INTRODUCTION

This chapter of the Farmington City General Plan articulates the community’s purposes and priorities in regard to residential development. The goals, policies and standards contained herein were developed to provide the general public with a clear picture of the City’s residential land use objectives and to provide local officials and decision-makers with additional direction as they contemplate future land use proposals and development decisions. These statements also provide a solid basis for the City’s adopted land use regulations and residential development guidelines.

DEVELOPMENT GOALS, POLICIES AND STANDARDS

Overview
Farmington City’s discussion of residential land uses begins with four overarching “community goals”. These statements articulate the City’s general approach to residential land uses and development. The community goal statements are followed by a series of “policies”. These statements provide further direction as to how the City would like residential development to occur and identify factors to be considered by the community when evaluating residential development proposals.

This Chapter also provides an overview of the various housing types and residential densities desired by the community and describes why/where residential uses should occur. (The latter is also reflected on the City’s Future Land Use Plan Map.) The chapter concludes with a summary of residential district standards and definitions, including those developed for mixed use residential/commercial areas.

COMMUNITY GOALS

Community-identified residential land use and development goals include the following:

1. COMMUNITY GOAL: Encourage orderly residential growth and development in a manner that:
   - promotes the Community in a positive, progressive manner;
   - preserves Farmington’s existing character as a predominately low density, single-family residential community;
   - maintains and complements Farmington’s “quality of life” amenities including family-friendly neighborhoods, historic character, open space, parks and trails;
   - provides a diverse mix of housing types and opportunities;
   - anticipates and addresses projected housing needs;
   - supports other Community-identified goals and objectives;
   - maintains compatibility with adjacent land uses;
- promotes the efficient and cost-effective delivery of services and utilities; and
- considers the protection of sensitive areas and unique natural features.

2. COMMUNITY GOAL: Maintain Community land use plans, policies and regulations that encourage and support a variety of residential development opportunities and land uses. The City will continue to support the preparation of project- and area-specific development plans tailored to the unique characteristics of a site or location.

3. COMMUNITY GOAL: Maintain Community land use plans, policies and regulations that encourage and support residential development in a manner that balances private property rights and values with the general health, safety and welfare interests of all Farmington residents.

4. COMMUNITY GOAL: Promote safe building construction and rehabilitation of existing housing through the enforcement of building codes and development standards. Support energy efficient/conservation construction techniques.
COMMUNITY POLICIES

The following policies will apply to residential land uses and development within Farmington:

a. **Community Policy:** Farmington City will encourage and support residential land uses and development patterns consistent with the goals and policies of community-adopted land use plans and studies. Residential development will be encouraged to locate within the areas identified for residential-type land uses on the Future Land Use Plan Map.

b. **Community Policy:** The City will strive to maintain consistency between the General Plan and the associated residential land use regulations. The Community’s land use plans and residential development regulations will include clearly stated objectives. In addition, all reasonable efforts will be made to execute subdivision application review and approval processes in an efficient and timely manner.

c. **Community Policy:** The City will support the preparation of subdistrict, subarea and/or development-specific land use and development plans consistent with broader Community goals and policies as stated herein and as reflected on the Future Land Use Plan Map. These plans may be prepared by the City, developers and/or property owners. All such plans will be reviewed by the City and may be adopted as a General Plan element.

d. **Community Policy:** Farmington City will promote and encourage residential development that is functionally well-designed and engineered. The City may adopt residential development standards and guidelines based on housing type and/or development location. Required public services, utilities and infrastructure should also be planned and provided in a coordinated manner. For example, development-specific street/traffic systems should function internally (within the development) as well as externally (integrated within the surrounding community).

e. **Community Policy:** Farmington City will encourage residential growth and development to occur as well-designed, cohesive, and aesthetically-appealing neighborhoods. Development standards and guidelines may be developed requiring underground utilities and the installation of curb, gutter and sidewalks. Guidelines may also be developed regarding landscaping and yard maintenance.

f. **Community Policy:** The character of residential neighborhoods will be protected from encroaching, incompatible land uses. As appropriate, setbacks, buffers and/or other impact mitigation strategies will be implemented. Residential/neighborhood streets will not be designed/utilized as major transportation thoroughfares.

g. **Community Policy:** The City will encourage an appropriate mix of compatible and complementary residential, commercial and recreational uses within specifically identified “mixed-use” zones.
h. **Community Policy:** Considerations in reviewing residential development proposals and applications include, but are not limited to, the following:

(1) the development’s compatibility with Community-identified residential development priorities and objectives, and Community-adopted land use plans, maps and regulations;

(2) the development’s compatibility with current and anticipated land use and development patterns;

(3) the development’s compatibility with the City’s Master Transportation Plan for the most advantageous development of adjoining areas, and the entire neighborhood or district. As deemed necessary by the City, developers may be required to provide a project-specific transportation and access management plan.;

(4) the natural characteristics of the site (including, but not limited to, topography, soils, drainage patterns, water table, vegetation, slope, and cultural and historical resources) and development-related impacts and considerations;

(5) the availability and adequacy of necessary infrastructure and utility services (roads, water, sewer, power, etc.) and the development’s compatibility with the City’s Capital Facilities Plan;

(6) the anticipated demand for Community-provided services (including, but not limited to, emergency response, police, fire protection, snow removal, and solid waste management);

(7) access to local and regional road networks and transportation facilities;

(8) compatibility with adjacent land uses; and

(9) development siting and facility design.

i. **Community Policy:** The City will continue to work with the U.S. Army Corp of Engineers and affected property owners to develop Special Area Management Plans (SAMP). These plans will identify appropriate areas for development and provide appropriate development guidelines/standards for wetlands and other sensitive areas.

j. **Community Policy:** The City will encourage proper maintenance and rehabilitation of existing housing stock by enforcing adopted building codes and rehabilitation guidelines. As determined appropriate, the City will support the adaptive reuse of structurally sound housing stock for non-residential uses.

k. **Community Policy:** The City will continue to promote/support neighborhood “clean it up, fix it up” campaigns.
1. **Community Policy:** The City will promote/support continued maintenance and preservation of historic homes within Farmington proper. The City will encourage new construction to be architecturally compatible with existing structures.

2. **Community Policy:** The City may develop and adopt standards/guidelines to accommodate higher densities within developments incorporating open space and landscape plans as part of their design.

3. **Community Policy:** The City will explore the applicability and feasibility of various land and resource preservation/conservation strategies and programs including, but not limited to, a Transfer of Development Rights (TDR) program.

4. **Community Policy:** The City will appropriately regulate development in environmentally sensitive and potentially hazardous areas. As identified in Chapter 5 of the City’s General Plan (Environmental Conditions/Natural Hazards) and the City’s 1999 Resource and Site Analysis Plan, these areas (and characteristics) include, but are not limited to, steep slopes, unstable soils, seismic hazards, geologic fault systems, wetlands, riparian areas, flood plains, groundwater, foothill development, stream corridors and the Great Salt Lake shoreline.

5. **Community Policy:** As appropriate, Farmington City will maintain and improve the appearance and safety of residential areas by:

   1. developing a street tree planting program;
   2. increasing enforcement of the City’s weed control ordinance;
   3. encouraging the use of underground utility lines;
   4. constructing curb, gutter, and sidewalks in areas where potential safety problems may occur and/or where high pedestrian traffic exists; and
   5. providing adequate street lighting at major intersections and heavy use areas.

6. **Community Policy:** The City will continue to encourage the appropriate use of multiple-unit residential development as a transition between residentially-compatible commercial and industrial land uses and low density, single-family residential uses.

7. **Community Policy:** The City will continue to emphasize high quality landscaping and architectural design for multi-unit developments. Multi-unit structure should be architecturally compatible (mass and scale) with surrounding development.
RESIDENTIAL DISTRICT(S) STANDARDS AND DEFINITIONS

1. Residential Densities and Minimum Lot Sizes

The Farmington General Plan and the accompanying Future Land Use Plan Map classify relative residential densities as Very Low, Rural Residential, Low, Medium, High and Very High. Depending on the type of residential land uses proposed, this general characterization is based on either minimum lot sizes, or a range of unit/acre densities. As a distinction, Minimum Lot Size is the minimum size of actual lots as represented on a preliminary Sketch Plan. Residential Density is calculated based on the number of dwelling units per gross acre of ground as projected through a City-reviewed/accepted “Subdivision Yield Plan”. (A Subdivision Yield Plan identifies the maximum number of lots possible after constrained and sensitive lands have been identified and incorporated within the particular subdivision.)

Relative density classifications for Farmington City residential zones and residential/commercial mixed use zones are as follows:

<table>
<thead>
<tr>
<th>Minimum Lot Sizes and/or Residential Units/Acre</th>
<th>Relative Residential Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Five (5) acres and above</td>
<td>Very Low Density</td>
</tr>
<tr>
<td>Less than five (5) acres, but greater than or equal to one-half (½) acre</td>
<td>Rural Residential</td>
</tr>
<tr>
<td>Less than 20,000 s.f., but greater than or equal to 10,000 s.f.</td>
<td>Low Density</td>
</tr>
<tr>
<td>Between four (4) and nine (9) dwelling units per acre</td>
<td>Medium Density</td>
</tr>
<tr>
<td>Between ten (10) and fifteen (15) dwelling units per acre</td>
<td>High Density</td>
</tr>
<tr>
<td>Sixteen (16) or more dwelling units per acre</td>
<td>Very High Density</td>
</tr>
</tbody>
</table>
Table: Residential/Commercial Mixed Use Zones

<table>
<thead>
<tr>
<th>Residential/Commercial Mixed Use Zones</th>
<th>Relative Residential Density</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commercial Recreation (CR)</strong></td>
<td>N/A</td>
</tr>
<tr>
<td>Residential uses allowed only as accessory uses</td>
<td></td>
</tr>
<tr>
<td><strong>Commercial Mixed Use (CMU)</strong></td>
<td>Medium to Very High Density</td>
</tr>
<tr>
<td><em>Multi-family residential</em> - six (6) units to eighteen (18) units per acre</td>
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</tr>
<tr>
<td><strong>Neighborhood Mixed Use (NMU)</strong></td>
<td>Low to Medium Density</td>
</tr>
<tr>
<td><em>Single-Family residential</em> - up to five (5) units per acre</td>
<td></td>
</tr>
<tr>
<td><em>Multi-unit residential</em> - up to nine (9) units per acre</td>
<td></td>
</tr>
<tr>
<td><strong>Transportation Mixed Use (TMU)</strong></td>
<td>High to Very High Density</td>
</tr>
<tr>
<td><em>Multi-unit residential</em> - ten (10) to eighteen (18) units per acre (permitted); up to forty (40) units per acre (conditional) within designated TMU “core areas”, i.e., areas immediately adjacent to or including major public transportation hubs and/or facilities.</td>
<td></td>
</tr>
</tbody>
</table>

2. Residential Densities and General Areas of Application

The standards and definitions as included in this section and reflected on the Future Land Use Plan Map are intended to provide general guidelines describing the types of residential land uses desired by the Community and where these uses are likely to occur.

a) Very Low Density Residential

The “very low density” designation is generally appropriate for and applicable to:

1) environmentally sensitive and potentially hazardous areas such as steep slopes, flood plains, riparian areas, wetlands, debris flow areas, and areas within 100 feet of stream channels;

2) all lands above 5200 feet in elevation (above sea level);

3) all lands below 4218 feet in elevation (above sea level);

4) all developable public lands and any and all public lands converted to private ownership after 1998; and

5) areas where services and utilities may be limited or difficult to provide.
b) Rural Residential Density

The “rural residential” designation is generally appropriate for and applicable to:

1) areas designated for relatively homogenous, large lot, single family residential land uses;
2) areas with existing and/or expanding services and utilities at levels adequate to support residential development;
3) areas transitioning from agricultural land uses to residential development;
4) areas where site-specific environmental and/or natural features may warrant consideration in subdivision design and building siting; and
5) developing areas west of the D&RGW tracks and below (south) of the Justice Center;

c) Low Density Residential

The “low density” designation is generally appropriate for and applicable to:

1) originally platted residential areas in “Old Farmington”;
2) developed/developing residential areas adjacent to and east of Main Street in north and central Farmington, and adjacent to and east of the I-15/Hwy 89 corridor in south/east Farmington; and
3) areas adjacent to mixed use commercial/residential zones.

d) Medium Density Residential

The “medium density” designation is generally appropriate for and applicable to:

1) areas where residential land uses (and the anticipated accessory uses) can be accommodated on less than 1/4 acre lots;
2) transition areas between low density single family residential and “non-residential” land uses;
3) areas where services and utilities can accommodate “low impact” multi-unit residential development; and
4) areas suitable for multi-unit, planned unit development including twin homes and condominiums.
e) High Density Residential

The “high density” designation is generally appropriate for and applicable to:

1) areas suitable for high density, multi-unit, planned unit developments;

2) areas where multi-unit residential uses can be accommodated by adequate services and facilities (utilities, access, etc.);

3) locations unsuitable for single-family residential development;

4) areas adjacent to residually-compatible “non-residential” land uses;

5) transition areas between single-family residential and “non-residential” land uses; and

6) mixed use areas accommodating compatible commercial and residential uses.

f) Very High Density Residential

The “very high density” designation is generally appropriate for and applicable to:

1) areas suitable for high density, multi-unit, planned unit developments;

2) areas where high density, multi-unit residential uses can be accommodated by adequate services and facilities (utilities, access, etc.);

3) mixed use areas accommodating compatible commercial and residential uses; and

4) sites/locations where high-density residential development will complement other Community land use objectives or opportunities (e.g., walkable communities and transit-oriented development).

3. Planned Unit Developments - Residential

Farmington City will continue to support and encourage the use of residential Planned Unit Developments (PUDs) as a planning and development tool. As generally defined by the City, a PUD is a large scale, comprehensively planned development in which the regulations (except streets) of the underlying zone may be waived to allow flexibility and innovation in site and building design. As determined appropriate by the City, accessory non-residential uses may also be included in residential PUDs to provide a commercial service or recreation opportunity for neighborhood residents.

Depending on the specific proposal, utilizing a PUD approach may accommodate or allow the clustering of buildings, provide for a variety of housing types, and/or encourage a mix of
compatible residential and commercial uses. PUDs can also be used as a strategy to preserve open space (such as agricultural fields and stream corridors), provide additional public amenities (such as parks and trails), and/or protect unique natural/cultural features (such as flood plains, riparian areas and historic/cultural sites).

Currently, residential PUDs are permitted in most of the City’s residential zones. Consistent with existing City regulations, it is intended that the PUD designation be applied as an “overlay” and in conjunction with one of the City’s identified residential zones.

4. Foothill Overlay Zone

Unless otherwise approved, residential lots with greater than 20% slope and/or located within the Foothill Overlay Zone will be required to have lot sizes larger than that allowed by the underlying zone.

5. Residential and Commercial Mixed Use Zone Descriptions

The descriptions provided herein are intended to provide general guidelines for the various types of residential land uses appropriate for each of the City’s commercial and residential “mixed use” zones.

a) Neighborhood Mixed Use (NMU) Zone Residential Elements

In order to preserve and protect residential uses within and adjacent to Neighborhood Mixed Use (NMU) zones, the following conditions will apply within NMU zones:

1) Low-to-medium density residential, open space and agricultural land uses and development will be permitted. All other uses, as set forth in the NMU zone regulations, will be considered on a conditional basis only.

2) Only residential, open space and agricultural land uses and development will be permitted adjacent to/along Main Street. All other uses, as set forth in the NMU zone regulations, will be considered on a conditional basis only.

3) Neighborhood Mixed Use (NMU) zone residential components may be utilized to buffer adjacent non-NMU residential land uses and development.

4) Development standards and guidelines will be developed for such elements as site design, architecture and landscaping in a manner consistent with the low impact commercial and neighborhood residential characteristics of the NMU zone

b) Commercial Mixed Use (CMU) Zone Residential Elements

To encourage an appropriate mix of residential and commercial uses within Commercial Mixed Use (CMU) zones, the following residential development objectives will be considered:
1) The character of existing low density residential neighborhoods and areas master planned for future low density residential development should be protected.

2) An appropriate mix of medium-to-high density residential and community-oriented retail and professional offices will be encouraged. Development/land uses with regional draw may also occur.

3) Appropriate development standards and guidelines should be implemented. These regulations should address, among other elements, site design, architecture and landscaping in a manner consistent with the anticipated mixed use characteristics of the zone.

4) Commercial Mixed Use (CMU) zone residential components may be used to buffer adjacent non-CMU residential land uses and development.

c) Transportation Mixed Use (TMU) Zone Residential Elements
Consistent with the Community’s transit-oriented-development objectives, higher density, multi-unit residential uses will be encouraged adjacent to major transportation hubs as an integral component of transit-oriented development.

d) Commercial Recreation (CR) Zone Residential Elements
Commercial Recreation (CR) Zone standards should be evaluated from time to time to ensure that the provisions continue to meet the needs of commercial establishments and adequately protect surrounding uses, particularly residential. Issues which should be monitored and reevaluated as necessary include, but are not limited to, height of rides, noise, traffic, and screening of fugitive light. Anticipating potential land use conflicts, CR regulations should include/identify appropriate and adequate mitigation measures.

e) Old Farmington/Downtown Zone Residential Elements
In order to preserve the residential and historical character of Downtown Farmington, the following recommendations should apply to residential land uses within this area:

1) The City should continue to follow the goals, policies and recommendations of the Downtown Master Plan and the 1998 redevelopment plan as developed and adopted.

2) The Downtown area should continue as the City's social and cultural center. The present mix of residential, public, office and commercial uses are all complementary components.

3) The City will continue to promote maintenance and preservation of historic homes in downtown Farmington. New construction should be architecturally compatible with existing structures.