

ORDINANCE NO. 2023-15

AN ORDINANCE AMENDING CHAPTER 28, DEFINITIONS, AND TABLE 31-2, TABLE OF USES FOR NON-RESIDENTIAL DISTRICTS, OF THE RICHFIELD CITY ZONING ORDINANCE DEFINING A MIXED USE.

PREAMBLE

WHEREAS, the City of Richfield ("City") has adopted the Zoning Ordinance, a Land Use Ordinance of Richfield City, 2007 Edition, hereinafter the "Zoning Ordinance"; and

WHEREAS, the Mayor and City Council of the City of Richfield have comprehensively examined proposed amendments as approved and submitted by the Planning Commission; and

WHEREAS, the Mayor and City Council of the City have determined that the enactment of these amendments will be in the best interest of the City, its citizens, inhabitants, owners, occupants, or users of property within the City; now, therefore,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RICHFIELD, SEVIER COUNTY, STATE OF UTAH:

SECTION 1. Preamble: The recitals in the Preamble are enacted to be deemed a part of this Ordinance and are hereby declared to express the intent hereof.

SECTION 2. Chapter 28, Definitions of General Purpose, of the Richfield City Zoning Code, is amended as follows:

Mixed Use: Developments that provide multiple uses or purposes within a shared building or development area. It may include a mix of housing, office, retail, medical, recreation, or commercial uses.

SECTION 3. Table 31-2, Table of Uses for Non-residential Districts of the Richfield City Zoning Code, is amended as follows:

DEVELOPMENT STANDARDS	NON-RESIDENTIAL ZONING DISTRICTS				
	D DOWNTOWN	CS COMMERCIAL SHOPPING	CG GENERAL COMMERCIAL	MD MANUFACTURING AND DISTRIBUTING	MG INDUSTRIAL
Mixed Use. Developments that provide multiple uses or purposes within a shared building or development area. It may include a mix of housing, office, retail, medical, religious, recreation, or commercial uses. A mix of 33% non-residential and 66% residential is required, determined by the square footage of the building or development. No mixed-use shall exceed the density of the RM-24 specifications or the density of the contiguous zones or the nearest zone, whichever is the lesser density.	C-2	C-2	C-2	C-2	C-2

SECTION 4. No other sections or provisions of the Zoning Ordinance shall be affected.

SECTION 5. Effective Date. This Ordinance shall become effective immediately upon adoption, posting, and publication of a Summary on the public meeting notice website and the City's website as provided in § 10-3-711, Utah Code Annotated 1953, as amended.

PASSED and APPROVED this 24th day of October 2023.

CITY OF RICHFIELD

By _____
Bryan L. Burrows, Mayor

ATTEST:

Michele H. Jolley, City Recorder

(S E A L)

COUNCILMEMBERS VOTING "AYE": Brayden Gardner
Kip Hansen
Elaine Street
Kendrick Thomas
Tanner Thompson

COUNCILMEMBERS VOTING "NAY": None