

ORDINANCE NO. 2007-1184

AN ORDINANCE REPEALING CHAPTER 27, ZONING, AND APPENDIX A, LAND SUBDIVISION REGULATIONS, OF THE FARMINGTON CITY CODE AND ADOPTING THE "UNIFIED DEVELOPMENT CODE" AS THE NEW APPENDIX A TO THE CITY CODE

WHEREAS, the City of Farmington adopted the current zoning code in 1969 and the Land Subdivision Regulations in 1971; and

WHEREAS, in 2002 the City of Farmington adopted the Farmington Comprehensive Plan, Framing the Future; and

WHEREAS, the current zoning code and land subdivision regulations are not adequate to implement the development standards desired for the community as expressed in the adopted comprehensive plan; and

WHEREAS, a code that combines the zoning, land use regulations and development standards in one unified development code is desirable; and

WHEREAS, after extensive comment and revision a unified development code that furthers the goals and objectives of the comprehensive plan has been developed and recommended for approval by the Planning and Zoning Commission; and

WHEREAS, the governing body of the City of Farmington finds and determines that it is in the best interest of the City to repeal Chapter 27, Zoning, and Appendix A, Land Subdivision Regulations, of the Farmington City Code and adopt in place thereof the "Unified Development Code" as the new Appendix A to the Farmington City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF FARMINGTON THAT:

SECTION 1. Chapter 27, Zoning, and Appendix A, Land Subdivision Regulations, of the Farmington City Code are repealed.

SECTION 2. A new Section 27-1-1, of Farmington City Code is hereby adopted which shall read as follows:

"Sec. 27-1-1. The "Unified Development Code," dated April 20, 2007, is adopted in its entirety as "Appendix A" to the Farmington City Code."

SECTION 3. All references in the Farmington City Code to Chapter 27 and Appendix A shall now refer to the Unified Development Code.

SECTION 4. Zoning Map Change The Zoning Map is amended to show new zoning districts according to the equivalency table in Section 2.1.1 of the Unified Development Code except that areas currently zoned R-4, Office and Professional District, C-4, Planned Shopping Center District and PUD Planned Unit Development shall be zoned as follows:

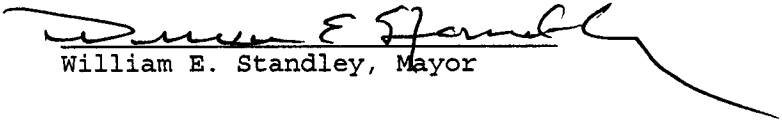
1. Properties zoned R-4 and used as office and professional shall be designated as OP Office and Professional;
2. Properties zoned R-4 and used as residential property shall be designated as MF-H Multi-family High Density;
3. Vacant properties zoned R-4 shall be reviewed and proposed for rezoning to an appropriate zoning district after adoption of this ordinance and before this ordinance becomes effective;
4. Properties zoned C-4 Planned Shopping Center District shall be designated GC General Commercial with a Planned Development overlay where the conditions attached to the C-4 zoning action will continue in force; and
5. Properties zoned PUD Planned Unit Development shall be designated according to the base zone equivalent shown in Section 2.1.1 with the Planned Development overlay with the PUD conditions to remain in effect.

SECTION 5. After the adoption date of this ordinance, no zoning map changes will be processed to create new R-4 Office and Professional District or C-4 Planned Shopping Center Districts.

SECTION 6. This ordinance shall become effective on January 1, 2008, except as follows:

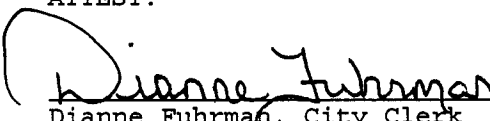
Between October 1, 2007 and December 31, 2007, applicants may choose to submit applications under the Unified Development Code. If submitted under the UDC, then all provisions of the UDC will apply.

PASSED, SIGNED, APPROVED AND ADOPTED this 22nd day of May, 2007.


William E. Standley, Mayor

SEAL

ATTEST:


Dianne Fuhrman, City Clerk