the following:

Agriculture.
Athletic or tennis club.
Bed and breakfasts.
Business and professional offices.
Church, temple, synagogue or other place of worship.
Convenience store (sale of grocery items, nonprescription drugs, no gasoline sales).
Daycare, preschool.
Dwellings, multiple-family with no more than four (4) units.
Fitness center.
Funeral home.
Home occupations as identified in section [11-35-040](#) of this title.
Medical or dental clinic.
Neighborhood grocery.
Neighborhood service establishments (low impact retail and service uses such as bakery, bookstore, dry cleaning, hairstyling, coin laundry, pharmacy, art supply/gallery, craft store, photocopy center, etc.).
Nursing home, convalescent center.
Pet store or pet grooming establishment.
Private school.
Public or quasi-public uses, material additions or modifications on a developed site.
Reception center.
Research services.
Residential facilities for the disabled.
Residential facilities for the elderly.
Restaurant.
Single-family dwellings.
Temporary uses.
Two-family dwellings.
Uses customarily accessory to an [established-listed conditional-allowed](#) use.

11-22-020: PERMITTED USES:

Agriculture.
Class A animals.
Class B animals.

Home occupations complying with the home occupation chapter of this title, except as specified in section [11-22-030](#) of this chapter.

Park.

Uses customarily accessory to an [established-listed](#) permitted use.

11-22-030: CONDITIONAL USES:

Uses enumerated hereunder are principal uses. The location of these uses shall be subject to review and approval by the planning commission as provided in chapter 8 of this title and the requirements of this chapter:

Athletic or tennis club.

Class C animals.

Greenhouses, private with no retail sales.

Home occupations as identified in section [11-35-040](#) of this title.

Outdoor recreation, including such things as picnic grounds and excluding higher impact activities, such as water parks or miniature golf courses and any commercial recreation amusement ride of any type.

Reception center.

Restaurant that provides traditional sit down service (as opposed to fast food).

Seasonal fruit/produce vendor stands.

Single-family dwelling.

Sportsman kennel (3 to 5 dogs for noncommercial use).

Temporary uses.

Two-family dwelling.

Uses customarily accessory to an [established-listed](#) conditional use.

Any use which the city considers to be similar to the other uses of this section and compatible with the description of the B zone as set forth in section [11-22-010](#) of this section.

11-28-020: ~~BUILDING LOT REQUIRED~~RESERVED:

~~Every dwelling unit shall be located and maintained on a separate building lot having no less than the minimum area, width, setback, yard and frontage requirements for a dwelling in the zone in which the lot is located; except for planned dwelling groups, planned unit developments, and as otherwise provided for in this title.~~

12-6-010: DESIGN STANDARDS:

A. Preparation: Standards for design, construction, specifications and inspection of street improvements, water distribution systems, storm drainage and flood control facilities shall be prepared by the city engineer. Standards for fire hydrants shall be prepared by the fire department. Standards for sewage disposal facilities shall be prepared by the Central Davis County sewer improvement district. Standards for pressure irrigation systems shall be prepared by the [Farmington City area pressureapplicable](#) irrigation district. All such standards for design and construction of public improvements and amendments thereto, which are under the control of the city, shall be approved and adopted by the city council before becoming effective. All subdividers shall comply with the approved standards required herein.

B. Streets, Blocks, Etc.: The design of the subdivision in relation to streets, blocks, lots, open spaces, and other design factors shall be in harmony with design standards recommended by the planning commission and other city staff and approved by the city council.