

FARMINGTON CITY, UTAH

ORDINANCE NO. 2026 - 36

AN ORDINANCE AMENDING SECTIONS 11-14-050 AND 11-14-060 OF TITLE 11, PLANNING AND ZONING, TO UPDATE SETBACK AND HEIGHT ALLOWANCES FOR BUILDINGS IN THE BP (BUSINESS PARK) ZONING DISTRICT.

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 reviewed the proposed amendment 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 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 passage by the City Council.

PASSED AND ADOPTED by the City Council of Farmington City, State of Utah, on this 18th day of August, 2026.

FARMINGTON CITY

A handwritten signature in black ink, appearing to read "Brett Anderson", is written over a horizontal line.

Brett Anderson, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "DeAnn Carlile", is written over a horizontal line.

DeAnn Carlile, City Recorder

Exhibit A

11-14-050: MINIMUM LOT AND SETBACK STANDARDS:

A. Setback From Streets: The minimum setback from public or private streets shall be twenty feet (20') ~~for buildings or structures twenty feet (20') or less in height. Buildings or structures over twenty feet (20') in height shall be set back an additional ten feet (10') (30 feet total).~~ The minimum ~~side and rear~~ setback from streets may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application. Parking lots shall not be permitted within the minimum required street setback(s).

B. Commercial Side And Rear Setbacks: The minimum side ~~and rear~~ setbacks from property lines shall be twenty feet (20') ~~for buildings and structures twenty feet (20') or less in height. Buildings or structures over twenty feet (20') in height shall be set back an additional ten feet (10') (30 feet total).~~ The rear setback shall be thirty feet (30'). If the area of the side or rear setback is used for parking or as a service area, a landscaped strip, not less than ten feet (10') in width, shall be maintained along the property lines. The minimum side and rear setback for commercial buildings and structures may be reduced through Planning Commission review and approval in conjunction with a conditional use and site plan application.

11-14-060: HEIGHT STANDARDS:

Nonresidential buildings or structures in a BP Zone shall not exceed forty five feet (45') in height and three (3) stories, except accessory buildings, which shall not exceed fifteen feet (15') in height. The Planning Commission may approve additional height for non-residential buildings in this zoning district unless approved otherwise as a special exception. Residential main buildings and accessory buildings shall not exceed thirty feet (30') in height.