

ORDINANCE NO. 2026-4

AN ORDINANCE AMENDING TABLE 31-3, TABLE OF DEVELOPMENTAL STANDARDS FOR RESIDENTIAL DISTRICTS, AMENDING CHAPTER 17.13 GENERAL DEVELOPMENT STANDARDS, SECTION 17.13.150 MINIMUM LOT FRONTAGE, ENACTING SECTION 17.13.310 OWNER-OCCUPANCY, MODERATE INCOME HOUSING, FIRST-TIME HOME BUYER HOUSING OPPORTUNITIES, AMENDING CHAPTER 17.23 DEFINITIONS, SECTION 17.23.020 DEFINITIONS OF GENERAL PURPOSE OF THE RICHFIELD CITY ZONING ORDINANCE DEFINING STANDARDS ASSOCIATED WITH RM-11 DEVELOPMENTS.

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. Table 31-3, Table of Development Standards for Residential Districts of the Richfield City Zoning Code, is amended as follows:

Development Standards	RM-11
Minimum Lot Size	Dwelling Unit, Single-Family: 4,500 Square Feet Twin Home: 4,000 Square Feet Per Unit / 8,000 Square Feet Dwelling Unit, Two-Family (i.e., Duplex): 11,500 Square Feet Dwelling Unit, Three And Four-Family: 8,000 Square Feet For The First Unit Plus 3,500 Square Feet For Each Additional Unit Dwelling Unit, Multiple-Family (Including Townhomes): 4,000 Square Feet For The First Two (2) Units Plus 2,150 Square Feet For Each Additional Unit Main Uses Other Than Dwelling Units: 8,000 Square Feet
Maximum Project/Parcel Size	Dwelling Units: N/A (For Properties Zoned RM-11 Before March 31, 2026); 6 Acres (For Properties Zoned RM-11 After March 31, 2026) Main Uses Other Than Dwelling Units: N/A
Minimum Lot Width	Dwelling Unit, Single-Family: 45 Feet Twin Home: 35 Feet Per Unit / 70 Feet Total¹ Dwelling Unit, Two-Family (i.e., Duplex): 70 Feet¹ Dwelling Unit, Three And Four-Family: 70 Feet¹ Dwelling Unit, Multiple-Family: 70 Feet¹ Townhomes: 24 Feet
Minimum Yard Requirements: Front	30 Feet ¹
Interior Side Yard	Dwelling Unit, Single-Family: 8 Feet Twin Homes: 0 Feet (Shared Wall) / 8 Feet Total Dwelling Unit, Two-Family (i.e., Duplex): 8 Feet Dwelling Unit, Three And Four-Family: 8 Feet Dwelling Unit, Multiple-Family: 8 Feet Townhomes: 0 Feet (Shared Wall)

Corner Side Yard	20 Feet from the Right-Of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street. If no Driveway is proposed in the Corner Side Yard than 15 Feet from the Right-Of-Way line of an existing or proposed public street or 56 Feet from the centerline of any existing or proposed street, whichever is greater. If a Driveway is proposed in the Corner Side Yard then 25 Feet from the Right-Of-Way line of an existing or proposed public street or 61 Feet from the centerline of any existing or proposed street, whichever is greater.
Rear	Dwelling Units: 15 Feet¹ Main Uses Other Than Dwelling Units: 25 Feet
Open Space	Dwelling Unit, Single-Family: N/A Twin Homes: N/A Dwelling Unit, Two-Family (i.e., Duplex): N/A Dwelling Unit, Three And Four-Family: N/A Dwelling Unit, Multiple-Family (Including Townhomes): 25% Open Space Including A Minimum Of 300 Square Feet Per Dwelling Unit Of Usable Open Space². Usable Open Space Shall Be: • Improved With Landscaping, Turf, Hardscape, Or Recreational Facilities; • Designed For Active Or Passive Resident Use; And • Made Accessible To All Residents.
Minimum Building Height	No Primary Building Shall Be Erected To A Height Less Than One Store Entirely Above Grade
Maximum Building Height	42 Feet Measuring To The Highest Peak Of The Roof, A Maximum Of Three Stores Above Ground
Distance Between Multiple Dwelling Structures	Single Story Buildings = 16 Feet Single Story And 2-Story Buildings = 20 Feet 2-Story And 3-Story Buildings = 30 Feet 3-Story Buildings = 30 Feet
Maximum Lot Coverage Of All Structures	50%
Building Requirements	As Required By This Ordinance, Including Requirements For A Use Application, General And Supplementary Development Standards And Requirements, And Building And Site Design Standards.

Site Lighting	As Required By This Ordinance, Including Requirements For A Use Application, General And Supplementary Development Standards And Requirements, And Building And Site Design Requirements.
Off-Street Parking	As Required By This Ordinance, Including Requirements For A Use Application, General And Supplementary Development Standards And Requirements, And Building And Site Design Requirements.
Adequate Public Facilities	As Required By This Ordinance, Including Requirements For A Use Application, General And Supplementary Development Standards And Requirements, And Building And Site Design Requirements.
Culinary Water And Sanitary Sewer Systems	As Required By This Ordinance, Including Requirements For A Use Application, General And Supplementary Development Standards And Requirements, And Building And Site Design Requirements.
Required Streets, Curb, Gutter, Sidewalks, And Trails	As Required By This Ordinance, Including Requirements For A Use Application, General And Supplementary Development Standards And Requirements, And Building And Site Design Requirements.
Clear View Areas	As Required By This Ordinance, Including Requirements For A Use Application, General And Supplementary Development Standards And Requirements, And Building And Site Design Requirements.
Notes: 1. Unless Modified By The Approval Of A Planned Unit Development (PUD) Or Development Agreement. 2. See Section 17.23.020 For Design Elements Which Qualify As Usable Open Space.	

SECTION 3. Chapter 17.13 General Development Standards, Section 17.13.150, Minimum Lot Frontage, of the Richfield City Zoning Code, is amended with the addition or revision to the following definitions:

17.13.150 Minimum Lot Frontage And Orientation Required

A. Every lot shall have frontage upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. The required lot frontage shall be not less than the minimum lot width requirement as measured at the minimum front yard setback, as required by the Zoning District in which the lot is located, except as follows:

1. For lots which front upon a curve or cul-de-sac, the distance may be reduced to not less than fifty feet (50') , provided that the side lot lines radiate in such a manner that the width of the lot at the minimum front yard setback line is not less than the minimum requirement of the Zoning District in which the lot is located; or
2. Lots being approved as required by the provisions for flag-lots as set out in Title 16.

B. Unless otherwise approved by the Land Use Authority, the main building or dwelling unit on a lot shall be oriented towards and front upon a dedicated or publicly approved road or street, or right-of-way providing direct access to a dedicated or publicly approved road or street. In the case of flag-lots or lots with multiple frontages, the Land Use Authority shall determine the primary frontage based on the prevailing orientation of adjacent buildings or structures to maintain a consistent streetscape. In approving alternate building orientations the Land Use Authority may require a primary entrance to be located on the prevailing street-facing facade to maintain a consistent streetscape.

SECTION 4. Chapter 17.13 General Development Standards, Section 17.13.310, Owner-Occupancy, Moderate Income Housing, First-Time Home Buyer Housing Opportunities, of the Richfield City Zoning Code, is enacted to read:

17.13.310 Owner-Occupancy, Moderate Income Housing, First-Time Home Buyer Housing Opportunities

To further the City's objectives in promoting owner-occupancy, moderate income housing, and/or first-time home buyer housing opportunities, the City may require as part of any land use application approval in the RM-11 or RM-24 zoning districts, including subdivision applications, a development agreement, plat notation(s), or other similar mechanisms to ensure compliance with any agreed upon or stipulated requirements of the Land Use Authority as they pertain to such issues.

SECTION 5. Chapter 17.23 Definitions, Section 17.23.020 Definitions Of General Purpose of the Richfield City Zoning Code, is amended with the addition or revision to the following definitions:

Moderate Income Housing: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than eighty percent (80%) of the median gross income for households of the same size in the county in which the City is located.

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Open Space: Land areas that are not occupied by buildings, structures, parking areas, streets, or roads. Open space may be devoted to landscaping, preservation of natural features, and recreational areas and facilities.

- A. **Usable Open Space:** Shall include but not be limited to covered picnic areas, playgrounds, plazas, landscaped court yards and similar amenities. Usable open space does not include parking areas, drive aisles, or vehicle circulation areas, gravel, bare soil, or unimproved land, stormwater detention or retention facilities where landscaping is not regularly maintained, required landscape buffers not designated for recreational use, and utility easements unless approved by the City and improved and made accessible by a property owner/developer.

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Setback: The shortest horizontal distance permitted in each zoning district, as set forth in the City's zoning districts, between the identified boundary lines of a parcel or lot and a building or structure, or part thereof.

- A. **Front Setback:** The front setback shall be the setback adjacent to the frontage on which the primary pedestrian entrance to the main structure or building is located, or as identified on the approved site plan.
- B. **Rear Setback:** The rear setback shall be the setback measured from the property line opposite the designated front setback, as identified on the approved site plan.
- C. **Side Setback:** A side setback shall be considered an interior side setback unless the property line is adjacent to a public or private street, in which case a street side setback shall be used. May also be referred to in this code as an interior side yard.
- D. **Street Side Setback:** The setback adjacent to a street frontage that is not the front setback. This setback shall ensure adequate separation from the public right-of-way and maintain sight lines for traffic. May also be referred to in this code as a corner side yard.

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Townhome: An attached single-family dwelling in a row of at least three (3) such units in which each unit has its own front and rear accesses to the outside. No unit is located over another unit, and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.

Twin Home: A structure containing two (2) dwelling units, which is designed for one (1) family per dwelling unit, in which the dwelling units are attached to one another on one (1) or more sides by a vertical party wall or separate abutting vertical walls and which is capable of being divided in ownership so that each dwelling unit is situated on a separate lot of record.

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Yard: An open space on a lot, parcel or tract of land, unoccupied and unobstructed from the ground upward , except as otherwise provided herein.

Yard, Front: A yard between the front lot line and the front facade of the main building or structure located on said parcel or lot, and extending for the full width of the parcel or lot. See Figure: Required Yards below.

Yard, Rear: A yard between the rear lot line and the rear facade of a main building or structure located on said parcel or lot, and extending across the full width of the parcel or lot. On corner parcels or lots, the rear yard shall not include the side yard bordering the street. See Figure: Required Yards below.

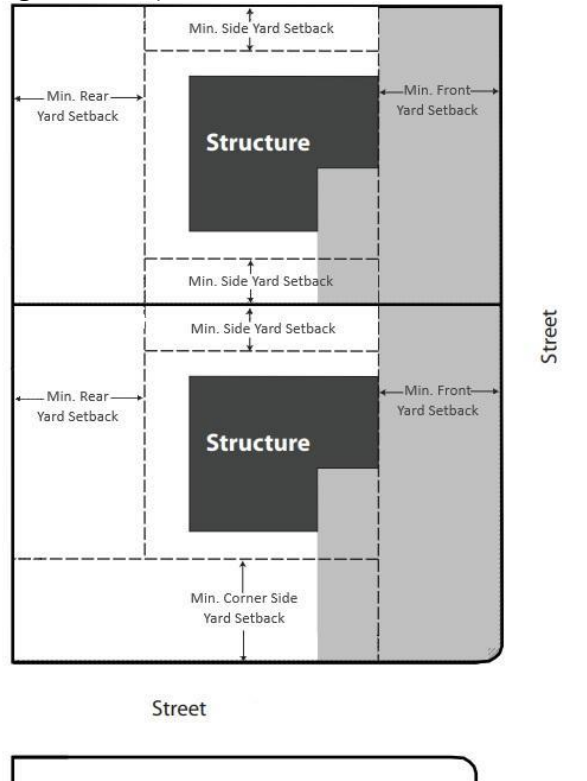
Yard, Side:

- A. **Interior Side Yard:** A yard between the interior side lot line and the side facade of a main building or structure located on said parcel or lot, and

extending from the front yard to the rear yard. See Figure: Required Yards below.

- B. **Corner Side Yard:** A yard between the corner side lot line and the side facade of a main building or structure located on said parcel or lot, and extending from the front yard to the rear parcel or lot line. See Figure: Required Yards below.

Figure: Required Yards



SECTION 6. No other sections or provisions of the Zoning Ordinance shall be affected.

SECTION 7. 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 ?? day of ?? 2026.

CITY OF RICHFIELD

By _____
Bryan L. Burrows, Mayor

ATTEST:

Michele H. Jolley, City Recorder

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