



**RICHMOND CITY CORPORATION
90 SOUTH 100 WEST
RICHMOND, UTAH 84333**

AGENDA

Public Notice is given that the Richmond Planning & Zoning Commission will meet in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, on **Tuesday, July 1, 2025**. The meeting will begin at 6:30 PM.

Call to Order

1. Approval of Planning Commission Meeting Minutes from June 3, 2025.
2. Public Hearing for the purpose of discussing Ordinance 2025-10, 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".
3. Discussion and possible vote on Ordinance 2025-10.
4. Public Hearing for the purpose of discussing Ordinance 2025-08, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", adding in its entirety Chapter 12-3000 "Permitted Use Matrix", Part 12-3001 "Permitted Use Matrix Table".
5. Discussion and possible vote on Ordinance 2025-08.
6. Public Hearing for the purpose of discussion Ordinance 2025-09, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-1000 "Overlays", deleting in their entirety Parts 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", amending Chapter 12-300 "Definitions", Part 12-805-19 "Retaining Walls", Chapter 12-900 "Zones", Part 12-901 "Establishment of Zones", adding in their entirety, Parts 12-2005 "Sensitive Lands", 12-2005-1 "Overview", 12-2005-2 "Development Requirements", 12-2005-3 "Sensitive Lands Analysis Requirements", 12-2005-4 "Waiver/Modification of Analysis and Study Requirements", 12-2005-5 "Sensitive Land Regulations", and 12-2005-6 "Administrative Process", and amending Chapter 10-700 "Telecommunications Tower Facilities", Part 10-701 "Purpose Of Chapter".

7. Discussion and possible vote on Ordinance 2025-09.

Adjournment

*****Items on the agenda may be considered earlier than shown on the agenda.*****

In accordance with the Americans with Disabilities Act, individuals needing special accommodation for this meeting should contact the City Office at (435) 258-2092, at least 3 days before the date of the meeting.



RICHMOND CITY PLANNING & ZONING COMMISSION

City Council Chambers
90 South 100 West
Richmond, Utah 84333

The Richmond City Planning & Zoning Commission met in a regularly scheduled meeting at 90 South 100 West Richmond, Utah, at 6:30 p.m. on Tuesday, June 3, 2025

Commission Members Present: Cindy Allen, Cache Christensen, Brock Meacham, Todd Smith, Brent Wallis

Staff Present: Justin Lewis (City Recorder), HollyJo Karren (City Administrator), Lyle Bair (City Council)

Others Present: Terrie Wierenga, Debbie Zilles

Approval of the May 6, 2025 meeting minutes

*****Brock moved to approve the May 6, 2025, Planning Commission meeting minutes with a correction to the approval vote from 6-0 to 5-0 for Ordinance 2025-04. Cindy seconded the motion. The motion was approved 5-0.*****

Yes Vote: Allen, Christensen, Meacham, Smith, Wallis

No Vote: None

Public Hearing for the purpose of discussing Ordinance 2025-07, an Ordinance amending the Richmond City Manual of Design & Construction Standards, Chapter 2.0 “Street Design”, Section 2.01 “General”.

The proposed (**bold**) wording will be added into 2.01 General: “Knuckles, eyebrows, corner cul-de-sacs, or similar features are not permitted in Richmond City **unless authorized by the City Council on a case-by-case basis.**”

6:33 p.m. **Public Hearing Opened**

Terrie Wierenga expressed concern that the language of “case-by-case” basis is nebulous and could potentially expose the City to lawsuits if one proposal is approved and another is not. She wondered if this was part of the governor’s office’s push for more affordable housing by allowing for more and smaller lots.

6:34 p.m. **Public Hearing Closed**

Discussion and possible vote on Ordinance 2025-07

Mr. Lewis said this is being proposed as recommended by legal counsel and the city engineer. There are no submitted or pending requests. The reasoning for the “case-by-case” basis is that each property and design submittal is unique and may be more

applicable in certain areas. Staff supports the idea as proposed and reviewed by legal counsel and the engineering staff.

Brent recalled previous conversations that the Commission had regarding this issue, discussing cul-de-sacs and knuckles and concerns that these could possibly cause issues for servicing the roads such as snow plowing and garbage collection issues. Cache agreed and said that not only are these hard to service, but they can also be a drain on the City's finances. They are single-purpose and can take decades to recoup the investment made in them. He also noted the safety issue that wider streets can encourage higher speeds. He would suggest continuing to prohibit it to avoid confusion and working with developers to explore other viable options.

Justin stated that this was initially discussed and decided on January 8, 2024 in Ordinance 2024-02.

Cache asked if there would be any benefit to the City or county; Justin said it is difficult to answer because nothing has been proposed or designed yet.

If approved, Cindy recommended adding clarifying language "for the safety of".

*****Cache moved to recommend denial to the City Council for Ordinance 2025-07, an Ordinance amending the Richmond City Manual of Design & Construction Standards, Chapter 2.0 "Street Design", Section 2.01 "General". Todd seconded the motion. The motion was approved 5-0.*****

Yes Vote: Allen, Christensen, Meacham, Smith, Wallis

No Vote: None

Public Hearing for the purpose of discussing Ordinance 2025-06, an Ordinance amending Richmond City Municipal Code, Title 10-000 "Fire, Health, Safety and Welfare", Chapter 10-700 "Telecommunications Tower Facilities", Part 10-701 "Purpose of Chapter", Title 12-000 "Land Use, Development And Management (LUDMO)", Chapter 12-200 "Summary of Contents", Chapter 12-300 "Definitions", Chapter 12-400 "Establishment and Procedural Matters", Part 12-404 "Duties and Powers", Chapter 12- 800 "Zoning Establishment", Part 12-805-20 "Accessory Dwelling Unit", Chapter 12- 900 "Zones", Part 12-903-3 "Conditional Uses", Part 12-904-3 "Conditional Uses", Part 12-905-3 "Conditional Uses", Part 12-901 "Establishment of Zones", Chapter 12-1000 "Overlays", Parts 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", 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 and Part 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" and 12-1030-7 "Accessory Dwelling Unit".

Justin explained that the City Council would like to have overlay zones and any references to them removed from the City Code before the proposed Residential Multi-Family (RMF) zone is adopted. He pointed out that ADUs (Accessory Dwelling Units) are being moved to a new section in the Code titled Part 12-805-20. They are still being allowed and they should not have been in an overlay section of the code. The PUD section will retain the current language, but it will be displayed as struck through, which is distinct from other repealed sections that are deleted. Staff felt it is necessary to retain the former language due to projects that have been approved and are currently underway.

6:48 p.m. Public Hearing Opened

Terrie Wierenga thanked the Commission for all their hard work on the RMF zone. She expressed concern regarding the definition of water-wise landscaping. It seems contradictory to the Water-Wise program, which encourages xeriscaping. She asked what constitutes the interpretation of plant material (can it be wood, bark, and/or much) and what specifics constitute “maturity.”

6:49 p.m. Public Hearing Closed

Discussion and possible vote on Ordinance 2025-06

Cache inquired about the wording in the definition of Water-Wise Landscaping, specifically, “*A minimum of 70% of the total landscaping shall be covered with plant material at maturity,*” and whether it should be changed to a maximum amount. Justin stated that this was adopted on January 11, 2022 by Ordinance 2021-11. It can be reviewed and amended at a future meeting if the Commission determines it to be appropriate. Cache said the point of xeriscaping is to reduce water usage; however, the way it is currently written does not seem to encourage that goal, as plants will still require water. Yards can be beautifully designed with materials other than grass. Brent said an update to this section could be included on next month’s agenda for further discussion.

Todd inquired about the potential impact of possible changes to this section on the Utah Water Savers program; Justin replied that it is a state program and is independent of this section of the Code.

Justin answered for Cindy that the definition of a subdivision is any land that is divided, re-divided, or proposed to be divided into two (2) or more lots.

*****Cache moved to recommend approval to the City Council for the purpose of discussing Ordinance 2025-06, an Ordinance amending Richmond City Municipal Code, Title 10-000 “Fire, Health, Safety and Welfare”, Chapter 10-700 “Telecommunications Tower Facilities”, Part 10-701 “Purpose of Chapter”, Title 12-000 “Land Use, Development And Management (LUDMO)”, Chapter 12-200 “Summary of Contents”, Chapter 12-300 “Definitions”, Chapter 12-400 “Establishment and Procedural Matters”, Part 12-404 “Duties and Powers”, Chapter 12- 800 “Zoning Establishment”, Part 12-805-20 “Accessory Dwelling Unit”, Chapter 12- 900 “Zones”, Part 12-903-3 “Conditional Uses”, Part 12-904-3 “Conditional Uses”, Part 12-905-3 “Conditional Uses”, Part 12-901**

“Establishment of Zones”, Chapter 12-1000 “Overlays”, Parts 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”, 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 and Part 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” and 12-1030-7 “Accessory Dwelling Unit”. Cindy seconded the motion. The motion was approved 5-0.***

Yes Vote: Allen, Christensen, Meacham, Smith, Wallis

No Vote: None

Initial discussion on Ordinance 2025-08, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, adding in its entirety Chapter 12-3000 “Permitted Use Matrix”, Part 12-3001 “Permitted

Brent noted that this proposal includes the Permitted Use Matrix that the Commission has been working on for many months. He recommended striking “church” and including it in the “religious organization” section.

Justin said the public hearing will be scheduled for next month’s Commission meeting, and then the ordinance will be forwarded to the City Council for consideration.

The meeting adjourned at 7:00 p.m.

Next meeting: Tuesday, July 1, 2025

Planning Commission Chairperson



**RICHMOND CITY CORPORATION
90 SOUTH 100 WEST
RICHMOND, UTAH 84333
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5. Discussion and possible vote on Ordinance 2025-06.
6. Initial discussion on Ordinance 2025-08, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", adding in its entirety Chapter 12-3000 "Permitted Use Matrix", Part 12-3001 "Permitted Use Matrix Table".

**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.~~

Ordinance 2025-10

- ~~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.~~

Ordinance 2025-10

- ~~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.

Ordinance 2025-10

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

**RICHMOND CITY CORPORATION
ORDINANCE 2025-08**

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)”, ADDING IN ITS ENTIRETY
CHAPTER 12-3000 “PERMITTED USE MATRIX”, PART 12-3001 “PERMITTED USE MATRIX
TABLE”.**

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.

12-3000 PERMITTED USE MATRIX

See attached Permitted Use Allowance Matrix Table which shall be added in its entirety.

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

Richmond City Permitted Use Matrix

The following uses shall be designated as Allowed - Yes, Not Allowed - No or requiring a Conditional Use-Permit - CUP

PERMITTED USE ALLOWANCE MATRIX TABLE 2022 NAICS Title	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Single Family Residence	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No
Home Occupations	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Household Pets	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Accessory Buildings	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Group Dwelling	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Agriculture, Forestry, Fishing and Hunting											
Crop Production	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Oilseed and Grain Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes
Vegetable and Melon Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Fruit and Tree Nut Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Greenhouse, Nursery, and Floriculture Production	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Other Crop Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Animal Production and Aquaculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No
Cattle Ranching and Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Hog and Pig Farming (except for fair pigs as allowed below)	No	No	No	No	No	No	No	No	No	No	No
Hog and Pig Raising to be shown and sold at the County Fair	Yes	Yes	Yes	Yes	CUP	CUP	No	No	No	No	No
Poultry and Egg Production	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Sheep and Goat Farming	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Aquaculture	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Support Activities for Agriculture and Forestry	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Support Activities for Crop Production	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Support Activities for Animal Production	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Support Activities for Forestry	Yes	Yes	Yes	Yes	No	No	No	No	Yes	Yes	Yes
Utilities											
Utilities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes
Electric Power Generation, Transmission and Distribution	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Natural Gas Distribution	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Water, Sewage and Other Systems	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Specialty Trade Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Foundation, Structure, and Building Exterior Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	
Building Equipment Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	
Building Finishing Contractors	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	
Manufacturing												
Food Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	
Animal Food Manufacturing	No	No	No	No	No	No	No	No	No	No	No	
Grain and Oilseed Milling	No	No	No	No	No	No	No	No	No	Yes	Yes	
Sugar and Confectionery Product Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Fruit and Vegetable Preserving and Specialty Food Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Dairy Product Manufacturing	Yes	Yes	No	No	No	No	No	No	No	Yes	Yes	
Animal Slaughtering and Processing	No	No	No	No	No	No	No	No	No	No	No	
Seafood Product Preparation and Packaging	No	No	No	No	No	No	No	No	No	No	No	
Bakeries	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Beverage and Tobacco Product Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Beverage Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Tobacco Manufacturing	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Textile Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Fiber, Yarn, and Thread Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Fabric Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Textile and Fabric Finishing and Fabric Coating Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Textile Product Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Textile Furnishings Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Other Textile Product Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Apparel Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	
Apparel Knitting Mills	No	No	No	No	No	No	No	No	No	No	Yes	
Cut and Sew Apparel Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Apparel Accessories and Other Apparel Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Leather and Allied Product Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Leather and Hide Tanning and Finishing	No	No	No	No	No	No	No	No	No	No	Yes	
Footwear Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Other Leather and Allied Product Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Wood Product Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	
Sawmills and Wood Preservation	No	No	No	No	No	No	No	No	No	No	Yes	
Veneer, Plywood, and Engineered Wood Product Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Other Wood Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Paper Manufacturing	No	No	No	No	No	No	No	No	No	No	No	No
Pulp, Paper, and Paperboard Mills	No	No	No	No	No	No	No	No	No	No	No	No
Converted Paper Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	No
Printing and Related Support Activities	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Printing and Related Support Activities	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Petroleum and Coal Products Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Chemical Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Basic Chemical Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Resin, Synthetic Rubber, & Artificial and Synthetic Fibers & Filaments Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Pesticide, Fertilizer, and Other Agricultural Chemical Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Pharmaceutical and Medicine Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Paint, Coating, and Adhesive Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Soap, Cleaning Compound, and Toilet Preparation Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Other Chemical Product and Preparation Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Plastics and Rubber Products Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Plastics Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Rubber Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
nonmetallic Mineral Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Clay Product and Refractory Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Glass and Glass Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Cement and Concrete Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Lime and Gypsum Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Other nonmetallic Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	CUP
Primary Metal Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Iron and Steel Mills and Ferroalloy Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Steel Product Manufacturing from Purchased Steel	No	No	No	No	No	No	No	No	No	No	No	Yes
Alumina and Aluminum Production and Processing	No	No	No	No	No	No	No	No	No	No	No	Yes
nonferrous Metal (except Aluminum) Production and Processing	No	No	No	No	No	No	No	No	No	No	No	Yes
Foundries	No	No	No	No	No	No	No	No	No	No	No	Yes
Fabricated Metal Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Forging and Stamping	No	No	No	No	No	No	No	No	No	No	No	Yes
Cutlery and Handtool Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Architectural and Structural Metals Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Boiler, Tank, and Shipping Container Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Hardware Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Spring and Wire Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Coating, Engraving, Heat Treating, and Allied Activities	No	No	No	No	No	No	No	No	No	No	No	Yes
Other Fabricated Metal Product Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Agriculture, Construction, and Mining Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Industrial Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Commercial and Service Industry Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Ventilation, Heating, Air-Conditioning, & Commercial Refrigeration Equip Manu	No	No	No	No	No	No	No	No	No	No	No	Yes
Metalworking Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Engine, Turbine, and Power Transmission Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Other General Purpose Machinery Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Computer and Electronic Product Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Computer and Peripheral Equipment Manufacturing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
Communications Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Audio and Video Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Semiconductor and Other Electronic Component Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Navigational, Measuring, Electromedical, & Control Instruments Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Manufacturing and Reproducing Magnetic and Optical Media	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Electrical Equipment, Appliance, and Component Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Electric Lighting Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Household Appliance Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Electrical Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Other Electrical Equipment and Component Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Transportation Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes	Yes
Motor Vehicle Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Motor Vehicle Body and Trailer Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Motor Vehicle Parts Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Aerospace Product and Parts Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Railroad Rolling Stock Manufacturing	No	No	No	No	No	No	No	No	No	No	No	Yes
Ship and Boat Building	No	No	No	No	No	No	No	No	No	No	No	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE 2022 NAICS Title	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Other Transportation Equipment Manufacturing	No	No	No	No	No	No	No	No	No	No	Yes
Furniture and Related Product Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Household and Institutional Furniture and Kitchen Cabinet Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Office Furniture (including Fixtures) Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Other Furniture Related Product Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Miscellaneous Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Medical Equipment and Supplies Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Other Miscellaneous Manufacturing	No	No	No	No	No	No	No	No	No	Yes	Yes
Wholesale Trade											
Merchant Wholesalers, Durable Goods	No	No	No	No	No	No	No	No	No	Yes	Yes
Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Furniture and Home Furnishing Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Lumber and Other Construction Materials Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Professional and Commercial Equipment and Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Metal and Mineral (except Petroleum) Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Household Appliances & Electrical and Electronic Goods Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Hardware, & Plumbing & Heating Equipment & Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Machinery, Equipment, and Supplies Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Miscellaneous Durable Goods Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Merchant Wholesalers, nondurable Goods	No	No	No	No	No	No	No	No	No	Yes	Yes
Paper and Paper Product Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Drugs and Druggists' Sundries Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Apparel, Piece Goods, and notions Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Grocery and Related Product Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Farm Product Raw Material Merchant Wholesalers	CUP	CUP	No	No	No	No	No	No	No	Yes	Yes
Chemical and Allied Products Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Petroleum and Petroleum Products Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Miscellaneous nondurable Goods Merchant Wholesalers	No	No	No	No	No	No	No	No	No	Yes	Yes
Retail Trade											
Motor Vehicle and Parts Dealers	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Automobile Dealers	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Other Motor Vehicle Dealers	No	No	No	No	No	No	No	No	Yes	Yes	Yes
Automotive Parts, Accessories, and Tire Retailers	No	No	No	No	No	No	No	No	Yes	Yes	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Building Material and Garden Equipment and Supplies Dealers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Building Material and Supplies Dealers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Lawn and Garden Equipment and Supplies Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Food and Beverage Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Grocery and Convenience Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Specialty Food Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Beer, Wine, and Liquor Retailers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Furniture, Home Furnishings, Electronics, and Appliance Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes	
Furniture and Home Furnishings Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes	
Electronics and Appliance Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes	
General Merchandise Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes	
Department Stores	No	No	No	No	No	No	No	No	No	Yes	Yes	
Warehouse Clubs, Supercenters, and Other General Merchandise Retailers	No	No	No	No	No	No	No	No	No	Yes	Yes	
Health and Personal Care Retailers	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Gasoline Stations and Fuel Dealers	No	No	No	No	No	No	No	No	No	Yes	Yes	
Gasoline Stations	No	No	No	No	No	No	No	No	No	Yes	Yes	
Fuel Dealers	No	No	No	No	No	No	No	No	No	Yes	Yes	
Clothing, Clothing Accessories, Shoe, and Jewelry Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	
Clothing and Clothing Accessories Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	
Shoe Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	
Jewelry, Luggage, and Leather Goods Retailers	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	
Sporting Goods, Hobby, Musical Instrument, Book, & Miscellaneous Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Sporting Goods, Hobby, and Musical Instrument Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Book Retailers and News Dealers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Florists	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Office Supplies, Stationery, and Gift Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Used Merchandise Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Other Miscellaneous Retailers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Transportation and Warehousing												
Air Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP	
Scheduled Air Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP	
Nonscheduled Air Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP	
Rail Transportation	CUP	CUP	No	No	No	No	No	No	No	CUP	CUP	

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Truck Transportation	Yes	Yes	No	No	No	No	No	No	No	Yes	Yes	
General Freight Trucking	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Specialized Freight Trucking	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	
Transit and Ground Passenger Transportation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	
Urban Transit Systems	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
Interurban and Rural Bus Transportation	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
Taxi and Limousine Service	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
School and Employee Bus Transportation	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	
Charter Bus Industry	Yes	Yes	No	No	No	No	No	Yes	No	Yes	Yes	
Postal Service	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Couriers and Messengers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Couriers and Express Delivery Services	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Local Messengers and Local Delivery	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	
Warehousing and Storage (Excluding Storage Units)	Yes	Yes	No	No	No	No	No	No	No	Yes	Yes	
Information												
Motion Picture and Sound Recording Industries	No	No	No	No	No	No	No	No	No	Yes	Yes	
Motion Picture and Video Industries	No	No	No	No	No	No	No	No	No	Yes	Yes	
Sound Recording Industries	No	No	No	No	No	No	No	No	No	Yes	Yes	
Publishing Industries	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Newspaper, Periodical, Book, and Directory Publishers	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Software Publishers	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	
Broadcasting and Content Providers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Radio and Television Broadcasting Stations	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	
Media Streaming Distribution Services, Social Networks, & Other Media Networks and Content Providers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Telecommunications	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Wired and Wireless Telecommunications (except Satellite)	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Satellite Telecommunications	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
All Other Telecommunications	No	No	No	No	No	No	No	No	Yes	Yes	Yes	
Computing Infrastructure Providers, Data Processing, Web Hosting, & Related Services	No	No	No	No	No	No	No	No	No	Yes	Yes	
Web Search Portals, Libraries, Archives, and Other Information Services	No	No	No	No	No	No	No	No	No	Yes	Yes	

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Finance and Insurance											
Monetary Authorities-Central Bank	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Credit Intermediation and Related Activities	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Depository Credit Intermediation	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Nondepository Credit Intermediation	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Activities Related to Credit Intermediation	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Securities, Commodity Contracts, and Other Financial Investments & Related Activities	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Securities and Commodity Contracts Intermediation and Brokerage	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Securities and Commodity Exchanges	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Other Financial Investment Activities	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Insurance Carriers and Related Activities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Insurance Carriers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Agencies, Brokerages, and Other Insurance Related Activities	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Funds, Trusts, and Other Financial Vehicles	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Insurance and Employee Benefit Funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other Investment Pools and Funds	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Real Estate and Rental and Leasing	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Real Estate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lessors of Real Estate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Offices of Real Estate Agents and Brokers	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Activities Related to Real Estate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rental and Leasing Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Automotive Equipment Rental and Leasing	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes
Consumer Goods Rental	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
General Rental Centers	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Commercial and Industrial Machinery and Equipment Rental and Leasing	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Lessors of nonfinancial Intangible Assets (except Copyrighted Works)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lessors of nonfinancial Intangible Assets (except Copyrighted Works)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Professional, Scientific, and Technical Services											
Professional, Scientific, and Technical Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Legal Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Accounting, Tax Preparation, Bookkeeping, and Payroll Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Architectural, Engineering, and Related Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

PERMITTED USE ALLOWANCE MATRIX TABLE

2022 NAICS Title

	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Specialized Design Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Computer Systems Design and Related Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Management, Scientific, and Technical Consulting Services	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Scientific Research and Development Services	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Advertising, Public Relations, and Related Services	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other Professional, Scientific, and Technical Services	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Administrative and Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Office Administrative Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Facilities Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Employment Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Business Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Travel Arrangement and Reservation Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Investigation and Security Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Services to Buildings and Dwellings	No	No	No	No	No	No	No	No	No	No	No	Yes
Other Support Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Waste Management and Remediation Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Waste Collection	No	No	No	No	No	No	No	No	No	No	No	Yes
Waste Treatment and Disposal	No	No	No	No	No	No	No	No	No	No	No	Yes
Remediation and Other Waste Management Services	No	No	No	No	No	No	No	No	No	No	No	Yes
Educational Services	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Elementary and Secondary Schools	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Junior Colleges	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Colleges, Universities, and Professional Schools	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Business Schools and Computer and Management Training	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Technical and Trade Schools	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Other Schools and Instruction	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Educational Support Services	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Health Care and Social Assistance	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Ambulatory Health Care Services	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Offices of Physicians	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Offices of Dentists	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Offices of Other Health Practitioners	CUP	CUP	CUP	CUP	CUP	CUP	No	Yes	Yes	Yes	Yes	No
Outpatient Care Centers	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No

PERMITTED USE ALLOWANCE MATRIX TABLE 2022 NAICS Title	ZONES										
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI
Medical and Diagnostic Laboratories	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Home Health Care Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Other Ambulatory Health Care Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Hospitals	No	No	No	No	No	No	No	No	Yes	Yes	No
General Medical and Surgical Hospitals	No	No	No	No	No	No	No	No	Yes	Yes	No
Psychiatric and Substance Abuse Hospitals	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Specialty (except Psychiatric and Substance Abuse) Hospitals	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Nursing and Residential Care Facilities	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Nursing Care Facilities (Skilled Nursing Facilities)	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Residential Intellectual & Developmental Disability, Mental Health, & Substance Abuse Facilities	No	No	No	No	No	No	No	No	Yes	Yes	No
Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Other Residential Care Facilities	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Social Assistance	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Individual and Family Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Community Food and Housing, and Emergency and Other Relief Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Vocational Rehabilitation Services	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Child Care Services	Yes	Yes	Yes	Yes	Yes	Yes	CUP	CUP	CUP	CUP	No
Arts, Entertainment, and Recreation											
Performing Arts, Spectator Sports, and Related Industries	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Performing Arts Companies	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	No
Spectator Sports	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Promoters of Performing Arts, Sports, and Similar Events	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Independent Artists, Writers, and Performers	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Museums, Historical Sites, and Similar Institutions	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes
Amusement, Gambling, and Recreation Industries	No	No	No	No	No	No	No	No	No	No	No
Amusement Parks and Arcades	No	No	No	No	No	No	No	No	Yes	Yes	No
Gambling Industries	No	No	No	No	No	No	No	No	Yes	Yes	No
Other Amusement and Recreation Industries	No	No	No	No	No	No	No	No	Yes	Yes	No
Accommodation and Food Services											
Accommodation	No	No	No	No	No	No	No	No	Yes	Yes	No
Traveler Accommodation (Hotels and Motels)	No	No	No	No	No	No	No	No	Yes	Yes	No
RV (Recreational Vehicle) Parks and Recreational Camps	No	No	No	No	No	No	No	No	No	No	No

PERMITTED USE ALLOWANCE MATRIX TABLE 2022 NAICS Title	ZONES											
	A-10	A-5	RE-1	RE-2	RLD	RMD	RMF	NC	CBD	HC	MLI	
Rooming and Boarding Houses, Dormitories, and Workers' Camps	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	No
Food Services and Drinking Places	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Special Food Services	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No
Drinking Places (Alcoholic Beverages)	No	No	No	No	No	No	No	No	Yes	Yes	Yes	No
Restaurants and Other Eating Places	CUP	CUP	CUP	CUP	CUP	CUP	No	Yes	Yes	Yes	Yes	Yes
Other Services (except Public Administration)												
Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Automotive Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Electronic and Precision Equipment Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
Commercial & Industrial Machinery & Equipment (except Automotive and Electronic) Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Personal and Household Goods Repair and Maintenance	Yes	Yes	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes
Personal and Laundry Services	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
Personal Care Services	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes
Death Care Services	Yes	Yes	No	No	No	No	No	No	Yes	Yes	Yes	Yes
Drycleaning and Laundry Services	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Religious, Grantmaking, Civic, Professional, and Similar Organizations	Yes	Yes	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Religious Organizations & Churches	Yes	Yes	CUP	CUP	CUP	CUP	CUP	Yes	Yes	Yes	Yes	Yes
Grantmaking and Giving Services	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Social Advocacy Organizations	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Civic and Social Organizations	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Business, Professional, Labor, Political, and Similar Organizations	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	Yes
Public Administration												
Executive, Legislative, and Other General Government Support	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Justice, Public Order, and Safety Activities	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Human Resource Programs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Environmental Quality Programs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Housing Programs, Urban Planning, and Community Development	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Administration of Economic Programs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Space Research and Technology	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
National Security and International Affairs	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No
Sexually/Adult Oriented	No	No	No	No	No	No	No	CUP	CUP	CUP	CUP	CUP

**RICHMOND CITY CORPORATION
ORDINANCE 2025-09**

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 12-1000
“OVERLAYS”, DELETING IN THEIR ENTIRETY PARTS 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”,
AMENDING CHAPTER 12-300 “DEFINITIONS”, PART 12-805-19 “RETAINING WALLS”,
CHAPTER 12-900 “ZONES”, PART 12-901 “ESTABLISHMENT OF ZONES”, ADDING IN
THEIR ENTIRETY, PARTS 12-2005 “SENSITIVE LANDS”, 12-2005-1 “OVERVIEW”, 12-2005-2
“DEVELOPMENT REQUIREMENTS”, 12-2005-3 “SENSITIVE LANDS ANALYSIS
REQUIREMENTS”, 12-2005-4 “WAIVER/MODIFICATION OF ANALYSIS AND STUDY
REQUIREMENTS”, 12-2005-5 “SENSITIVE LAND REGULATIONS”, AND 12-2005-6
“ADMINISTRATIVE PROCESS”, AND AMENDING CHAPTER 10-700
“TELECOMMUNICATIONS TOWER FACILITIES”, PART 10-701 “PURPOSE OF CHAPTER”.**

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.

12-1070-1 OVERVIEW

- ~~A. The primary intent of the regulations included in this Chapter is to restrict development in environmentally sensitive areas.~~
- ~~B. This is done by requiring open space on steep slopes, sensitive soils, geologic hazard areas, wetlands, rivers and streams, water recharge areas, wellhead protection zones, and wildlife corridors.~~
- ~~C. The intent is that these regulations shall encourage expanses of open space where slope, flood plain, and other sensitive land issues are present and the clustering of development, while still allowing a reasonable use of property.~~

12-1070-2 DEVELOPMENT REQUIREMENTS

- ~~A. The Sensitive Area Overlay Zone is identified on the accompanying maps found in Appendix A of Title 12-000.~~
 - ~~1. The maps show FEMA Flood Plain, “No-Build” areas due to steep slopes, and Drinking Water Source Protection areas and require that the following analysis be conducted to determine the exact boundaries of the sensitive areas.~~
 - ~~2. The maps do not, in and of themselves, define the sensitive areas.~~
 - ~~3. All new development within the Sensitive Area Overlay Zone shall address the following items.~~
- ~~B. Sensitive lands requirements apply to all agricultural, residential, commercial, and manufacturing zones and associated overlays and will include:~~
 - ~~1. Steep slopes.~~

- ~~2. Unstable soils.~~
 - ~~3. Jurisdictional wetlands.~~
 - ~~4. Geologic hazards.~~
 - ~~5. Natural floodplains, drainage systems, and canals.~~
 - ~~6. Water recharge areas.~~
 - ~~7. Vegetation.~~
 - ~~8. Wildlife corridors.~~
 - ~~9. Existing and planned trail systems~~
 - ~~10. Wellhead protection zones.~~
- ~~C. No homes, buildings, or other structures, streets, or drives shall be erected or built on areas classified as “No Build”, except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc.~~
- ~~1. No Build areas shall not be included in allowable zoning density calculations.~~
 - ~~2. No Build areas shall include the following:~~
 - ~~a. Jurisdictional wetlands.~~
 - ~~b. Slopes greater than thirty (30) percent.~~
 - ~~c. Areas within one hundred seventy five (175) feet of an active fault.~~
 - ~~d. Active floodplains.~~
 - ~~e. Unstable soils.~~
 - ~~f. Water recharge areas.~~
 - ~~g. Wellhead protection zones.~~

12-1070-3 SENSITIVE LANDS ANALYSIS REQUIREMENTS

Any applicant for any development approval must produce a sensitive lands analysis performed by qualified professionals that identifies and delineates all of the following features and conditions and the following studies, reports, and plans shall be required on all developments except as provided for in 12-1070-4.

- ~~A. Slope/Topographic Map shall include:~~
 - ~~1. Slope analysis based on a certified boundary survey and depict contours at an interval of five (5) feet or less, mapping the development site’s slopes in the following categories:~~
 - ~~a. greater than fifteen (15) percent but less than or equal to thirty (30) percent;~~
 - ~~b. greater than thirty (30) percent.~~
- ~~B. Soils Map shall include:~~
 - ~~1. Unstable soils analysis showing any potentially unstable soils within the development site.~~
- ~~C. Wetlands Map shall include:~~
 - ~~1. A map locating all jurisdictional wetlands and stream corridors within the development site.~~
- ~~D. Geology Map shall include:~~
 - ~~1. Geologic hazard analysis that maps all active (normal) faults within the development site with a one hundred seventy five foot (175’) buffer on each side of the fault.~~
 - ~~2. Water recharge area analysis that maps water recharge areas within the development site.~~
- ~~E. Hydrology Map shall include:~~
 - ~~1. Hydrological features analysis showing hydrological features (i.e. streams, springs, and seeps), the one hundred (100) year flood plain as identified on Federal Emergency Management Agency (FEMA) floodplain maps, and canals within the development site.~~
- ~~F. Vegetative Cover Map shall include:~~
 - ~~1. Vegetative cover analysis showing vegetative cover within the development site, including:~~
 - ~~a. deciduous trees.~~
 - ~~b. coniferous trees.~~
 - ~~c. large shrub masses.~~
 - ~~d. sagebrush grasslands.~~
 - ~~e. agricultural crops.~~
- ~~G. Wildlife Corridors Map shall include:~~
 - ~~1. Wildlife corridors analysis showing wildlife corridors within the development site.~~
- ~~H. Trails Map shall include:~~
 - ~~1. All trail corridors identified in the Richmond City General Plan.~~

- ~~I. Potential trail linkages to existing trail systems adjacent to the development site.~~
- ~~J. Erosion Control Plan shall include:~~
 - ~~1. Provisions for the control of erosion, hillside slippage, and sedimentation.~~
 - ~~2. Storm water pollution prevention plan that indicates the temporary and permanent control practices and measures which shall be implemented during all phases of clearing, grading, and construction.~~
 - ~~a. The plan shall comply with all State of Utah Division of Water Quality regulations applied under Phase I of the Utah Pollutant Discharge Elimination System (UPDES) storm water permitting requirements.~~

12-1070.4 WAIVER/MODIFICATION OF ANALYSIS AND REQUIREMENTS

Based upon a preliminary assessment of the development proposal and a site field inspection, Richmond City may modify or waive any of the sensitive lands analysis requirements upon a determination that the information is not necessary for full and adequate analysis of the development or is sufficient at a reduced level of detail.

12-1070.5 SENSITIVE LANDS REGULATIONS

The following provisions shall apply to all delineated sensitive lands contained in the Sensitive Lands Overlay Zone.

- ~~A. Slope Protection Regulations.~~
 - ~~1. It is the intent of these regulations to protect Richmond City's visual character and environmentally sensitive areas on hillsides and slopes.~~
 - ~~2. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site planning that maintains the maximum amount of open space, protects existing vegetation, avoids sensitive natural areas, minimizes erosion, and locates structures in the least visually sensitive location.~~
 - ~~3. These regulations shall apply to all slopes in excess of fifteen percent (15%).~~
 - ~~a. Prohibitions.~~
 - ~~(1) No development shall be allowed on or within fifty feet (50') of slopes in excess of thirty percent (30%), areas subject to land sliding, and other high hazard geological areas as determined by the soils report.~~
 - ~~b. Graded and Filled Slopes.~~
 - ~~(1) Cutting and filling to create additional or larger building sites shall be kept to a minimum and avoided to the maximum extent feasible.~~
 - ~~(A) All proposed grading and filling shall be subject to review by Richmond City.~~
 - ~~(B) Graded or filled slopes shall be limited to a 3:1 slope or less. All graded slopes shall be re-contoured to the natural, varied contour of surrounding terrain.~~
 - ~~c. Benching or Terracing.~~
 - ~~(1) Benching or terracing to provide additional or larger building sites is prohibited.~~
 - ~~d. Retaining Walls.~~
 - ~~(1) Use of retaining walls is encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive to re-vegetation.~~
 - ~~(2) The use, design, and construction of all retaining walls shall be subject to the approval of Richmond City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.~~
 - ~~e. Re-vegetation.~~
 - ~~(1) Exposed slopes that are not formally landscaped shall be completely re-vegetated with native plant materials as approved by Richmond City.~~
 - ~~(2) Slopes with high potential for erosion shall be stabilized with erosion control blanket until vegetation has stabilized the slope.~~
 - ~~(3) Topsoil from any disturbed portion of a steep slope shall be preserved and utilized in re-vegetation.~~
 - ~~(4) Fill soil must be of a quality to support healthy plant growth.~~
- ~~B. Streets and Roads.~~
 - ~~1. The grade of any street or road shall not exceed a grade of eight percent (8%) or as designated in the most~~

~~current edition of Richmond City Manual of Design and Construction Standards.~~

~~C. Wetland and Stream Corridor Regulations.~~

~~1. Richmond City recognizes that wetlands and stream corridors provide important hydrological, biological, aesthetic, recreational, and educational functions.~~

~~a. The following requirements have been developed to promote, preserve and enhance these valuable resources and to protect them from adverse effects and potentially irreversible damage.~~

~~(1) Jurisdiction.~~

~~(A) All significant wetlands and stream corridors in the Sensitive Lands Overlay Zone are regulated as provided herein and are subject to the jurisdiction of this Title 12 000.~~

~~(2) Prohibited Activities.~~

~~(A) No person shall engage in any activity that shall disturb, remove, fill, dredge, clear, destroy or alter any area, including vegetation, within significant wetlands and significant stream corridors and their respective setbacks.~~

~~(3) Boundary Delineations.~~

~~(A) Wetland and stream corridor delineations shall be performed by a qualified professional who has demonstrated experience necessary to conduct such delineations.~~

~~(a) All fees, costs and expenses associated with such delineations are borne by the applicant. Delineation of wetlands and stream corridors shall be subject to the approval of the U.S. Army Corps of Engineers.~~

~~(B) Boundary delineations shall be established using the latest edition of the U.S. Army Corps of Engineers Wetland Delineation Manual.~~

~~(C) Stream corridors shall be delineated at the ordinary high water mark.~~

~~(4) Determination of Significance.~~

~~(A) A wetland delineation shall be found significant based upon the following criteria:~~

~~(a) Size. All wetlands that occupy a surface area greater than one tenth (1/10) acre or are associated with permanent surface water are significant.~~

~~(b) Location. All wetlands that are adjacent to or contiguous with a stream corridor are significant.~~

~~(B) All stream corridors are significant. Stream corridors shall not include canals and ditches which are commonly know as irrigation ditches and do not contribute to the preservation or enhancement of fisheries or wildlife.~~

~~(5) Setbacks.~~

~~(A) The following setbacks are considered minimum distances:~~

~~(a) Setback from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland edge or as determined by Richmond City.~~

~~(b) Setbacks from stream corridors shall extend a minimum of fifty feet (50') outward from the ordinary high water mark or outside boundary of the delineated riparian corridor, whichever is greater, or as determined by Richmond City.~~

~~(c) Setbacks from irrigation ditches and canals shall extend a minimum of twenty feet (20') from the ordinary high water mark or as determined by Richmond City.~~

~~(6) Runoff Control.~~

~~(A) All projects adjacent to wetlands shall provide appropriate temporary and permanent runoff control to minimize sediment and other contaminants to the maximum extent feasible.~~

~~D. Active Floodplain Regulations.~~

~~1. The intent of these regulations is to minimize potential damage to development caused by flooding and to avoid negative affects on the watershed that may result from development within active floodplains.~~

~~2. Prohibited Floodplain Development.~~

~~a. No development adjacent to the Cub River shall be allowed within the one hundred (100) year~~

~~floodplain as identified on the Federal Emergency Management Agency (FEMA) floodplain mapping.~~
~~(1) Although currently outside of the current legal limits of Richmond City, the Cub River is specifically included for planning purposes as it is closely within the potential annexation area as designated by the City.~~

12-1070-6 ADMINISTRATIVE PROCESS

- ~~A. All applicants for development (defined as including applications for subdivision, PUD, or other development permits) whose property has been identified as being within the Sensitive Lands Overlay Zone, shall be required to undertake an analysis of their property to identify sensitive environmental areas as defined in the above regulations.~~
- ~~B. A proposed development shall conduct all sensitive lands mapping required in this ordinance during the preliminary plan design phase.~~
 - ~~1. The developer shall provide a report to the Richmond City Planning and Zoning Commission and the Richmond City Council that includes all mapping information required in this ordinance, along with the proposed appropriate development and open space areas for the site unless exempted in keeping with 12-1070-4 above.~~
- ~~C. The development permit proposal shall then continue through the applicable development permitting process.~~

PART 10-701 PURPOSE OF CHAPTER

- I. Telecommunication towers and antennas shall not be allowed in the following overlay zones: MF (Multiple-Family), MHT (Mobile Home/Trailer Court), CRMU (Commercial-Residential Multi-Use), ~~SL (Sensitive Lands)~~, SCH (School) or CEM (Cemetery).

PART 12-300 DEFINITIONS

EB. "Open Space" a portion of a development site that is permanently set aside for public or private use that includes sensitive lands per 12-1010-7 and ~~12-1070-5~~ **12-2005**, common areas and facilities, ~~useable~~ **usable** open space, and other undeveloped portions of the development

12-805-19 RETAINING WALLS

- D. Refer to Richmond City Municipal Code ~~12-1070-5 Sensitive Lands Regulation (A) Slope Protection Regulation for additional considerations.~~ **Part 12-2005 Sensitive Lands.**

PART 12-901 ESTABLISHMENT OF ZONES

**Overlay Zones:
Planned Unit Development**

Overlay (See 12-903-3 & 12-1010).....	PUD
Planned Industrial/Commercial Overlay (See 12-1020).....	PIC
Multiple-family Dwelling Unit Overlay (See 12-1030).....	MF
Mobile Home/Trailer Court Overlay (See 12-1040).....	MHT
Commercial-Residential Multi-use Overlay (See 12-1050)...	CRMU
Moderate Income Housing Overlay (See 12-1060).....	MIH
Sensitive Lands Overlay (See 12-1070).....	SL
School, public.....	SCH
City owned property.....	CITY
Cemetery.....	CEM

PART 12-2005 SENSITIVE LANDS

12-2005-1 OVERVIEW

- A. The primary intent of the regulations included in this Chapter is to restrict development in environmentally sensitive areas.
- B. This is done by requiring open space on steep slopes, sensitive soils, geologic hazard areas, wetlands, rivers and streams, water recharge areas, wellhead protection zones, and wildlife corridors.
- C. The intent is that these regulations shall encourage expanses of open space where slope, flood plain, and other sensitive land issues are present and the clustering of development, while still allowing a reasonable use of property.

12-2005-2 DEVELOPMENT REQUIREMENTS

- A. Sensitive lands requirements apply to all agricultural, residential, commercial, and manufacturing zones and associated overlays and will include:
 - 1. Steep slopes.
 - 2. Unstable soils.
 - 3. Jurisdictional wetlands.
 - 4. Geologic hazards.
 - 5. Natural floodplains, drainage systems, and canals.
 - 6. Water recharge areas.
 - 7. Vegetation.
 - 8. Wildlife corridors.
 - 9. Existing and planned trail systems
 - 10. Wellhead protection zones.
- B. No homes, buildings, or other structures, streets, or drives shall be erected or built on areas classified as “No-Build”, except for those required for public improvements and facilities such as: power poles, pump houses, reservoirs, regulator stations, etc.
 - 1. No-Build areas shall not be included in allowable zoning density calculations.
 - 2. No-Build areas shall include the following:
 - a. Jurisdictional wetlands.
 - b. Slopes greater than thirty (30) percent.
 - c. Areas within an appropriate setback, as determined by a licensed engineering geologist, of an active fault.
 - d. Unstable soils.
 - e. Water recharge areas.
 - f. Wellhead protection zones.

12-2005-3 SENSITIVE LANDS ANALYSIS REQUIREMENTS

Any applicant for any development approval must produce a sensitive lands analysis performed by qualified professionals that identifies and delineates all of the following features and conditions, and the following studies, reports, and plans shall be required on all developments except as provided for in 12-2005-4.

- A. Slope/Topographic Map shall include:
 - 1. Slope analysis based on a certified boundary survey and depict contours at an interval of five (5) feet or less, mapping the development site’s slopes in the following categories:
 - a. greater than fifteen (15) percent but less than or equal to thirty (30) percent;
 - b. greater than thirty (30) percent.
- B. Soils Map shall include:
 - 1. Unstable soils analysis showing any potentially unstable soils within the development site.
- C. Wetlands Map shall include:
 - 1. A map locating all jurisdictional wetlands and stream corridors within the development site.
- D. Geology Map shall include:
 - 1. Geologic hazard analysis that maps all active (normal) faults within the development site with a one-hundred

- seventy-five-foot (175') buffer on each side of the fault.
- 2. Water recharge area analysis that maps water recharge areas within the development site.
- E. Hydrology Map shall include:
 - 1. Hydrological features analysis showing hydrological features (i.e. streams, springs, and seeps), the one hundred (100) year flood plain as identified on Federal Emergency Management Agency (FEMA) floodplain maps, and canals within the development site.
- F. Vegetative Cover Map shall include:
 - 1. Vegetative cover analysis showing vegetative cover within the development site, including:
 - a. deciduous trees.
 - b. coniferous trees.
 - c. large shrub masses.
 - d. sagebrush grasslands.
 - e. agricultural crops.
- G. Wildlife Corridors Map shall include:
 - 1. Wildlife corridors analysis showing wildlife corridors within the development site.
- H. Trails Map shall include:
 - 1. All trail corridors identified in the Richmond City General Plan.
- I. Potential trail linkages to existing trail systems adjacent to the development site.
- J. Erosion Control Plan shall include:
 - 1. Provisions for the control of erosion, hillside slippage, and sedimentation.
 - 2. Storm water pollution prevention plan that indicates the temporary and permanent control practices and measures which shall be implemented during all phases of clearing, grading, and construction.
 - a. The plan shall comply with all State of Utah Division of Water Quality regulations applied under Phase I of the Utah Pollutant Discharge Elimination System (UPDES) storm water permitting requirements.

12-2005-4 WAIVER/MODIFICATION OF ANALYSIS AND STUDY REQUIREMENTS

Based upon a preliminary assessment of the development proposal and a site field inspection, Richmond City may modify or waive any of the sensitive lands analysis requirements upon a determination that the information is not necessary for full and adequate analysis of the development or is sufficient at a reduced level of detail.

12-2005-5 SENSITIVE LANDS REGULATIONS

The following provisions shall apply to all delineated sensitive lands.

- A. Slope Protection Regulations.
 - 1. It is the intent of these regulations to protect Richmond City's visual character and environmentally sensitive areas on hillsides and slopes.
 - 2. This shall be accomplished by minimizing the visual and environmental impacts of development through careful site planning that maintains the maximum amount of open space, protects existing vegetation, avoids sensitive natural areas, minimizes erosion, and locates structures in the least visually sensitive location.
 - 3. These regulations shall apply to all slopes in excess of fifteen percent (15%).
 - a. Prohibitions.
 - 1. No development shall be allowed on or within fifty feet (50') of slopes in excess of thirty percent (30%), areas subject to land sliding, and other high-hazard geological areas as determined by the soils report.
 - b. Graded and Filled Slopes.
 - 1. Cutting and filling to create additional or larger building sites shall be kept to a minimum and avoided to the maximum extent feasible.
 - a. All proposed grading and filling shall be subject to review by Richmond City.
 - b. Graded or filled slopes shall be limited to a 3:1 slope or less. All graded slopes shall be re-contoured to the natural, varied contour of surrounding terrain.
 - c. Benching or Terracing.
 - 1. Benching or terracing to provide additional or larger building sites is prohibited.

- d. Retaining Walls.
 - 1. Use of retaining walls is encouraged to reduce the steepness of man-made slopes and provide planting pockets conducive to re-vegetation.
 - 2. The use, design, and construction of all retaining walls shall be subject to the approval of Richmond City based upon assessment of visual impact, compatibility with surrounding terrain and vegetation, and safety considerations.
- e. Re-vegetation.
 - 1. Exposed slopes that are not formally landscaped shall be completely re-vegetated with native plant materials that match pre-construction vegetation as approved by Richmond City.
 - 2. Slopes with high potential for erosion shall be stabilized with erosion control blanket until vegetation has stabilized the slope.
 - 3. Topsoil from any disturbed portion of a steep slope shall be preserved and utilized in re-vegetation.
 - 4. Fill soil must be of a quality to support healthy plant growth.
- B. Streets and Roads.
 - 1. The grade of any street or road shall not exceed a grade of eight percent (8%) or as designated in the most current edition of Richmond City Manual of Design and Construction Standards.
- C. Wetland and Stream Corridor Regulations.
 - 1. Richmond City recognizes that wetlands and stream corridors provide important hydrological, biological, aesthetic, recreational, and educational functions.
 - a. The following requirements have been developed to promote, preserve and enhance these valuable resources and to protect them from adverse effects and potentially irreversible damage.
 - A. Jurisdiction.
 - 1. All significant wetlands and stream corridors are regulated as provided herein and are subject to the jurisdiction of this Title 12-000.
 - B. Prohibited Activities.
 - 1. No person shall engage in any activity that shall disturb, remove, fill, dredge, clear, destroy or alter any area, including vegetation, within significant wetlands and significant stream corridors and their respective setbacks.
 - C. Boundary Delineations.
 - 1. Wetland and stream corridor delineations shall be performed by a qualified professional who has demonstrated experience necessary to conduct such delineations.
 - a. All fees, costs and expenses associated with such delineations are borne by the applicant. Delineation of wetlands and stream corridors shall be subject to the approval of the U.S. Army Corps of Engineers.
 - b. Boundary delineations shall be established using the latest edition of the U.S. Army Corps of Engineers Wetland Delineation Manual.
 - c. Stream corridors shall be delineated at the ordinary high-water mark.
 - D. Setbacks.
 - 1. The following setbacks are considered minimum distances:
 - a. Setback from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland edge or as determined by Richmond City.
 - b. Setbacks from stream corridors shall extend a minimum of fifty feet (50') outward from the ordinary high-water mark or outside boundary of the delineated riparian corridor, whichever is greater, or as determined by Richmond City.
 - c. Setbacks from irrigation ditches and canals shall extend a minimum of twenty feet (20') from the ordinary high water mark or as determined by Richmond City.
 - E. Runoff Control.
 - 1. All projects adjacent to wetlands shall provide appropriate temporary and permanent runoff control to minimize sediment and other contaminants to the maximum extent feasible.
- D. Active Floodplain Regulations.
 - 1. See Chapter 10-600 Flood Damage Prevention.

E. Fault Rupture Hazard Regulations.

1. If a fault is located in or within 100 feet of the development, a comprehensive fault study must be performed by a licensed engineering geologist to determine the precise location of the fault and appropriate building setbacks. Justification for the proposed setback must be provided by the Consultant in the report.

12-2005-6 ADMINISTRATIVE PROCESS

- A. All applicants for development (defined as including applications for subdivision, PUD, or other development permits), shall be required to undertake an analysis of their property to identify sensitive environmental areas as defined in the above regulations.
- B. A proposed development shall conduct all sensitive lands mapping required in this ordinance during the preliminary plan design phase.
 1. The developer shall provide a report to the Richmond City Administrative Land Use Authority that includes all mapping information required in this ordinance, along with the proposed appropriate development and open space areas for the site unless exempted in keeping with 12-2005-4 above.
- C. The development permit proposal shall then continue through the applicable development permitting process.

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 21st day of August, 2025.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder