

FARMINGTON CITY, UTAH

ORDINANCE NO. 2025 - 38

AN ORDINANCE AMENDING CHAPTERS 11-13, MULTI-FAMILY RESIDENTIAL ZONES, AND 11-18, MIXED USE DISTRICTS, OF TITLE 11, PLANNING AND ZONING, TO ADDRESS WHEN MODERATE INCOME HOUSING IS REQUIRED, AND CHANGES TO THE BLOCK SIZE IN THE RMU ZONE. (ZT-12-25)

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:

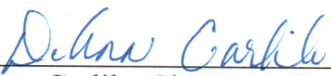

DeAnn Carlile, City Recorder

Exhibit A

11-13-035: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a request for a Planned Unit Development (PUD), or exceeds density standards for five- to eight-family dwellings considered under Section 11-13-030 of this Chapter (Conditional Uses), a developer must provide or set aside dwelling units equal in number at least to ten percent (10%) of the total number of dwelling units approved for the development 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 developer provides:**
1. Open space;
 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 3. Some other public benefit; or
 4. A combination of 1, 2, and 3 above.
- B. Exemption: Developments resulting in two (2) or fewer additional units are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Dwelling Units: The City Council may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.

11-18-040: REGULATING PLAN:

- D. Street Network Design: The street network, street standards and street type hierarchy form the basis of the regulating plan. The street network is designed to provide connectivity and adaptability throughout the mixed-use districts as the area develops over time. New development shall follow the street network design; however, if minor realignments are necessary due to environmental and/or physical conditions, they will be evaluated during the development plan review process. Major alternative alignments or flexibility with the street network design may be proposed through the project master plan process; provided, that the following provisions are met:
1. Maximum Block Size: The maximum perimeter of any block may not exceed one thousand fifty-six feet (1,056') in the Office **and Residential** Mixed-Use Districts, two thousand feet (2,000') in the ~~Residential~~ General and Transit Mixed Use Districts, and two thousand eight hundred feet (2,800') in the Open Districts. Each block face may not exceed two hundred sixty-four feet (264') in the Office Mixed-Use Districts and seven hundred feet (700') in the Open Space, Residential, General, and Transit Mixed Use Districts. Block faces may be defined by any of the street types, including pedestrian walkways, that are dedicated public rights-of-way or easements, with the

exception of alleys. However, if a pedestrian walkway is used to define a block of the maximum size then the right-of-way for the walkway must be equal to that of the neighborhood (local) road including the width of side treatments, and the City shall find that there is appropriate consideration, in the form of benefit to the City or the public, from the proposed exception and/or other appropriate reasons that justify the determination of the City to allow for pedestrian walkways to be used as a block face, and the applicant must obtain City approval as part of a Development Plan Application set forth in section [11-18-070](#) of this chapter.

11-18-045: MODERATE INCOME HOUSING:

- A. Minimum Requirement: **In the event an application for development is accompanied by a rezone or zone text amendment request, or is considered under Section 140 of this Chapter (Alternative Approval Process; Development Agreements), a developer must** provide or set aside dwelling units equal in number to at least ten percent (10%) of the total number of dwelling units approved for the development for moderate income housing subject to entering into an agreement with the City; unless, at the sole discretion of, and by agreement with the City, the developer provides:
1. Open space;
 2. A fee in lieu thereof determined in consideration of factors set forth in Section 11-28-270 of this Title;
 3. Some other public benefit; or
 4. A combination of 1, 2, and 3 above.
- B. Exemption: Developments resulting in two (2) or fewer additional dwelling units are exempt from the minimum moderate-income housing requirements of this Section.
- C. Additional Dwelling Units: The City may approve additional dwelling units than what is conventionally allowed in the underlying zone as an incentive to a developer to provide moderate income housing.