

RIVERTON CITY, UTAH
ORDINANCE NO. 26-20

AN ORDINANCE AMENDING RIVERTON CITY'S CODE SECTIONS TO REMOVE REFERENCES TO OBSOLETE, CONFLICTING AND/OR REDUNDANT CODE AND MINOR EDITS AND TEXT REMOVAL FOR CONSISTENCY WITH UTAH STATE CODES TO THE FOLLOWING RIVERTON CITY CODE, TITLE 18 SECTIONS; 18.215.030(3) & 18.135.080 COMMERCIAL LANDSCAPE GUIDELINES, 18.05 DEFINITIONS REGARDING "MASTER" AND "GENERAL" PLANS, 18.135.040 RESIDENTIAL BUILDING SIZE AND EXTERIOR MATERIALS, 18.10.010 ZONING DISTRICTS, 18.195.010 M-2 ZONE. AMENDMENTS PROPOSED BY RIVERTON CITY

WHEREAS, the Planning Commission and City Council have held a public hearing to consider said the adoption of this item; and

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

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

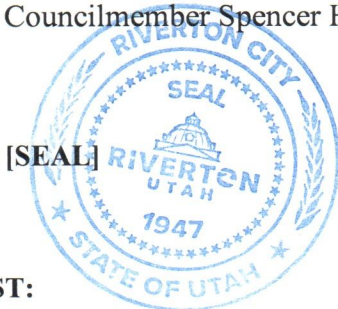
Section 1. Sections 18.215.030, 18.135.080, 18.05.030, 18.10.010, 18.135.040, and 18.15.010. are hereby amended, as shown in Exhibit "A".

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 6th day of October 2026 by the following vote:

	YES	NO
Councilmember Shannon Smith	☒	☐
Councilmember Alexander Johnson	☒	☐
Councilmember Troy McDougal	☒	☐
Councilmember Andy Pierucci	☒	☐
Councilmember Spencer Haymond	☒	☐

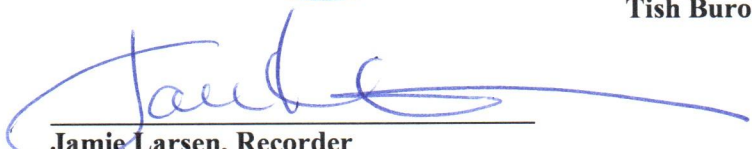
RIVERTON CITY



ATTEST:



Tish Buroker, Mayor



Jamie Larsen, Recorder

Exhibit "A"

Item 1 Conflicting Landscape Requirements.

18.215.030 (3) Site plan development standards.

~~Landscape Guidelines. Landscape guidelines are established to maintain the site qualities that exist in all commercial zones and minimize alteration, removal, or degradation of landscaping.~~

Landscape Guidelines. Landscape guidelines apply to all commercial and multi-unit developments and are established to preserve and enhance the character and visual quality of the community.

(a) Landscape Planting Plan. All commercial and multi-unit developments shall be required to submit a landscape plan prepared by a professional licensed landscape architect.

(b) Installation Period. All yards or lots on commercial sites shall be planted and maintained in landscaping as described in Chapter 18.235 ~~except for yard areas covered by walls, driveways, parking lots and structures and working areas.~~ Such landscaping shall be completed at the time of the final building inspection. However, in the case of special exception or inclement weather, the developer may escrow for the cost of landscaping, the amount to be determined by the city ~~engineer~~. In no case shall yards be maintained in artificial plantings, ~~or more than 10 percent of the yard as crushed rock.~~

(c) Parking in Landscaped Areas. Temporary or permanent parking within any required landscaped area, either for special sale or promotion, is prohibited.

(d) Minimum Landscaping Components. Landscaping for commercial sites shall require a combination of sod (grass), trees, shrubbery, decorative rock or an approved ground cover that is low-maintenance and drought-resistant. The use of sod as a ground cover shall be limited to ~~70~~ 20 percent of the total landscaped area, as described in RCC 18.235. The remaining ground cover may be that which is listed above. All landscaped areas shall be maintained frequently by the property owner. Landscaped areas shall be irrigated by an irrigation system, which shall be shown as part of the landscape planting plan, and approved by the planning commission.

Item 2 Additional Conflicting Landscape Requirements.

18.135.080 Conservation of value.

(1) Wood. The outside surfaces of buildings and structures constructed of wood shall be coated with paint or other wood preservative before such building is occupied or used.

(2) Residential Front Yard Landscaping. Whenever a front yard is required by this title, said yard shall be planted and maintained in lawn, trees, or other plantings, or landscape features, except for areas covered by walls, driveways, and structures. Such landscaping shall be done within one year from the date of the occupancy of the building.

(3) Commercial Landscaping. ~~All yards or lots in commercial or manufacturing zones shall be planted and maintained in lawns, trees, or other plantings or landscaped features, except for yard areas covered by walls, driveways, parking lots and structures and working areas. Such landscaping shall be done within one year from the date of occupancy of any building. See 18.215.030~~

(4) Trash, Rubbish, Debris, and Weeds. No trash, rubbish or debris shall be allowed to remain on any lot outside of approved containers, nor shall any weeds in excess of six inches in height be allowed to remain on any lot.

(5) Residential Park Strip Landscaping. The area of the street right-of-way between the curb line, or the proposed curb lines as established by the city street standard, and the property line (park strip) shall be kept free of weeds and maintained by the abutting property owner and be landscaped with ~~sod~~, shrubs, trees, ground cover, bark mulch, and decorative rock cobble according to Riverton City Code 18.235. Materials which minimize water use are encouraged. Hard surfacing may be installed with an approved encroachment permit issued by the public works department. Hard surfacing, and all other materials, must comply with any and all applicable Riverton City ordinances, standards, and specifications, and may not include asphalt. Hard surfacing in a park strip may be limited or prohibited in certain areas to protect existing utilities and utility easements.

Item 3 - Update Definitions and reference to match Utah Code regarding General Plan.

18.05.030 Definition of terms.

"Master plan" ~~means the official plan adopted by the city pursuant to Section , Utah Code Annotated 1953.— See "General Plan"~~

"General Plan" means a document that a municipality adopts that sets forth general guidelines for proposed future development of the land within the municipality.

Item 4 Removing House Sizes

§ 18.10.010 Zoning districts.

~~(1) Further Restrictions. Districts may be further designated with restrictions limiting minimum home size when so indicated by a suffix attached to the zone district classifications:~~

~~(1,200) 1,200-square-foot minimum dwelling~~

~~(2) Minimum Square Footage Equivalents. Minimum square footage equivalents for dwellings shall be the finished area, not including garage or porches, as follows:~~

~~(a) For One-Story Dwellings. The gross area of the single above-ground level without vertical separation of more than 36 inches.~~

~~(b) For Two-Story Dwellings. The combined area of the two above-ground levels increased one and three-tenths times the area required for one-story dwellings. The floor area for a two-story dwelling shall be determined by taking the gross horizontal area covered on the ground plus the gross horizontal area of the total living space above the first floor, not including the portion over a garage.~~

~~(c) For Split-Level Dwellings. The same area required for one-story dwellings not including any portion below ground level. Minimum floor area of a split-level dwelling shall be determined by taking the gross horizontal living area of two adjoining floors above ground level.~~

~~(d) For Split-Entry Dwellings. The same area required for one-story dwellings not including any portions below ground level. Minimum floor area of a split-entry dwelling shall be determined by taking the gross horizontal area covered on the ground.~~

~~(3) No Minimum Dwelling Designation. Districts not provided with a minimum dwelling designation shall be regulated as (1,200) zones.~~

Item 5 General Regulations –Removing References to Minimum Dwelling Size and Basements.

18.135.040 Buildings.

(1) Minimum Height of Main Buildings. No dwelling shall be erected to a height less than one story above grade, except that dwellings designed to be complete with earth mounds or where part or all of the structure is located below grade for energy conservation purposes may be allowed when all applicable building and safety code regulations are met.

(2) Detached Single-Family Dwelling Outside Mobile Home Park or Mobile Home Subdivision. Any detached single-family dwelling located on an individual lot outside of a mobile home park or mobile home subdivision must meet the off-street requirements and the following standards in addition to any others required by law:

- (a) The dwelling must meet the building code.
- (b) The dwelling must be taxed as real property. If the dwelling is a manufactured home, an affidavit must be filed with the State Tax Commission pursuant to Section [59-2-602](#), Utah Code Annotated 1953.
- (c) The dwelling must be permanently connected to and approved for all required utilities.
- (d) The dwelling must have an attached two-car garage, said garage to conform to all applicable building codes.
- (e) The dwelling must be attached to a site-built permanent perimeter foundation which meets the International Building Code or, if the dwelling is a manufactured home, the installation must meet the ICBO Guidelines for Manufactured Housing Installations, including any successors to these standards, and the space beneath the structure must be enclosed at the perimeter of the dwelling in accordance with said ICBO guidelines with a perimeter concrete foundation. The roof shall have a roof surface of wood shakes, asphalt, composition, wood shingles, concrete, fiberglass or metal tiles or slate.

~~The dwelling must meet the minimum housing square footage requirements for the zone. The dwelling must have a basement roughed in. The basement requirements may be waived upon showing that there is a groundwater problem on site that cannot be solved with reasonable expenses.~~

~~Dwellings without a basement (slab on grade) are allowed where the minimum square footage of the home is at least 1,500 square feet for one-story dwellings, and 1,800 square feet for two-story dwellings. Dwellings without a basement shall construct with a typical perimeter footing and foundation per International Building Code.~~

(3) Residential Construction. Riverton City will not issue building permits for new residential construction for any dwelling that does not meet the requirements of the following:

- (a) The exterior design and materials of all dwellings must be of sufficient quality, durability, and resistance to the elements to satisfy the purpose of this title and the International Building Code. ~~Exterior materials shall be limited to brick, concrete, glass, steel, aluminum, vinyl, tile, stone, stucco, wood, fiber-cement siding, or any other material allowed by the International Building Code. Brick, tile, stone, or fiber-cement siding is required on the front exterior walls of all residential buildings and the street side(s) of a corner lot. The minimum required amount of brick, tile, stone, fiber-cement siding, or combination thereof (measured in square feet) is 20 percent of each facade on which it is required.~~

Item 6 Removing Unused Zones

§ 18.10.010 Zoning districts.

For the purposes of this title, the territory of the city is divided into districts as follows:

Agricultural Zone A-5

~~Agricultural Zone A-10~~

~~Agricultural Zone A-20~~

Residential Zone R-4

Residential Zone R-3

Residential Zone R-2

Rural Residential Zone RR-22

Rural Residential Zone R-1

Residential Zone RM-6

Residential Zone RM-8

Residential Zone RM-8-D

Residential Zone RM-12

Residential Zone RM-14

Residential Zone RM-14-D

Residential Zone RM-18

Commercial Zone C-N

Commercial Zone C-D

Commercial Zone C-G

Commercial Zone C-R

Commercial Zone C-PO

Commercial Zone PCC

Parks and Open Space Zone P-OS

Groundwater Protection Overlay Zone OV-GP

Elderly Housing Overlay Zone OV-EH

Manufacturing Zone M-1

~~Manufacturing Zone M-1~~

Specific Development SD or -SD (Suffix)

Item 7a Remove the Unused Code from Agriculture Zone.

18.15.010 Agriculture zone.

(1) Purpose. To promote and preserve, in appropriate areas, conditions favorable to agriculture and greenbelt open spaces. Such districts are intended to include activities normally and necessarily related to the conduct of agricultural production and to provide protection from the intrusion of uses inimical to the continuance of agricultural activity.

Description	A-5	A-10	A-20
(2) Allowed Uses.			
Accessory buildings and uses customarily incidental to permitted uses	P	P	P
Accessory uses and buildings customarily incidental to conditional uses	C	€	€
Agriculture			
Crop production	P	P	P
Grazing and pasturing of animals	C	€	€
Animals and fowl for recreation or family food production — two animal units per one-half acre	P	P	P
More than two animal units per one-half acre, as prescribed by the Planning Commission	NP	€	€
Pigs of any type or breed	NP	NP	NP
Nursery or greenhouse, wholesale or retail, fruit/vegetable stand	C	€	€
Apiary	NP	P	P
Aviary	NP	P	P
Dude ranch; family vacation ranch	NP	NP	NP
Dwellings			
Single-family dwellings	P	P	P
Home occupation	C	€	€
Household pets, maximum four	P	P	P
Kennel	NP	NP	NP
Public stable, riding academy or riding ring, horse show barns or facilities	C	€	€
Public and quasi-public buildings and uses			
Commercial cemetery	NP	€	€
Church	C	€	€
Correctional institutions	NP	NP	NP
Golf course	NP	NP	NP
Hospital	NP	NP	NP
Parks and open space, public	C	€	€
Schools, private	NP	NP	NP
Schools, public	C	€	€
Utility substation	C	€	€
Residential, subdivisions	P	P	P

Description	A-5	A-10	A-20
(3) Area Regulations — minimum lot area (acres)	5	15	20
(4) Width Regulations — minimum lot width at building line (feet)	250	330	660
(5) Frontage Regulations — minimum frontage (feet)	60	60	60
(6) Front Yard Regulations — main residential buildings (feet)	30	30	30
Accessory buildings — same front yard as main building if same side yard; otherwise at least 6 feet behind main building	A	A	A
Front Yard Regulations — nonresidential main buildings (feet)	50	50	50
(7) Rear Yard Regulations — main buildings (feet)	60	60	60
Rear Yard Regulations — accessory buildings (feet)	60	60	60
(8) Side Yard Regulations — minimum side yard (feet)	8	8	8
Total width of two required side yards (feet)	18	18	18
Corner lots — two front and two rear yards required	A	A	A
(9) Height Regulations — maximum height (feet)	35	35	35
Height Regulations — maximum stories	2.5	2.5	2.5
(10) Coverage Regulations — maximum lot coverage (%)	10	5	5

Item 7b Remove the Unused Code from M-2 Zone.**18.95.010 Purpose.**

(1) Manufacturing Light Industrial (M-1) Zone. To provide areas in appropriate locations where light manufacturing, industrial processes and warehousing may be established with sensitive relationships to adjacent agricultural, residential and commercial land uses.

~~(2) Manufacturing Heavy Industrial (M-2) Zone. To provide areas in appropriate locations where heavy manufacturing and industrial processes may be conducted. The regulations of this district are intended to protect industrial uses and assure environmental quality to adjacent areas.~~

	M-1	M-2
Agricultural and residential uses		
Agriculture, not including the keeping of farm animals	P	P
Agricultural business or industry	c/h	e/h
Greenhouse	P	P
Single-family dwellings	C	C
Two-family dwellings	C	C
Multiple-family dwellings	—	—
Mobile home park	—	—
Travel trailer	—	—
Temporary dwelling incidental to construction work	C	C
Assembly		
Electronic appliances	P	P
Electronic instruments and devices	P	P
Component parts requiring mechanical system to assemble	P	P
Small components parts assembled by hand	P	P
Manufacturing, fabricating, compounding, processing, packaging or treatment of:		
Articles of merchandise composed of previously prepared organic material	C	C
Articles of merchandise composed of previously nonorganic material except as otherwise defined herein	C	P
Chemicals for farm, industrial and commercial use	c/h	e/h

Electronic appliances, parts or components	P	P
Food products for human and animal consumption	C	€
Pharmaceutical products	C	P
Plant or animal byproducts	c/h	e/h
Previously manufactured products requiring reprocessing, revitalization or refinement	C	€
Products having as the major component a ferrous metal	C	€
Products having as a major component a hydrocarbon base	c/h	e/h
Products having as the major component a nonferrous metal	C	€
Mineral, extraction, mining excavation		
Mine, quarry, gravel pit, including crushers, concrete batching plants used in connection with and as a part of an operation for the removal of sand or gravel from the parcel of property upon which the crusher or batching plant is installed	—	e/h
Mixing plant for concrete, mortar, plaster, paving material or the like	—	e/h
Sand blasting	c/h	e/h
Stone monument works	c/h	e/h
Motor vehicle sales and related service		
Automobile assembling, upholstering, restoring, reconditioning	C	€
Automobile body and fender work or painting	C	€
Automobile parts and engine sales	P	P
Automobile, truck, recreational vehicle and/or tractor sales/service or rental	C	€
Automobile service station, car wash, lube center, maintenance center	C	€
Construction equipment sales and service	C	€
Small engine repair and rebuilding	P	P
Truck repairing and overhauling	C	€
Sales, rentals and service activities		

Alcohol sales	c/h	e/h
Animal hospital	C	€
Air-conditioning and ventilating equipment sales and repair	P	P
Arcade	c/h	e/h
Antique shop	P	P
Appliance and small motor repair	P	P
Art shop and/or artist's supplies	P	P
Athletic club and/or health club/spa	C	€
Athletic goods store	P	P
Baby diaper service, baby supplies	P	P
Bakery	P	P
Bank	P	P
Barber shop	P	P
Beer sales	c/h	e/h
Beauty parlor	P	—
Bicycle shop	P	P
Blacksmith and welding repair shop	C	P
Blueprinting or photocopying	P	P
Bookstore	P	P
Bookbinding	P	P
Building material sales yard, including the sale of rock, gravel and the like as an incidental part of the main business, but excluding concrete	P	P
Candy store, confectionery, ice cream shop	P	P
Cafeteria	P	P
Carpet or rug cleaning	P	P
Carpenter shop, cabinet shop	P	P

Catering establishment	P	P
Clothes cleaning, dyeing and pressing	P	P
Clothing store	P	P
Club rooms for lodges, clubs or fraternal organizations	C	€
Coal and fuel sales office	P	P
Contractor's equipment rental yard or rental of equipment for construction	P	P
Convenience market	P	P
Dance studio	P	P
Distributor, wholesale business	P	P
Delicatessen	P	P
Department store	P	P
Drapery and/or curtain store	P	P
Dressmaking and millinery shop	P	P
Drive-in refreshment stand	P	P
Drug store	P	P
Dry goods store	P	P
Egg candling and sales	P	P
Electrical and heating equipment fixture sales and repair	P	P
Employment agency	P	P
Film exchange, film processing	P	P
Fix-it shop	P	P
Florist	P	P
Food sales, wholesale	P	P
Fruit and/or vegetable sales	P	P
Frozen food lockers	P	P

Fur storage, sales and repair	P	P
Furniture sales, storage and/or repair	P	P
Gift shop	P	P
Glass, china and silverware store	P	P
Greenhouse and nursery, commercial	P	P
Grocery store	P	P
Gunsmith	P	P
Hardware store, not including the outside storage of lumber or building materials	P	P
Health food store	P	P
Hobby and/or craft shop	P	P
Home improvement center	P	P
Hospital supplier	P	P
Ice storage or manufacturing	P	P
Ice vendor units not exceeding five-ton capacity	P	P
Insulation sales and installer	P	P
Interior decorating store	P	P
Janitorial service	P	P
Jewelry store	P	P
Joinery	P	P
Kennels	—	—
Key and lock service	P	P
Laboratory	P	P
Laundry	P	P
Laundry, automatic family self-help type	P	P
Lawn care service	P	P

Leather goods, sales	P	P
Liquor store	c/h	e/h
Locksmith	P	P
Lumber shop	P	P
Lumber yard and building supply yard	P	P
Machine tool sales	P	P
Medical or dental laboratories	P	P
Milk distribution station	P	P
Monument sales, retail	P	P
Mortician/mortuary	P	P
Motel, hotel, temporary living accommodations	P	P
News stand	P	P
Night club or social club	c/h	e/h
Novelty shop	P	P
Nursery/plant materials sales	P	P
Office, business and professional	P	P
Office machine sales and repair	P	P
Office supplies	P	P
Optometrist/oculist	P	P
Ornamental iron sales	P	P
Paint store	P	P
Pawnshop	P	P
Pest exterminator	P	P
Pet shop	P	P
Pet grooming	P	P

Photographer	P	P
Photographic supplies, sales	P	P
Plumbing shop	P	P
Pool hall	c/h	e/h
Precious metal exchange	P	P
Printing, lithographing and publishing	P	P
Quick food restaurants	P	P
Radio and television sale and repair	P	P
Radio and television stations	c/h	e/h
Recreational buildings, indoor sports	P	P
Recreational buildings and grounds for outdoor sports	P	P
Restaurant, tea room or cafe	P	P
Roofing sales and installation	P	P
Secondhand store	P	P
Seed and feed store	P	P
Sewing machine shop	P	P
Shoe shine shop	P	P
Shoe store	P	P
Sign painting shop	P	P
Sports shop	P	P
Stationery and greeting card sales	P	P
Tailor, clothing or wearing apparel	P	P
Tanning salon	C	€
Tavern	c/h	e/h
Taxi terminal stations	P	P

Taxidermist	P	P
Theater, indoor	P	P
Theater, outdoor	P	P
Tree sales	P	P
Travel bureau	P	P
Upholstering shop	P	P
Variety store	P	P
Video arcade	c/h	e/h
Wallpaper and paint store	P	P
Woodwork shop	P	P
Public and quasi-public		
Cemetery	P	P
Correctional institution	c/h	e/h
Essential service facilities	P	P
Golf course	P	P
Hospital and medical clinic	C	€
Schools, public or private	P	P
Recreation facility	P	P
Utility substation	c/h	e/h
Storage and warehousing		
Coal, fuel and wood yards	P	P
Contractor's equipment storage yard or plant	C	€
Garage, public	P	P
Junkyard	c/h	e/h
Materials collected for salvage and recycling	c/h	e/h

Petroleum and petroleum products storage and distribution	c/h	e/h
Warehouse, storage units	P	P
Transportation		
Bus terminal	P	P
Draying, freighting, or truck yard or terminal	P	P
Express office	P	P
Railroad yards, shop and/or round house for railroads	C	€
Taxi stand	P	P
Taxi terminal, parking and maintenance facilities	P	P
Transfer company, provided trucks no longer than two tons capacity are used	P	P
Transfer company	P	P
Truck stop and service facilities	P	P

18.95.020 Area, width, frontage, yard and coverage regulations.

(1) The minimum lot area and lot configuration for commercial/industrial uses shall be determined by the following:

	M-1	M-2
Lot coverage, including all buildings or structures, shall not exceed a percent in excess of	60	80
In addition to the park strip, when so established, a landscaped strip 10 feet wide shall adjoin each public street frontage and of the total developed site, landscaped area shall be a percentage of not less than	10	10
Commercial/industrial buildings shall be located no closer to residential district boundaries than a distance in feet of	60	100
Each side yard adjoining an existing residential use shall be no less than the height of the building but no less than a distance in feet of	50	50
Setback from street property line shall be a distance in feet of at least	50	50

§ 18.95.040 Architectural standards.

The following standards are applicable to all new or amended development in the M-1 and M-2 zones including but not limited to primary and accessory structures, accent features, and architectural art.

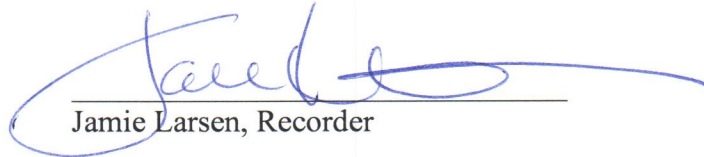
CERTIFICATE OF POSTING

I, Jamie Larsen, the duly appointed and acting Recorder for Riverton City hereby
Certify that the foregoing Ordinance No. 26-20 was adopted by the Riverton City Council on the
6th day of October 2026 and that after its passage copies were posted at the following locations:

1. City Hall
2. Public Notice Website

Dated this 6th day of October 2026.





Jamie Larsen, Recorder