

TITLE 12-000 CHAPTER 200

**12-200. SUMMARY OF CONTENTS BY CHAPTER AND SECTION.**

**Chapter 12-100. Authority and Purpose.**

12-101. Land and Water Use Authority.

12-102. Purpose.

**Chapter 12-200. Summary of Contents by Chapter and Section.**

**Chapter 12-300. Definitions.**

**Chapter 12-400. Establishment and Procedural Matters.**

12-401. Planning and Zoning Commission Established.

12-402. Term of Office.

12-403. Organization.

12-404. Duties and Powers.

12-405. Decision Appeal Process.

12-406. Establishment of Appeal Authority.

12-407. Land Use, Development and Management Appeals Judge.

12-408. Board of Adjustment.

12-409. Appeals.

12-410. Variances.

12-411. Applicability of the State of Utah Property Rights Ombudsman.

12-412. District Court Review of Appeals Judge/ Board of Adjustment Decision.

**Chapter 12-500. Administration.**

12-501. General Plan.

12-502. Annexation of Land into Richmond City.

12-503. Rezoning of Land.

12-504. Official Map.

12-505. Notification and Public Hearings.

12-506. Inner-block Development.

12-507. Survey Required Prior to Issuance of Building Permit for Human  
Inhabitable Buildings.

---

**TITLE 12-000 CHAPTER 200**

- 12-508. Building Permits.
- 12-509. Adherence to Construction and Design Standards.
- 12-510. Building Inspector and Inspections.
- 12-511. Certificate of Occupancy.
- 12-512. Land Entitlement.
- 12-513. Conditional Uses.
- 12-514. Nonconforming Uses and Noncomplying Structures.
- 12-515. Fees.
- 12-516. Financial Assignment and Responsibility.
- 12-517. Water Exaction.
- 12-518. Changes and Amendments to Ordinance.
- 12-519. Penalties.
- 12-520. Validity.

**Chapter 12-600. Vehicular Transportation and Pedestrian Circulation.**

- 12-601. Parking Space for Dwellings.
- 12-602. Parking Space for Buildings or Uses Other than Dwellings.
- 12-603. Parking Lot Regulations.
- 12-604. Off-street Truck Loading Space.
- 12-605. Motor Vehicle Access.
- 12-606. Pedestrian Circulation.

**Chapter 12-700. Signs.**

- 12-701. Purpose.
- 12-702. Types of Signs.
- 12-703. Exemptions From Sign Regulations.
- 12-704. Enforcement.
- 12-705. Building Permit Required.
- 12-706. Violations.

**Chapter 12-800. Zoning Establishment.**

---

**TITLE 12-000 CHAPTER 200**

- 12-801. Statement of Purpose.
- 12-802. Interpretation.
- 12-803. Conflict.
- 12-804. Effect Upon Previous Ordinance and Map.
- 12-805. Supplementary and Qualifying Regulations.
  - 12-805-1. Purpose.
  - 12-805-2. Lots in Separate Ownership - Nonconforming Lots.
  - 12-805-3. Yard Space for One (1) Building Only.
  - 12-805-4. Every Dwelling to Be on a “Lot”.
  - 12-805-5. Wall, Fence or Hedge.
  - 12-805-6. Area of Accessory Buildings.
  - 12-805-7. Height of Accessory Buildings.
  - 12-805-8. Minimum Height of Main Buildings.
  - 12-805-9. Clear View of Intersecting Streets.
  - 12-805-10. Sale or Lease of Required Space.
  - 12-805-11. Multiple Family Dwelling.
  - 12-805-12. Coverage Regulations.
  - 12-805-13. Mobile Home Court aka Trailer Park.
  - 12-805-14. Public Utilities.
  - 12-805-15. Corner Lots.
  - 12-805-16. Agricultural Structures in Agricultural Zone.
  - 12-805-17. Landscaping.
  - 12-805-18. Financial Assignment and Responsibility.

**Chapter 12-900. Zones.**

- 12-901. Establishment of Zones.
- 12-902. Boundaries of Zones.
  - 12-902-1. Filing of Ordinance and Map.
  - 12-902-2. Rules for Locating Boundaries.

## TITLE 12-000 CHAPTER 200

## 12-903. Agricultural Zone “A-10” and “A-5.”

12-903-1. Purpose.

12-903-2. Permitted Uses.

12-903-3. Conditional Uses.

12-903-4. Height Regulations.

12-903-5. Area, Width, and Yard Regulations.

12-903-6. Modifying Regulations.

12-903-7. Agricultural Lands Protection.

## 12-904. Residential Estate Zones “RE-1” and “RE-2.”

12-904-1. Purpose.

12-904-2. Permitted Uses.

12-904-3. Conditional Uses.

12-904-4. Height Regulations.

12-904-5. Area, Width, and Yard Regulations.

12-904-6. Modifying Regulations.

## 12-905. Residential Low Density and Residential Medium Density Zones “RLD” and “RMD.”

12-905-1. Purpose.

12-905-2. Permitted Uses.

12-905-3. Conditional Uses.

12-905-4. Height Regulations.

12-905-5. Area, Width, and Yard Regulations.

12-905-6. Modifying Regulations.

## 12-906. Commercial, Manufacturing, and Industrial Zones Site Design Guidelines and Site Plan Review.

12-906-1. Conditional Use.

12-906-2. Site Design Guidelines / Site Plan Review.

## 12-907. Neighborhood Commercial Zone “NC”.

12-907-1. Purpose.

12-907-2. Conditional Uses.

---

TITLE 12-000 CHAPTER 200

12-907-3. Height Regulations.

12-907-4. Area, Width, and Yard Regulations.

12-907-5. Site Design Guidelines / Site Plan Review.

12-908. Central Business District Commercial Zone “CBD”.

12-908-1. Purpose.

12-908-2. Conditional Uses.

12-908-3. Special Provisions.

12-908-4. Height Regulations.

12-908-5. Area, Width, and Yard Regulations.

12-908-6. Site Design Guidelines / Site Plan Review.

12-909. Highway Commercial Zone “HC”.

12-909-1. Purpose.

12-909-2. Conditional Uses.

12-909-3. Height Regulations.

12-909-4. Area, Width, and Yard Regulations.

12-909-5. Site Design Guidelines / Site Plan Review.

12-910. Manufacturing / Light Industrial Zone “MLI”.

12-910-1. Purpose.

12-910-2. Conditional Uses.

12-910-3. Environmental Quality.

12-910-4. Height Regulations.

12-910-5. Area, Width, and Yard Regulations.

12-910-6. Site Design Guidelines / Site Plan Review.

**Chapter 12-1000. Overlays.**

12-1010. Planned Unit Development Overlay Zone “PUD.”

12-1010-1. Purpose.

12-1010-2. Conditional Uses.

12-1010-3. Height, Area, Width and Yard Regulations.

## TITLE 12-000 CHAPTER 200

- 12-1010-4. General Requirements.
- 12-1010-5. Administration.
- 12-1010-6. Site Plan.
- 12-1010-7. Open Space.
- 12-1010-8. Development in Phases and Time of Approval.
- 12-1010-9. Lost Development Alterations.
- 12-1010-10. Fees.
- 12-1020. Planned Industrial Commercial Overlay Zone “PIC”.
- 12-1020-1. Purpose.
- 12-1020-2. Standards for Planned Industrial Commercial Developments.
- 12-1020-3. Applicable Zones.
- 12-1020-4. Planned Industrial Commercial Development Approval Process.
- 12-1020-5. Project Plan Approval Process.
- 12-1030. Multiple-Family Dwelling Unit Overlay “MF”.
- 12-1030-1. Purpose.
- 12-1030-2. Permitted Uses.
- 12-1030-3. Conditional Uses.
- 12-1030-4. Regulations.
- 12-1030-5. Height Regulations.
- 12-1030-6. Area, Width, and Yard Regulations.
- 12-1030-7. Accessory Apartments.
- 12-2040. Mobile Home Court Overlay Also Known As Trailer Park Overlay.
- 12-2040-1. Purpose.
- 12-2040-2. Proximity Restrictions
- 12-1040-3. Requirements.
- 12-1040-4. Site Standards.
- 12-1040-5. Utilities.
- 12-1040-6. Driveways and Parking Spaces.

---

**TITLE 12-000 CHAPTER 200**

- 12-1040-7. Foundation and Tie-down.
  - 12-1040-8. Drainage.
  - 12-1040-9. Utility Easements.
  - 12-1040-10. Recreation Facilities.
  - 12-1050. Commercial-Residential Multi-Use Overlay.
  - 12-1050-1. Purpose.
  - 12-1050-2. Waiver.
  - 12-1050-3. General Design.
  - 12-1050-4. Lighting.
  - 12-1050-5. Signs.
  - 12-1050-6. Development Plan Procedure.
  - 12-1060. Moderate Income Housing Overlay.
  - 12-1060-1. Purpose.
  - 12-1060-2. Establishment.
  - 12-1060-3. Biennial Review and Report.
  - 12-1060-4. Density Bonus Program for Moderate Income Housing.
  - 12-1060-5. Infill Development for Moderate Income Housing.
  - 12-1060-6. Infill Development Support.
  - 12-1070. Sensitive Lands Regulations Overlay.
  - 12-1070-1. Overview.
  - 12-1070-2. Development Requirements.
  - 12-1070-3. Sensitive Lands Analysis Requirements.
  - 12-1070-4. Waiver/Modification of Analysis and Study Requirements.
  - 12-1070-5. Sensitive Lands Regulations.
  - 12-1070-6. Administrative Process
- Chapter 12-2000. Subdivision Regulations**
- 12-2001. Applicability.
  - 12-2002. General Provisions.

---

TITLE 12-000 CHAPTER 200

- 12-2002-1. Purpose.
- 12-2002-2. Applicability.
- 12-2002-3. Authority.
- 12-2003. Subdivision Process.
  - 12-2003-1. Applicability.
  - 12-2003-2. Pre-Application Meeting.
  - 12-2003-3. Preliminary Plat Process.
  - 12-2003-4. Final Plat Process.
  - 12-2003-5. Combined Preliminary and Final Plat Process.
  - 12-2003-6. Required Findings.
  - 12-2003-7. Term of Permits.
  - 12-2103-8. Property Boundary Adjustment.
  - 12-2003-9. Vacating or Changing a Subdivision Plat.
- 12-2004. Subdivision Design and Improvement Requirements.
  - 12-2004-1. Purpose.
  - 12-2004-2. Applicability.
  - 12-2004-3. Required Improvements.
  - 12-2004-4. Design Requirements.
  - 12-2004-5. Escrow for Chip-Sealing.