



**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, August 4, 2026**. The meeting will begin at 6:30 PM.

Call to Order

1. Approval of Planning Commission Meeting Minutes from July 7, 2026.
2. Public Hearing for the purpose of discussing Ordinance 2026-12, an Ordinance rezoning Cache County Parcel Number 09-057-0002 from RLD (Residential Low Density) and HC (Highway Commercial) to HC (Highway Commercial). The parcel is located at approximately 250 West 100 South and is approximately 1.9 acres.
3. Discussion and possible vote on Ordinance 2026-12.
4. Public Hearing for the purpose of discussing Ordinance 2026-10, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-800 "Zoning Establishment", Part 12-805-21 "Accessory Dwelling Unit" and 12-805-6 "Area of Accessory Buildings".
5. Discussion and possible vote on Ordinance 2026-10.
6. Initial discussion on Ordinance 2026-11, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-300 "Definitions" and Title 13-000 "Police Department", Chapter 13-200 "Animal Control", Part 13-221 "Allowable Animals" and adding Part 12-233 "Chickens".

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, July 7, 2026**. Chairman Wallis led the meeting.

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

Staff Present: Justin Lewis (City Recorder), HollyJo Karren (City Administrator), Bryce Wood (City Council Liaison)

Others Present: Josie DeMann, Debbie Zilles, John Watterson

Approval of the June 2, 2026 meeting minutes

*****Mr. Christensen moved to approve the June 2, 2026 Planning Commission meeting minutes as submitted. Ms. Allen seconded the motion. The motion was approved 5-0.*****

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

No Vote: None

Initial discussion on Ordinance 2026-10, an Ordinance amending the Richmond City Municipal Code, Title 200 "Land Use, Development and Management (LUDMO)", Chapter 12-800 "Zoning Establishment", Part 12-805-21 "Accessory Dwelling Unit".

Chairman Wallis was absent from the previous meeting but reviewed the minutes and stated the proposed Ordinance appeared to capture the issues discussed. He indicated that the draft was a good starting point.

Mr. Lewis stated that the proposed Ordinance had been sent to the Cache County Building Inspection Department for review. He noted that items from that review were incorporated to help ensure the Ordinance meets applicable codes and requirements. Once the Ordinance is finalized, the department will conduct a final review.

Ms. Allen asked whether the County had provided guidance on a minimum size requirement. Mr. Lewis responded that the County had not issued specific guidance. Staff indicated that the Planning Commission and City Council should determine the appropriate definition of a "tiny home". Staff also noted that this type of development may not be what the City intends to encourage and that the discussion should focus more on the requirements for the various types of allowed accessory dwelling units

(ADUs).

Mr. Christensen recommended adding a purpose statement at the beginning of the proposed Ordinance. He explained that a purpose statement describes the intent of the code and clarifies why it is being written and what goals it is intended to accomplish. He suggested the following language: *Accessory Dwelling Units are intended to expand life-cycle housing opportunities, provide affordable housing options, support aging in place, encourage small-scale incremental development, increase housing diversity while preserving neighborhood character, and make efficient use of existing public infrastructure.*

A. The following standards govern the establishment of one accessory dwelling unit (ADU), whether attached or detached, for the purpose of providing an independent residential dwelling that supports housing diversity, multi-generational living, workforce housing, aging in place, caregivers, or supplemental household income”.

Chairman Wallis stated that affordable housing is an important consideration. He noted that ADUs can help property owners offset mortgage costs through rental income, a key reason for encouraging affordable housing options.

Ms. Allen asked for clarification on the phrase "encourage small-scale incremental development." Mr. Christensen explained that the intent is to promote smaller-scale housing developments within existing neighborhoods rather than large residential complexes. He provided examples, including converting a single-family home into a duplex, developing a small fourplex, or constructing a small apartment building. He added that such developments can provide life-cycle housing options and support the community's long-term needs.

Chairman Wallis stated that ADUs encourage small-scale development.

Mr. Lewis stated that some property owners are currently benefiting from accessory dwelling units (ADUs) without complying with applicable regulations or reporting them. He noted that he recently saw an advertisement for a home that appeared to be offered as an illegal rental. He explained that, from the City's perspective, challenges include determining how and when to enforce compliance and how to provide clear guidance to residents who wish to establish ADUs legally. He added that in this case a home is being offered for rent as a duplex rather than as the single-family home it was built for and is zoned for. He added that this is a widespread issue that will need to be addressed. Mr. Christensen stated that ADUs can provide valuable opportunities without altering a neighborhood's overall infrastructure.

Mr. Christensen stated that there may be three types of ADUs: internal units, detached units, and remodeled additions. He suggested separating these categories for clarity. He also recommended adding the following language to Section 1a(3): "Any remodeling incurred **for the addition of an internal/attached dwelling unit** in this process must be within the footprint of the primary dwelling."

Mr. Lewis stated that, as long as any addition is part of the main structure, the City is

not primarily concerned with how it is completed, provided that it complies with all applicable rules and regulations.

Mr. Christensen recommended adding "a minimum of two (2) parking spaces" to Section 1b. He noted that the sentence currently reads "not to exceed two (2) additional, of any type or combination, of types of vehicles" and said the added language would help ensure parking is provided for those vehicles.

Mr. Lewis said that if detached ADUs are allowed, they will likely require space for more than two vehicles such as a family with a teenage driver. He questioned whether the number allowed matters, as long as there is adequate off-street parking.

Chairman Wallis proposed the following language: "The owner of the residential property shall be responsible for providing adequate off-street space to accommodate all vehicles associated with all occupants, in accordance with this Ordinance." Mr. Christensen agreed with the recommendation, noting that unit sizes and renter needs may vary.

Mr. Christensen noted that short-term rentals (STRs) had been discussed previously. He asked whether an accessory dwelling unit (ADU) could be used as a short-term rental and, if so, whether such use should be limited to a room or a detached unit rather than an entire house. He also recalled that, during prior discussions of the City's STR ordinance, there had been consideration of limiting the number of short-term rentals in a specific area.

Mr. Lewis responded that short-term rentals and accessory dwelling units are separate issues governed by different processes. He stated that any concerns about short-term rentals should be addressed through the City's STR regulations rather than the ADU ordinance. He also reminded the Commission that Richmond City has a small staff, making enforcement challenging. He noted that enforcement efforts would most likely focus on situations where a violation is causing a problem. Mr. Christensen pointed out that if an STR is allowed within an ADU, the property owner would be on-site, which might mitigate potential concerns.

Mr. Christensen suggested adding "*electrical*" to the list of services in Section B.6 that will be connected to the primary building. He also suggested adding the following clarifying sentence: "*Secondary utility meters are permitted but not required.*" Chairman Wallis stated that he did not think electrical service fit within that list, explaining that there may be situations where the existing electrical panel is insufficient and it would be more cost-effective to connect a new electrical service to the ADU, such as on large properties with shops. Mr. Lewis stated that this would not affect the City, did not appear to be a problem, and recommended not including the proposed language.

Mr. Christensen recommended adding language to the second sentence of Section B.7, as shown in bold: "***The height of a newly constructed or remodeled detached dwelling unit shall not exceed the lesser of the height of the roofline of the existing permanent structure or 35 feet. Adaptive reuse of existing garages, barns, or other accessory***

buildings that meet code requirements is permitted." He stated that this would help address situations involving existing structures rather than new construction.

Mr. Christensen stated that at the previous meeting, the Commission discussed scenarios, including Mr. Meacham's shed, which is taller than his home due to the property's topography. He noted that the language would also allow someone to add a second level to an existing barn, garage, or shed.

Chairman Wallis stated that the proposed height limitation depends on how building height is measured. He questioned whether the provision would prohibit a property owner from constructing a taller structure, moving into it, and using the existing home as an accessory dwelling unit (ADU). He also asked whether it would affect the ability to add a second story to a detached structure behind a single-family residence, provided the structure remained within the 35-foot height limit. He further questioned which structure would be considered the primary dwelling in either scenario.

Chairman Wallis suggested removing the phrase "lesser of," setting a maximum height of 35 feet, and referencing the City Code section that defines building height.

Mr. Lewis stated that, if this Ordinance is amended, a resident had also suggested amending the following section: **12-805-6 Area of Accessory Buildings - No accessory building or group of accessory buildings in an individual lot of any residential zone shall cover more than twenty-five (25) percent of the rear yard.**

Mr. Christensen noted a proposed change to Section B.8, as shown in bold: **"A detached dwelling unit shall have a minimum square footage size of 400 square feet, and a maximum square footage to be the lesser of 60 or 75% of the main floor living area of the primary residence (excluding garages, unfinished basements, porches, and other non-habitable spaces), or 1,500 square feet."** Chairman Wallis stated that this language would allow a studio apartment or small mother-in-law space while prohibiting campers and trailers.

Mr. Lewis and Chairman Wallis noted that the proposed language could prohibit construction of a larger structure that might serve as the primary residence, even if the lot is large enough and the structure complies with all applicable setback and height requirements. Mr. Meacham agreed that this type of development should be permitted when the property can accommodate it. Chairman Wallis expressed concern that the proposal could create ambiguity about which structure is considered the primary residence. He suggested that the Ordinance instead reference compliance with all applicable building and zoning requirements to avoid confusion.

Chairman Wallis suggested adding **"excluding ADA use."**

Mr. Christensen suggested adding the following language: "Safe pedestrian access shall be provided between the primary dwelling, accessory dwelling, sidewalks, and parking areas." Mr. Lewis asked whether a sidewalk should be required if a driveway is available, noting that some property owners may not want an additional walkway.

Chairman Wallis said that some owners may want the ADU to feel more separate and private and that he did not think the language should be required.

Mr. Christensen noted that an existing shed may not comply with applicable setback requirements. Ms. Karren explained that a structure may be placed as close as one foot from the property line, provided the roof is designed so that runoff does not drain onto the adjacent property. Mr. Christensen asked whether allowances could be made to address privacy concerns. Mr. Lewis responded that enforcement would be challenging. Chairman Wallis stated that, in his opinion, structures that do not comply with applicable regulations should be rebuilt, relocated, or, where appropriate, attached to the primary residence. Mr. Lewis added that he hoped property owners would also address such issues out of respect for neighboring properties.

The Commission agreed that items such as materials, colors, and architectural style do not need to be defined in this ordinance.

Mr. Lewis stated that the proposed ordinance would be revised based on the Commission's discussion and then brought back for consideration at the next meeting. He noted that the Commission would hold a public hearing and conduct a final review before taking action on the ordinance.

Discussion on public education opportunities for park strip landscaping and tree selection.
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Mr. Christensen expressed support for Smithfield City's approach to partnering with Utah State University (USU) and using the university's resources. He stated that the City should take advantage of the research and information already developed.

Ms. Allen agreed and suggested posting information on the City's website, including links to direct residents to USU resources. Ms. Karren noted that this would help staff guide residents who contact the City with questions.

Mr. Smith agreed with the discussion and noted that USU provides valuable guidance on appropriate plant selections. He added that linking to USU's website would help ensure residents have access to up-to-date resources.

Mr. Christensen suggested providing a "welcome packet" to new residents that includes relevant information. He noted that volunteers at the Park Bench might be willing to help assemble the packet as an activity.

Mr. Lewis confirmed that turf grass is allowed. Mr. Christensen expressed concerns about turf, noting that it can become very hot, render the ground impermeable, damage soil, and contain chemicals and microplastics. He stated that it may be more harmful than helpful. Ms. Allen clarified that the discussion applies only to park strip landscaping, not to full yards.

Ms. Allen provided examples of suitable grass products and local suppliers. She stated

that tall fescue is a popular water-conscious option because its deep root system makes it drought-tolerant and suitable for foot traffic. She noted that Anderson Seed & Garden in Logan offers water-wise seed mixes. She also discussed buffalograss, which is highly water-efficient during the warm season and requires little maintenance, though it turns brown in cold weather and is not ideal for walking. She added that Anderson Seed & Garden also offers mixes designed to improve drought tolerance and traffic durability.

Mr. Christensen stated that Turtle Turf is a low-maintenance, drought-tolerant grass developed from Prairie Junegrass, but it grows much more slowly than other grasses.

Mr. Meacham added to Ms. Allen's comments, stating that light-colored rocks are generally best. He noted that lava rock is not ideal for high-traffic areas or for areas near plants. He recommended avoiding sharp rocks or materials that may migrate into the street. He stated that 1/2-inch crushed material generally works well, especially for snow removal. He added that larger rocks can discourage pedestrian traffic and often stay in place better than smaller rocks.

Discussion on the definition of “Animal Unit” in Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-300 “Definitions”

Chairman Wallis requested that the language be reviewed and clarified, noting that he recently read through it and found it confusing.

Mr. Lewis agreed and stated that the staff's goal is to rewrite the entire code because the current language is confusing and ambiguous. He noted that enforcement can be challenging when neighbors interpret the regulations differently. Staff will prepare a draft ordinance for review at next month's meeting, giving the Commission an opportunity to provide feedback and discuss any proposed changes before further action is taken.

Mr. Lewis emphasized that the intent is not to remove existing rights for residents who currently have animals. He clarified that the proposed changes would not apply to cats or dogs and that pigs would continue to be addressed through the conditional use permit process. He noted that one issue he would like the Commission to consider is the regulation of roosters, as this is a restriction commonly addressed by many municipalities. Councilmember Wood noted that zoos will accept roosters.

Mr. Christensen suggested having more generalized categories might be helpful.

Josie DeMann stated that most inquiries concern animal units and allowable combinations of animals, because these items are included in the kennel license application. She thanked the Commission for addressing the issue and working toward clearer, more understandable regulations.

The meeting adjourned at 7:35 p.m.

Next scheduled meeting: August 4, 2026

Planning Commission Chairperson



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

AGENDA

Public notice is given that the Richmond Planning and Zoning Commission will meet in a regularly scheduled meeting at 90 South 100 West, Richmond, Utah, on **Tuesday, July 7, 2026**. The meeting will begin at 6:30 p.m.

1. Approval of Planning Commission meeting minutes from June 2, 2026.
2. Initial discussion on Ordinance 2026-10, an ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)," Chapter 12-800 "Zoning Establishment," Part 12-805-21 "Accessory Dwelling Unit."
3. Discussion on public education opportunities for park strip landscaping and tree selection.
4. Discussion and definition of "Animal Unit" in Title 12-000 "Land Use, Development and Management (LUDMO)," Chapter 12-300 "Definitions."

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 accommodations for this meeting should contact the City Office at (435) 258-2092 at least three (3) days before the meeting.

ORDINANCE NO 2026-12

AN ORDINANCE AMENDING THE ZONING MAP OF RICHMOND CITY.

BE IT ORDAINED by the City Council of Richmond City, Utah as follows:

That certain map or maps entitled "Zoning map of Richmond City, Utah" is hereby amended and the following described properties are hereby rezoned from RLD (Residential Low Density) and HC (Highway Commercial) to HC (Highway Commercial).

Approximate Property Location: 250 West 100 South

Cache County Parcel Number: 09-057-0002

A Part of Lot 1, Lot 2, Lot 3, and Lot 8, Block 20, Plat 'A' of the Richmond City Survey located in the Southwest Quarter of Section 26, Township 14 North, Range 1 East, Salt Lake Base & Meridian. Beginning on the South Line of said Block 20 at a Point Located 100.00 Feet North 88°39'54" West (West by Record) from the Southeast Corner of said Block and RUNNING THENCE North 88°39'54" West 433.45 Feet (West by Record) Along said South Block Line; Thence North 01°20'06" East 138.00 Feet; Thence North 88°39'54" West 120.00 Feet to the Intersection with the West Line of said Block 20; Thence North 01°20'06" East 42.97 Feet (North by Record) Along said West Block Line; Thence South 88°39'54" East 310.23 Feet (East by Record); Thence North 01°20'06" East 150.29 Feet (North by Record) to the Intersection with the North Line of said Lot 3; Thence South 88°39'54" East 16.50 Feet (East by Record) Along said North Line; Thence South 01°20'06" West 165.63 Feet (South 165.00 Feet by Record); Thence South 88°39'54" East 226.72 Feet (East by Record); Thence South 01°20'06" West 165.63 Feet (South 165.00 Feet by Record) to the Point of Beginning. CONT 1.90 AC (CCRO)

Approximately 1.90 Acres

APPROVED by the Richmond City Council this 18th day of August, 2026.

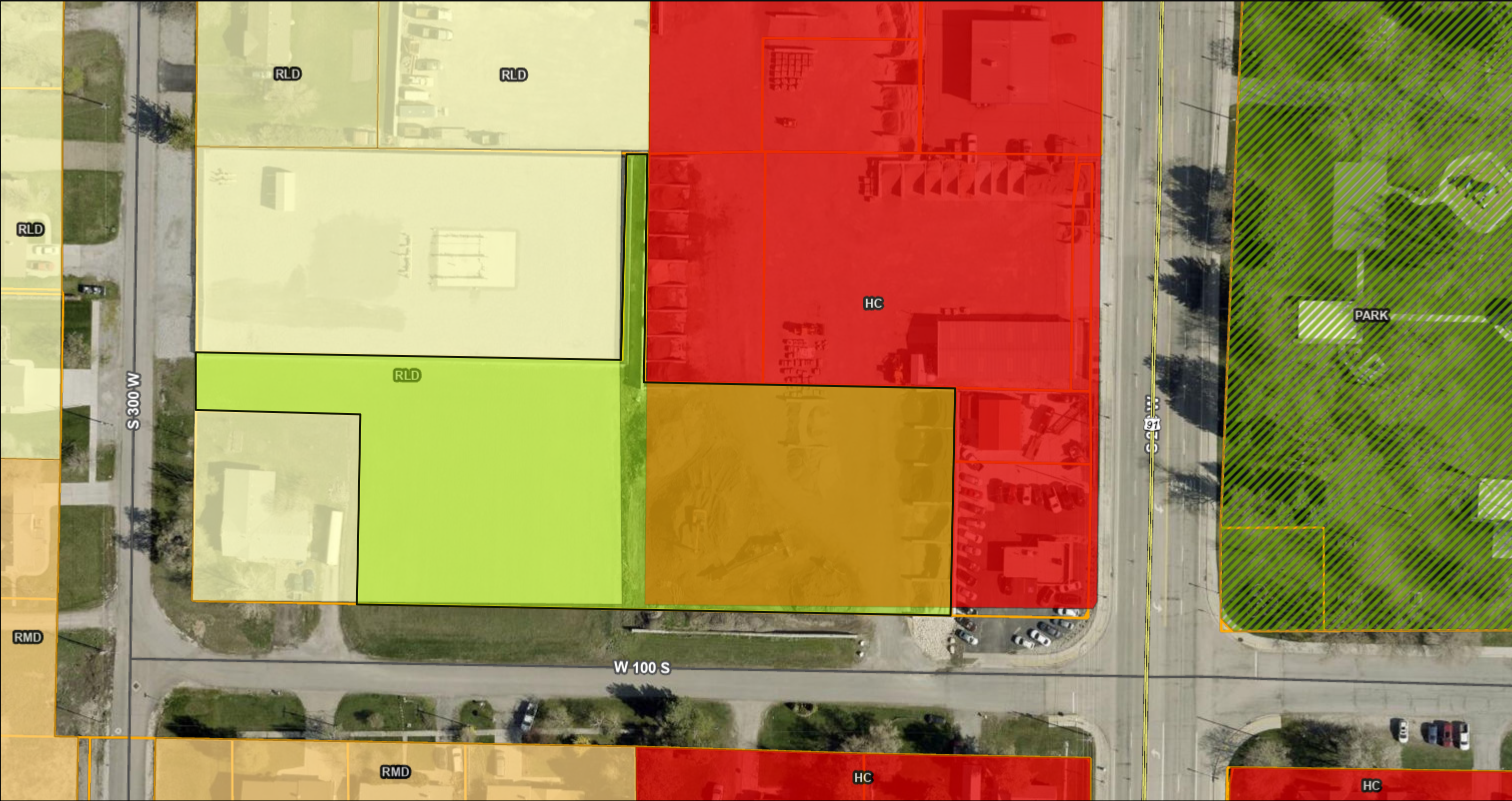
RICHMOND CITY CORPORATION

Jeffrey D. Young, Mayor

ATTEST:

Justin B. Lewis, City Recorder

ArcGIS Web Map



7/22/2026, 8:39:30 AM

- Override 1

Richmond Zoning

HIGHWAY COMMERCIAL HC

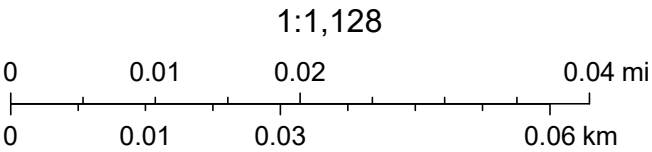
RICHMOND, RESIDENTIAL LOW DENSITY RLD

RESIDENTIAL MEDIUM DENSITY RMD
- PARK

Municipal Boundaries

County Boundary

Cache Parcels



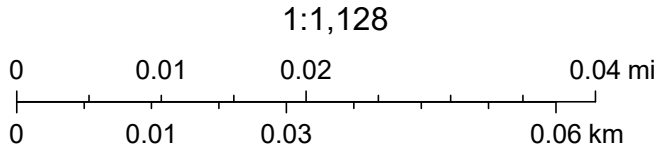
Microsoft, Vantor, Cache County

ArcGIS Web Map



7/22/2026, 8:33:10 AM

- Override 1
- Municipal Boundaries
- County Boundary
- Cache Parcels



Microsoft, Vantor

**RICHMOND CITY CORPORATION
ORDINANCE 2026-10**

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 12-800 “ZONING
ESTABLISHMENT”, PARTS 12-805-21 “ACCESSORY DWELLING UNIT” AND 12-805-6
“AREA OF ACCESSORY BUILDINGS”.**

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.

12-805-21 ACCESSORY DWELLING UNIT
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Purpose: Accessory Dwelling Units are intended to expand life-cycle housing opportunities, provide affordable housing options, support aging in place, encourage small-scale incremental development, increase housing diversity while preserving neighborhood character, and make efficient use of existing public infrastructure.

~~A. The preceding applies to the establishment of a single additional apartment provision, within or permanently attached to a private residence for the purpose of providing care and shelter.~~

A. The following standards govern the establishment of one accessory dwelling unit (ADU), whether attached or detached, for the purpose of providing an independent residential dwelling that supports housing diversity, multi-generational living, workforce housing, aging in place, caregivers, or supplemental household income.

1. Commonly referred to as an “accessory dwelling unit” or “accessory apartment,” such space must adhere to the following provisions:
 - a. When remodeling takes place to provide such accommodations, it is required that the owner of the residence obtain a building permit through the currently established procedures at the time of the remodel.
 - (1) The purpose of this requirement is to ensure that any adjustments/additions/modifications to electrical, water, or sewer facilities adhere to code and do not present any type of a current or conceivable future hazard, no matter how inadvertent.
 - (2) Access to the accessory dwelling unit must include a minimum of two ingress-egress routes for the safety of the occupant(s), only one of which may pass through a garage area for an internal/attached unit.
 - ~~(3) Any remodeling incurred in this process must be within the footprint of the primary dwelling.~~
(A) (3) Outside access doors into the internal/attached accessory addition must be either on the side or rear of the residence.
 - (4) An addition to the original primary dwelling may be added, with approval by the city, for the purpose of creating an accessory dwelling unit attached to the original dwelling unit.
 - b. The owner of the residence will be responsible for providing adequate off-road parking space(s), within the

provisions of this ordinance, for the additional occupant(s). ~~not to exceed two (2) additional of any type or combination of types of vehicles.~~

- (1) Parking spaces and the driving lane to access the parking spaces shall be hard surfaced such as concrete, asphalt, asphalt tailings or compacted gravel.

B. Conditions

1. The accessory dwelling unit will be a separate housekeeping unit that can be isolated within the original residential dwelling **for an internal/attached unit.**
2. Only one accessory dwelling unit is to be established within or as part of an original residential dwelling.
3. The owner(s) of the residence in which the accessory dwelling unit exists must occupy at least one of the apartments in the dwelling, except for bona fide temporary absences of two (2) years or less for activities such as:
 - a. A temporary job assignment, sabbatical, or voluntary service.
 - b. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.
 - c. City staff may require written documentation verifying the temporary absence.
 - d. The owner(s) shall apply for a continuance of their accessory dwelling unit permit during their absence by notifying the City Administrator in writing. They shall include in the request their anticipated length of absence and estimated return date, a forwarding address, phone number and email address where they may be contacted by the city, and the names, phone numbers and email addresses of those who will act in their stead as the “surrogate” owners of the property in their absence.
4. The owner of the primary dwelling must complete an “Accessory Dwelling Unit Registration Application” and receive approval from Richmond City prior to renting the accessory apartment.
5. **If a detached dwelling unit is established, an accessory dwelling unit will not be allowed within or attached to the original residential dwelling unit.**
6. **A detached accessory dwelling unit shall be connected to and served by the same culinary water and sanitary sewer services that serve the primary building. Secondary utility meters are permitted but not required.**
7. **Any new construction, remodeling or renovation of an existing structure or addition of a new detached structure shall conform to the setbacks, health, fire, building and other code requirements current at the time of the application. No building shall be erected to a height greater than thirty-five (35) feet.**
8. **A detached dwelling unit shall have a minimum square footage size of 400 square feet.**
9. **All detached dwelling units must meet the minimum requirements of the state-adopted International Residential Code, and any other state and local codes pertaining to single-family dwellings. Any existing permitted accessory structure conversion must meet these same requirements.**
10. **A detached dwelling unit must be approved by the fire department and meet their requirements for emergency access.**

- C. For purposes of distance separation between Multiple Family Units or Dwellings, an accessory dwelling unit will not be counted as a Multiple Family Unit or Dwelling when determining additional Multiple Family Unit or Dwelling locations.

D. Definitions

Accessory Dwelling Unit: A **permanent** habitable living unit created within the footprint of a primary owner-occupied single-family dwelling, **renovation of an existing building or built as a new detached unit. Mobile homes, travel trailers, boats or similar recreational vehicles shall not be used as an accessory dwelling unit.**

- E. **Accessory Dwelling Units shall be allowed in the following zones: A-10, A-5, RE-1, RE-2, RLD, RMD**

12-805-6 AREA OF ACCESSORY BUILDINGS

No accessory building or group of accessory buildings, **excluding a detached Accessory Dwelling Unit, see Part 12-805-21 “Accessory Dwelling Unit”,** in an individual lot of any residential zone shall cover more than twenty-five (25) percent of the rear yard.

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 18th day of August, 2026.

RICHMOND CITY CORPORATION

Jeffrey D. Young, Mayor

ATTEST:

Justin B. Lewis, City Recorder

**RICHMOND CITY CORPORATION
ORDINANCE 2026-11**

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 12-300
“DEFINITIONS”, AND TITLE 13-000 “POLICE DEPARTMENT”, CHAPTER 13-200 “ANIMAL
CONTROL”, PART 13-221 “ALLOWABLE ANIMALS” AND ADDING PART 13-233
“CHICKENS”.**

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.

12-300 DEFINITIONS

F. ~~"Animal Unit". A piece of ground of not less than ten thousand (10,000) square feet in size, which shall be in addition to the lot area requirement for the zone in which it is located, where the owner may keep not more than two (2) horses, two (2) bovines, two (2) sheep, two (2) goats, fifteen (15) rabbits, fifteen (15) chickens, fifteen (15) ducks, fifteen (15) pheasants, fifteen (15) turkeys, fifteen (15) geese, fifteen (15) pigeons, provided that not more than one (1) of the above listed kinds of animals or fowl are permitted at any one time or any combination of animals excluding rabbits, equal to one (1) of the above animal units or any combination of rabbits or fowl equal to one (1) of the above rabbit or fowl units.~~

- ~~1. a mix of horses, bovines, sheep and goats is allowable but cannot exceed a total of two (2) animals per animal unit.~~
- ~~2. pigs within the City Limits are approved only through a Conditional Use Permit.~~

13-221 ALLOWABLE ANIMALS AND NUMBER OF ANIMALS PERMITTED

Domesticated dogs, domesticated cats, ~~and those animals contained under the definition of “animal unit” in the current Planning and Zoning Ordinance to include~~ horses, cows, steers, sheep, goats, rabbits, chickens, pheasants, turkeys, ducks, geese, and pigeons will be allowable within the municipal limits of Richmond City.

Total numbers of said animals, less dogs and cats, will be in keeping with the provisions of the aforesaid ordinance. Animals not listed ~~in the current animal unit definition~~ will be handled on a case-by-case basis presented by the owner to the ~~Richmond City Council~~ **City Administrator and Mayor for consideration**. ~~The keeping of pigs is prohibited.~~

For information on Dogs see RMC Parts 13-240 “Dogs” and 13-260 “Kennels”.

Animals may only be kept within a single-family residential zone, when permitted by this title and in accordance with the provisions of these regulations. Agriculturally zoned parcels do not apply to this Part.

A. **Number Allowed:** The number of allowable animals kept shall be determined based on the Animal Equivalent Unit (AEU) for each animal and the size of the parcel set aside for the animals.

B. **Classification:** Each animal species shall be assigned one of the following classifications based on their size, and their anticipated social and environmental impact:

1. Large size animal - cow, horse, donkey, mule, llama
2. Medium size animal - sheep, goat
3. Large fowl - turkey, goose
4. Small animals, fowl - pheasant, duck, pigeon, rabbit.

Animals not listed above and which are not considered household pets or animals which are not otherwise restricted, may be kept in accordance with this section in numbers consistent with their approximate size. Chickens are not included in this Part. For information on Chickens see RMC Part 12-33 “Chickens”.

C. **Animal Equivalent Unit:** Each classification of animal shall be represented by an Animal Equivalent Unit as follows:

Animal Classification	Adult Animal Equivalent Unit Per Animal	Animal Density Per AEU
Large Animal	1.00	1.00
Medium Animal	0.50	2.00
Large Fowl	0.10	10.00
Small Animal and Fowl	0.05	20.00

D. **Animal Density:** The number of animals assigned to a parcel shall not exceed a density of two (2) animal equivalent units (AEU) for parcels 10,000 square feet (0.23 acres) to 43,560 square feet (1.00 acre). For parcel size in excess of one acre, the number of AEU’s allowed doubles for each additional acre. For example, parcel sizes of 1.01 – 2.00 acres would allow four (4) AEU’s. Animal species can be mixed provided the allowable density is not exceeded.

E. **Young Animal Allowance:** Animals which are less than one year old in the large animal and the medium animal categories as listed in the table above will only count at half the adult Animal Equivalent Unit rate.

F. **Pigs:** Fair Pigs are allowed in certain zones as listed in RMC Chapter 12-3000 “Permitted Use Matrix”. Pigs raised for any other purpose are not allowed in any zone.

13-233 CHICKENS

A. Subject to the requirements of this Part and any other applicable provision of this code, hen chickens regardless of age, in the amount set forth below, may be kept on a lot or parcel of land in a residential zone, with the exception of the multiple-family residential zone, for the sole purpose of producing eggs. **Roosters are not allowed.**

1. The number of hen chickens which may be kept shall be limited based on the size of the lot or parcel as follows:

(a) 10,000 square feet and under – up to four (chickens)

(b) For each additional 1,000 square feet in parcel size one (1) additional chicken will be allowed.

B. Chickens shall be confined within a secure outdoor enclosed area which shall include a covered, ventilated, and

predator resistant chicken coop.

1. The coop shall have a minimum floor area of at least two (2) square feet per chicken.
2. If chickens are not allowed to roam within an enclosed area outside the coop, the coop shall have a minimum floor area of six (6) square feet per chicken.
3. The coop, unless movable, shall be located in a rear yard at least twenty-five feet (25') from any dwelling located on an adjacent lot and that there be a three foot (3') setback between the property line and the coop.
4. The coop and enclosed area shall be maintained in a neat and sanitary condition.
5. No chicken shall be permitted to roam outside the enclosed area or outside the coop if there is no enclosed area.
6. Chicken feed shall be stored and dispensed in rodentproof and predator proof containers.
7. It shall be unlawful for any person to keep any chicken in a residential zone in a manner contrary to the provisions of this section.

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 xx day of xx, 2026.

RICHMOND CITY CORPORATION

Jeffrey D. Young, Mayor

ATTEST:

Justin B. Lewis, City Recorder