

**RICHMOND CITY CORPORATION
ORDINANCE 2025-10**

WHEREAS, the City Council of Richmond has the responsibility for the general welfare of the City; and

WHEREAS, such responsibility includes but is not limited to, establishment of best management practices;
and

WHEREAS, management practices may evolve over the passage of time:

NOW THEREFORE, the City Council of Richmond City, County of Cache, State of Utah, hereby adopts,
passes and publishes the following:

**AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000
“LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, CHAPTER 12-900 “ZONES”,
PARTS 12-903-2 “PERMITTED USES”, 12-903-3 “CONDITIONAL USES”, 12-904-2
“PERMITTED USES”, 12-904-3 “CONDITIONAL USES”, 12-905-2 “PERMITTED USES”, 12-905-
3 “CONDITIONAL USES”, 12-906-1 “CONDITIONAL USE”, 12-907-2 “CONDITIONAL USES”,
12-908-2 “CONDITIONAL USES”, 12-909-2 “CONDITIONAL USES”, AND 12-910-2
“CONDITIONAL USES”.**

BE IT ORDAINED BY THE CITY COUNCIL OF RICHMOND CITY, CACHE COUNTY, UTAH AS
FOLLOWS:

1. Sections shall be amended such that the highlighted areas below shall be added and the ~~strikeout~~ areas shall be deleted.

12-903-2 PERMITTED USES

- ~~A. Livestock, Poultry.~~
- ~~B. Agriculture.~~
- ~~C. Home Occupation.~~
- ~~D. Household Pets.~~
- ~~E. Accessory Buildings and Uses.~~
- ~~F. Farm Buildings.~~
- ~~G. Dairying.~~
- ~~H. One Single Family Dwelling.~~
- ~~I. Where a dwelling in the agricultural zone was of public record prior to April 8, 1970, the dwelling may be severed on a lot which meets the minimum area, width, and yard regulations of the A zone.~~
 - ~~1. A single family dwelling may be permitted on the remaining parcel from which the existing dwelling was severed if the remaining parcel meets the minimum area, width, and yard regulations of the agricultural zone.~~
- ~~J. For those owners actively engaged in the raising of livestock, agriculture, or dairying as a primary occupation, secondary dwellings for members of the owner's immediate family (related by blood, marriage, or adoption) or a hired worker may be permitted on an adjacent lot belonging to the owner which complies with the area, width, and yard requirements of the Residential Medium Density (RMD) zone.~~
 - ~~1. Any/all dwelling(s) not served by the Richmond City Sewer System are subject to approval of their respective sanitary sewer system by the Bear River Health Department or other authorized Board of Health and any and all other ordinances as established by Richmond City.~~

See RMC 12-3000 “Permitted Use Matrix”.

12-903-3 CONDITIONAL USES

- ~~A. Cemeteries.~~
- ~~B. Country clubs.~~

- ~~C. Fur farms, livestock feed yards, corrals, silage pits, chicken coops, and such other animals not covered by definition in "Animal Unit."~~
- ~~D. Stands for sale of produce grown on the premises.~~
- ~~E. Gravel pits.~~
- ~~F. Home occupation.~~
- ~~G. Public utilities.~~
- ~~H. Public school.~~
- ~~I. Church.~~
- ~~J. Planned Unit Development (PUD).~~
- ~~K. Other uses similar to the above judged by the Planning and Zoning Commission to be in harmony with the character and intent of this zone.~~

See RMC 12-3000 "Permitted Use Matrix".

12-904-2 PERMITTED USES

- ~~A. Agriculture as defined herein.~~
- ~~B. Animals and fowl for family food production.~~
- ~~C. Household pets.~~
- ~~D. Home occupation.~~
- ~~E. Single family dwelling.~~
- ~~F. Accessory buildings and use.~~

See RMC 12-3000 "Permitted Use Matrix".

12-904-3 CONDITIONAL USES

- ~~A. Church.~~
- ~~B. Public school.~~
- ~~C. Public park and playground.~~
- ~~D. Public buildings.~~
- ~~E. Stable, private (provided not more than two (2) horses per acre or as otherwise established by this Title).~~
- ~~F. Public riding stables.~~
- ~~G. Public utility.~~
- ~~H. Planned Unit Development (PUD).~~

See RMC 12-3000 "Permitted Use Matrix".

12-905-2 PERMITTED USES

- ~~A. Agriculture, as defined herein.~~
- ~~B. Single family dwelling.~~
- ~~C. Household pets.~~
- ~~D. Home occupations.~~
- ~~E. Animal unit.~~
- ~~F. Accessory buildings and use.~~

See RMC 12-3000 "Permitted Use Matrix".

12-905-3 CONDITIONAL USES

- ~~A. Art museum, public.~~
- ~~B. Church.~~
- ~~C. Library, public.~~
- ~~D. Parking lot for permitted use.~~

- ~~E. Public building.~~
- ~~F. Public park or playground.~~
- ~~G. Public utility.~~
- ~~H. Public school.~~
- ~~I. Planned Unit Development (PUD).~~
- ~~J. Multiple Family Overlay Zone.~~
- ~~K. Neighborhood Commercial Zone.~~
- ~~L. Affordable Housing Overlay Zone.~~
- ~~M. Accessory uses and directly related buildings.~~
- ~~N. Any use determined by the Planning and Zoning Commission to be in harmony with the intent of this zone and
— which shall not impair the present or future use of adjacent properties.~~

See RMC 12-3000 “Permitted Use Matrix”.

12-906-1 **CONDITIONAL USE**

~~All Commercial and Manufacturing/Light Industrial Zones are Conditional Uses subject to approval by the Planning and Zoning Commission and the City Council.~~

See RMC 12-3000 “Permitted Use Matrix”.

12-907-2 **CONDITIONAL USES**

- ~~A. Grocery store.~~
- ~~B. Drug store.~~
- ~~C. Bakery.~~
- ~~D. Dry cleaning and laundry pickup.~~
- ~~E. Beauty shop.~~
- ~~F. Barber shop.~~
- ~~G. Ice cream store.~~
- ~~H. Convenience store.~~
- ~~I. Variety store.~~
- ~~J. Medical and/or dental offices.~~
- ~~K. Professional office.~~
- ~~L. Public utilities.~~
- ~~M. Other uses approved by the Planning and Zoning Commission as being in harmony with the intent of the
— neighborhood commercial zone and similar in nature to the above listed uses.~~
- ~~N. Accessory buildings and uses.~~

See RMC 12-3000 “Permitted Use Matrix”.

12-908-2 **CONDITIONAL USES**

- ~~A. Stores, shops and offices supplying commodities, such as food, clothing, etc. or performing services such as
— department stores, medical clinics, specialty shops, banks, business offices, and other financial institutions and
— personal service enterprises.~~
- ~~B. Commercial recreation and entertainment facilities such as restaurants, taverns, pool halls, lounges, theaters, and
— similar enterprises provided that all uses be conducted within the buildings.
— 1. Adult oriented businesses aka sexually oriented businesses are to be located in a Manufacturing/Light Industrial
— zone only.~~
- ~~C. Business and technical schools, and schools and studios for photography, art, music, and dance.~~
- ~~D. Garages for storage of automobiles, commercial parking lots.~~
- ~~E. Hotels and motels.~~
- ~~F. Carpenter shops, electrical, plumbing, heating and air conditioning shops, mortuaries, and furniture upholstery
— shops, provided all uses shall be within and enclosed building.~~

- ~~G. Automobile service stations.~~
- ~~H. Manufacture of goods sold at retail on the premises.~~
- ~~I. Public buildings and services.~~
- ~~J. Accessory buildings and uses customarily incidental to or subordinate to the above uses.~~
- ~~K. Any use determined by the Planning and Zoning Commission to be in harmony with the intent of this zone and which will not impair the present or future use of adjacent properties or found to be of the same general character as the above uses.~~

See RMC 12-3000 "Permitted Use Matrix".

12-909-2 CONDITIONAL USES

- ~~A. Stores, shops and offices supplying commodities, such as food, clothing, etc. or performing services such as department stores, medical clinics, specialty shops, banks, business offices, and other financial institutions and personal service enterprises.~~
- ~~B. Restaurant or drive in café.~~
- ~~C. Motels and hotels.~~
- ~~D. New and used automobile agency.~~
- ~~E. Farm machinery and equipment sales.~~
- ~~F. Nurseries and greenhouses.~~
- ~~G. Mobile home sales.~~
- ~~H. Drive in theater.~~
- ~~I. Bowling alley, other commercial recreational facilities.~~
- ~~J. Automobile service station, auto accessories.~~
- ~~K. Garages for minor repair of automobiles.~~
- ~~L. Commercial trucking servicing, fueling, and rest area conditional upon sufficient City services and infrastructure being present or developable by the developer.~~
- ~~M. Any other similar retail business or service establishment which the Planning and Zoning Commission finds to be consistent with the purpose of this chapter and which shall not impair the present or future use of adjacent properties.~~
- ~~N. Accessory buildings and uses.~~

See RMC 12-3000 "Permitted Use Matrix".

12-910-2 CONDITIONAL USES

- ~~A. Any manufacturing, processing, assembling, research, wholesale, or storage use.~~
- ~~B. Restaurants and automobile service stations.~~
- ~~C. Accessory buildings and uses.~~
- ~~D. Wholesale business, storage and warehousing.~~
- ~~E. Automobile, truck trailer and farm and construction equipment sales, rental and service establishments.~~
- ~~F. Building material sales yards, but not including ready mix concrete or hot mix asphalt plants.~~
- ~~G. Public utility buildings and service yards.~~
- ~~H. Contractors storage yards.~~
- ~~I. Sexually oriented businesses.~~
- ~~J. Commercial storage units and/or storage buildings.~~

See RMC 12-3000 "Permitted Use Matrix".

2. Should any section, clause, or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, in whole or in part, the same shall not affect the validity of the Ordinance as whole, or any other part thereof.
3. All ordinances, and the chapter, clauses, sections, or parts thereof in conflict with provisions of this ordinance are hereby repealed, but only insofar as is specifically provided for herein.

4. This ordinance shall become effective after the required public hearing and upon its posting as required by law.

THIS ORDINANCE shall be attached as an amendment to the Richmond City Municipal Code above referred to.

ADOPTED AND PASSED by the Richmond City Council on this 15th day of July, 2025.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder