

RIVERTON CITY, UTAH
ORDINANCE NO. 25-21

**AN ORDINANCE AMENDING RIVERTON CITY'S RM-6 ZONE OF THE RIVERTON CITY
CODE SECTION 18.45 AS SHOWN IN EXHIBIT "A", AMENDMENTS PROPOSED BY
RIVERTON CITY.**

WHEREAS, the Planning Commission and City Council have held a public hearing to consider said text amendment; and

WHEREAS, the Riverton City Council on recommendation from the Commission has determined that it is in the best interest of the public to amend Riverton City Code Section 18.45 as described in Exhibit "A".

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. Riverton City Code Section 18.45, shall be, and hereby is, amended as shown in Exhibit "A."

Section 2. This ordinance shall take effect upon passage.

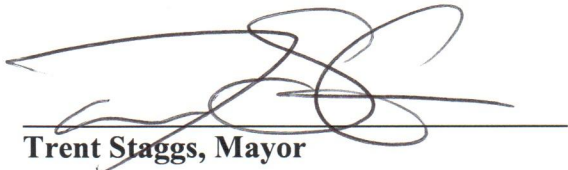
PASSED AND APPROVED by the City Council of Riverton, Utah, on this 16th day of September, 2025 by the following vote:

	YES	NO
Councilmember Tish Buroker	☒	☐
Councilmember Tawnee McCay	☒	☐
Councilmember Troy McDougal	☒	☐
Councilmember Andy Pierucci	☒	☐
Councilmember Spencer Haymond	☒	☐



ATTEST:

RIVERTON CITY


Trent Staggs, Mayor


Jamie Larsen, Recorder

Chapter 18.45

RM-6 RESIDENTIAL ZONE

Sections:

[18.45.010 Purpose.](#)

[18.45.020 Permitted uses.](#)

[18.45.040 Permitted accessory uses.](#)

[18.45.050 Area requirements.](#)

[18.45.070 Lots located on private roads.](#)

[18.45.170 Fencing.](#)

[18.45.180 Development standards.](#)

Prior legislation: Amended during 2011 recodification; Ords. 07-08, 14-13, 15-02, 17-09, 18-21, 18-30 and Code 1997 §§ 12-250-005 through 12-250-085.

18.45.010 Purpose.

To provide areas of medium residential density with the opportunity for varied housing styles and neighborhood character, with a maximum density of six dwelling units per gross acre. [Ord. 21-28 § 1 (Exh. A).]

18.45.020 Permitted uses.

- (1) Detached single-family units;
- (2) Household pets, maximum two animals;
- (3) Parks and open spaces (public). [Ord. 21-28 § 1 (Exh. A).]

18.45.040 Permitted accessory uses.

- (1) Accessory Buildings. Detached garages, sheds.
- (2) Recreation Facilities. Basketball and tennis courts, other sports facilities, gazebos and pavilions, and pools and jacuzzis, subject to this chapter.
- (3) Community Facilities. Club houses, common meeting rooms, pool houses, etc., subject to the same setback, height requirements, and architectural standards of this chapter as apply to dwelling units. [Ord. 21-28 § 1 (Exh. A).]

18.45.050 Area requirements.

(1) Parcel Size. Each application pursuant to this chapter shall be for a site of not less than one and a half acres and not more than 15 acres. The city council may approve zoning and development under the RM-6 zone on parcels of at least one-half acre where such parcels have frontage onto a major street and where such use is in compliance with the Riverton City general plan and with the surrounding properties. For purposes of this section, "major streets" shall be defined as Redwood Road, 12600 South, 13400 South, 3600 West, 2700 West, or 1300 West. [Ord. 21-28 § 1 (Exh. A).]

18.45.070 Lots located on private roads.

(1) Public Street Systems Encouraged. Public street systems are encouraged for access to all residential dwelling sites. However, the city recognizes there are cases where it is impossible or impractical to develop using city standard public streets. In these situations, a conditional use for a private road may be approved by the Planning Commission.

Subdivisions utilizing private roads may be developed in the RM-6 Residential zone where at least two of the following conditions exist (subsections (1)(a) or (1)(b) and (1)(c) of this section):

(a) A lot of record which is preexisting and has no frontage or adequate property to construct a public street; or

(b) It can be demonstrated by the applicant that the property cannot be physically subdivided with public streets, and that development on a private lane would not impede the extension of any adjacent public right-of-way either now or in the foreseeable future; and

(c) The development does not impede the necessary access from adjoining properties as required by the master transportation plan.

(2) Private roads shall be of sufficient design to service the projected use of property and the projected use of adjoining properties that may have access across such private rights-of-way. The Commission may require developments utilizing private roads to set aside right of way or build roadway improvements to connect to other properties currently Zoned RM-6, and to properties that could potentially be zoned RM-6 in the future.

(3) Private roads shall be fully improved with asphalt or concrete to adopted city standards. Curb, gutter or other appropriate storm drainage methods may be required, as approved by the city based upon city engineer's recommendation. All portions of private rights-of-way shall accommodate a street of no less than the standards as listed subsequently:

(a) One to two lots: 20 feet of paved surface width.

Exhibit "A"

(b) Three or more lots and/or a lane that exceeds 150 feet in length: 26 feet wide paved surface minimum. The land use authority may require additional right-of-way width, and additional surface improvements up to the minimum city standards for rights of way and street design. In these cases, the land use authority may consider the context, number of proposed lots, possible future connections of private roads, guest parking, pedestrian safety, emergency access, traffic impacts and overall livability of the proposed development when determining the private lane width and design.

(d) Development of additional lots on an existing private lane shall be allowed only where the lane meets the width requirements for the proposed number of lots.

(4) Private Road Improvements shall include a strategically located turnaround to accommodate emergency vehicles. At a minimum the turnaround may be in any configuration which complies with the applicable fire codes, as determined by the fire marshal or designee. Additional turnaround area may be required by the land use authority to accommodate emergency vehicle access.

(5) The maximum number of units allowed in a development will be established in the review of the conditional use permit for the private road, based on criteria including but not limited to: required minimum lot sizes, traffic and access management on the private lane and on adjacent or nearby public streets, emergency service's needs, and available lane widths.

(6) All necessary public utility easements shall be dedicated on all lots, including full access where required by city officials or workers.

(7) Minimum yard setback requirements as defined for public streets shall apply to all buildings and uses adjoining private roads and private rights-of-way, with setbacks measured from the nearest edge of the private road.

(8) No portion of a private road may be counted towards the required lot size.

(9) No portion of a private road may be counted towards the required driveway dimensions on individual lots.

(10) All lots on private roads shall be provided with standard city utility connections.

(11) Private roads shall be named and identified by street signs which meet Riverton City standards. Street signs must be installed by the developer prior to the issuance of building permits.

(12) Private Roads shall connect to public roads with a drive approach that meets Riverton city standards.

Exhibit "A"

13) A recorded binding covenant shall be prepared providing for the maintenance of the private roads, shared private drainage structures, and any other common improvements.

(13) Easements across private property in another ownership may be allowed to accommodate a private road only if the property to be accessed is landlocked, with no other means of access available, now or in the foreseeable future.

18.45.170 Fencing.

(1) Fencing. All fencing shall comply with Chapter [18.155](#) RCC.

(2) Single-Family Residential Land Uses. All properties adjacent to or abutting an existing multifamily or commercial zone shall install fencing compliant with RCC [18.155.080](#). For the purposes of fencing, this zone shall be considered compatible with adjacent single-family zones, unless otherwise directed by the city during zoning or development approvals. [Ord. 21-28 § 1 (Exh. A).]

18.45.180 Development standards.

(1) Lot Area. The minimum lot area shall be 5,000 square feet.

(2) Lot Width. The minimum lot width shall be 50 feet. ~~For multifamily units, the minimum lot width shall be 70 feet.~~ Lot width shall be measured at the front yard setback line.

(3) Lot Depth. The minimum lot depth shall be 80 feet.

(4) Setbacks for primary structure, measured to the foundation:

a) Front Yard.

i) Main building: 15-foot minimum front yard setback.

~~i.~~ Garage: 20-foot minimum setback.

~~b.~~ Side Yards.

i) Main building: five-foot minimum side yard setback.

ii) Where adjacent to existing single-family residential zoning or use, the side yard setback shall be 8 feet.

iii) On corner lots, the street side yard setback shall be 15 feet from the right-of-way.

iv) Side loading garages shall have a side yard setback of 20-ft.

c) Rear Yard.

Exhibit "A"

i) The minimum rear yard setback shall be 15 feet.

ii) Where adjacent to existing single-family residential zoning or use, the setback shall be 25 feet, unless otherwise established by Specific Development designation during the rezone approval process

~~(7) Minimum Living Area Square Footage. The minimum finished living area square footage shall be 1,000 square feet for each dwelling unit.~~

(8) Maximum Building Height.

Main building: 35 feet. No dwelling shall contain less than one story.

(9) Accessory Buildings. Accessory buildings shall comply with the requirements of Chapter [18.225](#) RCC, Accessory Structures.

(10) Open Space. Projects over 10 acres shall include a minimum of one acre of open space. A 10 percent reduction in lot size may be allowed to compensate for this requirement, except where a stormwater management area is utilized as open space. Said open space shall be privately owned and maintained unless otherwise approved by the city council prior to recordation of a plat and/or issuance of any building permits within the project. [Ord. 21-28 § 1 (Exh. A).]

CERTIFICATE OF POSTING

I, Jamie Larsen, the duly appointed and acting Recorder for Riverton City hereby
Certify that the foregoing Ordinance No. 25-21 was adopted by the Riverton City Council on the
16th day of September 2025 and that after its passage copies were posted at the following locations:

1. City Hall
2. Public Notice Website

Dated this 16th day of September 2025.





Jamie Larsen, Recorder