

**RICHMOND CITY CORPORATION
ORDINANCE 2024-12**

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”
ADDING IN ITS ENTIRETY PART 12-911 “RESIDENTIAL MULTIPLE-FAMILY ZONE
“RMF””, SECTIONS 12-911-1 “PURPOSE”, 12-911-2 “WIDTH, DENSITY AND YARD
REGULATIONS”, 12-911-3 “HEIGHT REGULATIONS”, 12-911-4 “MODIFYING
REGULATIONS”, 12-911-5 “GROUP DWELLING STANDARDS”, 12-911-6 “PARKING,
LOADING AND ACCESS”, 12-911-7 “LANDSCAPING”, 12-911-8 “TRASH/GARBAGE”, 12-911-9
“DEVELOPMENT IN PHASES”, 12-911-10 “ALLOWED USES” AND 12-911-11 “DENSITY
BONUS AND INCENTIVES”.**

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

1. Sections below shall be added in their entirety.

PART 12-911 RESIDENTIAL MULTIPLE-FAMILY ZONE “RMF”.

12-911-1 PURPOSE

The purpose of the Residential Multiple-Family Zone (RMF) is to provide areas throughout the community which shall be characterized by low rise multiple-family and apartment development. This zone is intended to provide an attractive setting for multiple-family apartments, townhomes, and dwelling units which will be harmoniously blended together.

In order for the parcel(s) to be able to qualify for rezone consideration they must abut a parcel(s) which already have the following zoning classification: Highway Commercial Zone (HC), Manufacturing/Light Industrial Zone (MLI), or Planned Industrial Commercial Overlay Zone (PIC).

In order for a parcel(s) to be able to qualify for rezone consideration next to a public school the closest boundary line of the parcel(s) being considered for rezone must be within 500 feet of the closest school boundary line. The parcel(s) are not required to abut the school property line. The parcel(s) being considered for rezone by a school also cannot abut any parcel(s) currently zoned RLD (Residential Low Density).

12-911-2 WIDTH, DENSITY AND YARD REGULATIONS
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Minimum Yard Requirements (In Feet):

Frontage: 80

Setback Requirements (In Feet):

Front: 30
Side: 20
Rear: 20

12-911-3	HEIGHT REGULATIONS
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No building or structure shall be erected to a height greater than thirty-five feet (35'), to be measured from the threshold of the main entrance at street level to the highest point of the roof. Accessory buildings and other buildings shall not be erected to a height greater than the dwelling, but in no case shall it exceed twenty feet (20') in height.

12-911-4	MODIFYING REGULATIONS
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Modifying regulations in the Residential Multiple-Family Zone (RMF) are as follows:

- A. **Front Yards:** On corner lots, the least of the two (2) front yards shall be a minimum of twenty feet (20') and the combination of the two (2) together shall total a minimum of fifty feet (50').
- B. **Side Yards:** Main buildings other than dwellings shall have a minimum side yard of twenty feet (20'). Private garages and other accessory buildings located at least ten feet (10') behind the main building may have a side yard of ten feet (10'), except that the street side yard on a corner lot shall be a minimum of twenty feet (20') for main and accessory buildings.
- C. **Rear Yards:** Unsheltered decks, supported by posts and which are less than thirty inches (30") above the ground or greater than eighty-four inches (84") above the ground but, not greater than the uppermost floor level, shall be allowed to project into the required rear yard a maximum of ten feet (10').

12-911-5	GROUP DWELLING STANDARDS
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The following provisions shall apply to the development of group dwellings as defined in this title:

- A. **Group Dwellings:** Group dwellings can be divided and sold as individual buildings/units.
- B. **Open Space:**
 - 1. Open space shall be provided and shall not cover less than forty percent (40%) of the gross site area. The required open space shall be land areas that are not occupied by buildings, structures, parking areas, streets or alleys. Said open space shall be devoted to landscaping, preservation of natural features, patios and recreational areas.
 - 2. At least fifty percent (50%) of the required open space shall be designated for use as common open space for common enjoyment and use for all residents of the development. Private open space (that provided for each dwelling unit for personal use) shall be located immediately adjacent to, attached to, or within the dwelling unit it is designed to serve and shall be for the exclusive use of the residents of that dwelling unit. Landscaped roof areas or decks attached to individual units may not be calculated as part of the required common open space.
 - 3. Open space needs to be identified as an area to facilitate snow retention during the winter months.
 - 4. Detention and retention basins may be counted toward meeting the minimum open space requirement.
- C. **Building Orientation:** No residential building shall face the rear of another building on the development site.
- D. **Side By Side Buildings:** A separation of at least twenty feet (20') shall be maintained between buildings which are located side by side.
- E. **Maximum Number of Units per Building:** The maximum number of dwelling units per building will not be greater than six (6).
- F. **Maximum Density:** The maximum number of units per acre will not be greater than ten (10).
- G. **Additional Conditions:** The planning commission or city council may impose other reasonable conditions as may be necessary to accomplish the purpose of this title.
- H. **Front Yard:** A multifamily front yard is the yard that extends from the front lot line to the foundation of the main building of a multifamily structure. Multifamily structures are buildings that contain multiple housing units, such as apartment buildings and condominiums. The front facade of a multifamily building

should face the street, and the primary entrance should be located on the front facade, with the exception(s) of corner lots allowing the main entrance to be on the side of the building or in a multi building development the main entrance can be on the side of the building while maintaining proper side setbacks. Parking is only allowed in driveways that access from the street and have a garage that is part of the front facade. If no garage is present in the front facade, parking is not allowed in the front yard.

12-911-6	PARKING, LOADING AND ACCESS
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- A. Each lot or parcel in the Residential Multi-Family Zone (RMF) shall provide minimum nine feet wide by twenty feet long (9' x 20') parking stalls located and in numbers as described below.
- B. All parking spaces shall be paved with asphaltic cement or concrete and shall be provided with paved access from a public street.
- C. Parking spaces shall not be provided within the required front yard.
- D. Each dwelling unit shall be provided with at least three (3) parking spaces. A single car attached garage will be considered one (1) parking stall. A two-car attached garage will be considered two (2) parking stalls.
- E. Driveways shall be a minimum of two feet (2') wider than the garage door.

12-911-7	LANDSCAPING
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The following landscaping provisions shall apply in all multiple housing developments within the Residential Multi-Family Zone (RMF):

- A. All open space shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar natural landscaping materials.
- B. Initial landscaping shall include at least one tree per two (2) units.
- C. There shall be provided a minimum of three feet (3') of landscaped area around the front foundation of all buildings dedicated to foundation planting, ground covers or natural landscaping such as lava rock or bark. In areas where natural landscaping is used a weed barrier or block shall be used to prevent the encroachment of weeds or grass into the landscaped area.
- D. In required landscaped areas, all trees shall be a minimum two-inch (2") caliper trunk, and all shrubs shall be a minimum of two (2) gallon size.
- E. All areas to be landscaped with grass shall have sprinklers and/or irrigation systems. All other landscaped areas shall be provided with drip or other approved irrigation systems as approved by the planning commission or city council.
- F. The area between the curb or street line and the public sidewalk shall be landscaped and maintained by the owner of the property fronting the street.
- G. All landscaped areas shall be kept free of weeds and be maintained in a healthy condition. All required vegetation that dies shall be promptly replaced during the current growing season.
- H. A perimeter fence around the outside of the overall development boundary shall be installed as part of the development process. The fence shall be a six-foot (6') sight proof fence. Wood and chain link are not allowed.
- I. At least twenty-five percent (25%) of the open space shall be water-wise landscaped. See RMC 12-300 "Definitions" for the definition of Water-Wise Landscaping.

12-911-8	TRASH/GARBAGE
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Trash/garbage shall not be stored in an open area. All trash containers shall be screened from public streets and adjacent properties with a six-foot (6') sight proof fence or wall. Openings of trash enclosures shall be oriented away from public view or screen with sturdy gates wide enough to allow easy access for trash collection. No trash containers or trash enclosures may be located within a required front yard or street side yard setback.

12-911-9	DEVELOPMENT IN PHASES
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If the Residential Multiple-Family (RMF) Development is to be developed in phases, each phase shall be of such size, composition, and arrangement that its construction, marketing, and operation is feasible as a unit independent of any subsequent phases. Final approval shall be given only to one (1) phase at a time. No construction of any kind shall begin in the second or subsequent phases until sixty-five (65) percent of the total development and amenities, if applicable, of the preceding phase has been substantially completed.

12-911-10	ALLOWED USES
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Permitted Uses:

- A. Single family residence
- B. Agricultural crop production
- C. Agricultural animal grazing
- D. Home occupations
- E. Household pets
- F. Pre-existing farm buildings built prior to April 24, 2025
- G. Country club
- H. Residential facilities for elderly persons
- I. Residential facilities for persons with disabilities
- J. Recreational facilities
- K. Common-use facilities

12-911-11	DENSITY BONUS AND INCENTIVES
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Listed below outlines the requirements and regulations on density bonuses within a Residential Multiple-Family Zone “RMF”. All amenities must be approved by the Planning Commission and City Council before the density bonus will be awarded. **In no case shall the density bonus exceed twenty percent (20%) of the base density.** An amenity or feature may not be used to receive a density bonus under more than one density bonus category.

To qualify for a density bonus, developers must meet the following criteria:

PROXIMITY TO PUBLIC TRANSPORTATION: Ensure the development is within a 1,500-foot walking distance, on sidewalks or the edge of the road, of a bus stop, Highway 91 or State Road 142 (SR142) which begins at 200 West Main. Bonus Density Percentage: 5.00%.

BICYCLE PATHS AND WALKING PATHS: Additional hard surface internal bicycle and/or walking paths throughout the development in addition to the mandatory sidewalk requirement. Bonus Density Percentage: 5.00%.

ADA (AMERICANS WITH DISABILITIES ACT) COMPLIANT UNITS: At least five percent (5%) of the total units, rounded to the nearest whole number, in the project must be ADA compliant. Bonus Density Percentage: 5.00%.

PARKS AND RECREATION FACILITIES: Addition of parks and recreation amenities such as but not limited to gym, swimming pool, sport courts, playground, or sport playing fields. These amenities are to promote health and wellness, encourage physical activity and provide recreational opportunities for all ages. Bonus Density Percentage: 5.00%.

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 17th day of June, 2025.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder