

## CHAPTER 1

### GENERAL PROVISIONS

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#### **11-1-101 Short Title.**

This ordinance shall be known as and may be cited as the Zoning Ordinance of the City of Farmington, Utah.

#### **11-1-102 Declaration of Purpose.**

(1) This Ordinance is designed and enacted for the purpose of promoting the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Farmington by, among other things:

- (a) Lessening congestion in the streets;
- (b) Securing safety from fire, panic, and other dangers, and providing adequate light and air;
- (c) Securing economy in governmental expenditures;
- (d) Encouraging the orderly growth and expansion of the City and avoiding the overcrowding of land and the undue concentration of population;
- (e) Facilitating the adequate provision of transportation, water, sewage, schools, parks, recreation and other public requirements;
- (f) Stabilizing and preserving the property values, and encouraging the expansion of the tax base; and
- (g) Fostering the City's industries and encouraging the development of an attractive and beautiful community.

(2) The general purpose of this Ordinance shall also be to guide in a coordinated and harmonious manner the development of the City in accordance with the adopted Master Plan.

#### **11-1-103 Interpretation.**

In interpreting and applying this Ordinance, the requirements provided herein shall be considered the minimum requirements for the purposes set forth.

**11-1-104 Effect of Other Ordinances and Regulations.**

Wherever higher or more restrictive standards are established by the provisions of any other applicable statute, ordinance, or regulation than are established in this Ordinance, the provisions of such other statute, ordinance, or regulation shall govern.

**11-1-105 Effect of Private Covenants and Agreements.**

This Ordinance shall not nullify the more restrictive provisions of private covenants and agreements entered into between private persons, but shall prevail over any such provisions which are less restrictive. Enforcement of private covenants and agreements affects only the parties in interest and the responsibility of enforcement thereof may not be assumed by the City or its agents.

**11-1-106 Effect on Previous Zoning Ordinances.**

The existing Zoning Ordinance of the City of Farmington and the map at the time of adoption of this Ordinance are hereby superseded and amended to read as set forth herein; provided, however, that this Ordinance, including the attached maps, shall be deemed a continuation of the previous ordinance, and not a new enactment insofar as the substance of revisions, whether in the same or different languages; and the Ordinance shall be so interpreted upon all questions of construction relating to tenure of officers and boards established by previous ordinance and to questions of conforming and nonconforming use buildings, structures, and to questions as to the dates upon such uses, buildings, or structures became conforming or nonconforming. All ordinances in force immediately prior to the adoption of this Ordinance shall continue in force after said adoption for the purpose of all rights acquired, fines, penalties, forfeitures, and liabilities incurred and actions therefore.

**11-1-107 Severability.**

If any chapter, section, sub-section, sentence, clause, phrase, or part of this ordinance is for any reason declared invalid by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate the remaining provision of this Ordinance.

**11-1-108 Licenses to Conform.**

All departments, officials, and employees of Farmington City charged with the duty of issuing permits or licenses shall comply with the provisions of this Ordinance and shall issue no such permits or licenses which would be in conflict with the provisions of this Ordinance. Any such permit or license, if issued in conflict with the provisions of this Ordinance, shall be null and void.