

CITY OF FARMINGTON

BILL 21062024

ORDINANCE 11-2I 194

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF FARMINGTON, MISSOURI, TITLE IV, 405.230, A LAND USE KNOWN AS “ACCESSORY BUILDING AND STRUCTURES, LOCATIONS” AND ENACTING CERTAIN REGULATIONS PERTAINING THERETO.

WHEREAS, there has been presented on this date an amendment to the Municipal Code of the City of Farmington related to accessory structures; and

WHEREAS, the proposed amendment has been affirmatively recommended by the Planning and Zoning Commission of the City of Farmington; and

WHEREAS, a public hearing regarding the proposed amendment was held on June 13, 2024 wherein all citizens or parties in interest were given the opportunity to address the City Council regarding said amendment; now therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FARMINGTON, MISSOURI AS FOLLOWS.

SECTION 1: That the Municipal Code of the City of Farmington, Missouri, Title IV, Section 405.230: Subsection B is hereby deleted and replaced with a new Subsection B as follows:

B. Location. Accessory buildings may be constructed or installed in a required rear yard, but such accessory building shall not occupy more than thirty percent (30%) of a required rear yard and shall not be nearer than five (5) feet to any side or rear lot line or the width of any recorded or unrecorded utility easement, whichever is greater, except that when a garage is entered from an alley, it shall not be located closer than ten (10) feet to the alley line. If an accessory building is located closer than ten (10) feet to the main building, the garage shall be regarded as part of the main building for the purposes of determining side and rear yards.

Exception: In “C-2” General Commercial Zoning Districts, an accessory structure may also be constructed in what would be a side yard as part of an approved site plan. It shall not be closer than ten (10) feet to the main building, shall not be closer than five (5) feet from the side property line or any recorded or unrecorded easement, whichever is greater, may not encroach on any required buffer zone and screening area, and the square footage thereof shall count toward the maximum allowable lot coverage.


SECTION 2: A nonconforming use of land existing lawfully at the time of the enactment of this section may be continued, but shall not be extended, expanded or enlarged.

SECTION 3: That the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section shall be declared unconstitutional or otherwise invalid by valid judgment or decree of a court of competent

jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.


SECTION 4: This ordinance shall be in full force and effective from the date of passage and approval.

DULY READ AND PASSED THIS 24TH DAY OF JUNE, 2024.



Larry Forsythe, Mayor

ATTEST:



Casey Moore, City Clerk

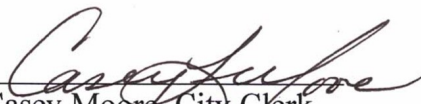
Approved this 29 Day of JUNE, 2024.



Larry Forsythe, Mayor

ATTEST:

APPROVED AS TO FORM:



Casey Moore, City Clerk



R. Scott Reid, City Counselor

