

ESTABLISHMENT OF ZONING DISTRICTS**Section 701—Zoning by Districts:**

1. As provided by the Act, the Council may divide the lands located within the City into Zoning Districts of a number, shape, and area that it considers appropriate to carry out the purposes of the Act and the City's General Plan.
2. Within those Zoning Districts, the Council may regulate and restrict the erection, construction, reconstruction, alteration, repair, or use of buildings and structures, and the use of land.
3. The Council shall ensure that the regulations are uniform for each class or kind of buildings throughout each Zoning District, but the regulations in one Zoning District may differ from those in other Zoning Districts.
4. As allowed by the Act, there is no minimum area or diversity of ownership requirement for a Zoning District designation.
5. Neither the size of a Zoning District nor the number of landowners within the district may be used as evidence of the illegality of a Zoning District or of the invalidity of a Council decision
6. As provided by the Act, and Subsection (1) the Richfield City Zoning Districts Map, now incorporated herein by reference, is provided to divide the lands located within the City into Zoning Districts that govern the use, intensity and other requirements for the use of such lands.
7. All uses, activities, and all approvals, permits, and licenses shall be found to conform to the standards and requirements of the Zoning District, as applicable
8. To achieve the purposes of the City General Plan and this Ordinance, the following zoning districts are provided:
 - 8.1. Rural Residential Districts
 - 8.1.1. Residential (RR-5)
 - 8.1.2. Residential (RR-1)
 - 8.2. Single-Family Residential Districts

- 8.2.1. Residential (R1-25)
- 8.2.2. Residential (R1-10)
- 8.2.3. Residential (R1-8)

- 8.3. Multiple Residential District
 - 8.3.1. Multiple Residential (RM-11)

- 8.4. Mobile Home District
 - 8.4.1. Residential Mobile Home (R1-6)

- 8.5. Commercial Districts
 - 8.5.1. Commercial General (CG)
 - 8.5.2. Commercial Shopping (CS)

- 8.6. Industrial District
 - 8.6.1. Industrial (MG)

- 8.7. Manufacturing District
 - 8.7.1. Manufacturing Distribution (MD)

- 8.8. Special Purpose Districts
 - 8.8.1. Forestry District (F-1)
 - 8.8.2. Downtown (D)
 - 8.8.3. Sensitive Lands Overlay (SLO)
 - 8.8.4. Airport Overlay (A-O)

Section 702—Zoning Districts Purpose:

The Zoning Districts are provided to achieve the purposes of the General Plan, all Land Use Ordinances, and the purposes of the Act.

1. **Rural Residential Districts.** The Rural Residential Districts (RR-5 and RR-1) are provided to promote and preserve a rural atmosphere for low-density residential uses. These districts are intended to provide low-density residential uses in a rural setting protected from incompatible residential, commercial, and industrial uses.

2. **Single-Family Residential Districts.** The Single-Family Residential Districts (R1-25, R1-10, R1-8) are provided to allow medium density residential areas with a quality of openness. These districts are intended to promote, preserve, and protect single-family residential development. The principal land uses allowed are single-family dwellings and associated incidental accessory uses.

3. **Multiple Residential District.** The Multiple Residential District (RM-11) is provided to allow high-density multiple-family residential areas and uses. This district allows the development of townhouses, apartments and other high-density residential dwellings with provisions of adequate light, air, open space, and landscaped areas.

4. **Mobile Home District.** The Mobile Home (R1-6) District is provided to recognize the existing areas of the City presently developed as mobile home subdivisions and mobile home uses. One of the main purposes of this District is to avoid nonconforming existing mobile home uses.
5. **Commercial Districts.** The Commercial General (CG) and Commercial Shopping (CS) Districts are provided to allow a variety and intensity of retail commercial and service commercial uses, with differing development standards that provide a diversity of commercial uses to meet the needs of City residents and visitors. All commercial uses are required to enhance and add to the character of the City by providing site and building features sufficient to achieve the goals of the General Plan and this Ordinance.
6. **Industrial District.** The Industrial District (MG) is provided for appropriate areas of the City for use as light industrial uses. All uses provided shall be clean, light industrial and manufacturing activities that do not create any nuisances to adjoining properties, compliment the existing character of the City, meet the needs of residents of the City, and promote the goals of a General Plan.
7. **Manufacturing District.** The Manufacturing Distribution District (MD) is provided to allow areas in appropriate locations within the City for heavy manufacturing and distribution uses necessary to provide an economic benefit for the City. The uses allowed within this district are required to protect the qualities of the environment and adjoining properties.
8. **Special Purpose Districts.** The Special Purpose Districts of the City including the Forestry (F-1) Zoning District, the Airport Overlay (A-O) District, and Downtown (D) District are provided as either separate stand alone zoning districts or as overlay zoning districts to meet specific needs and goals of the City as follows:
 - 8.1. Forestry (F-1) District. This District is provided for application to lands located in mountain, hillside, and other open areas. The allowed uses for these areas include agriculture, wildlife habitat, water source protection, forestry, and limited recreation.
 - 8.2. Downtown (D) District. This District provides for a modification of development standards that may be applied to the Richfield City downtown area to achieve the efficient uses of all land and structures located within the downtown area. Improvements to the streetscape, building enhancements, and other improvements shall be provided to promote compatibility of uses and to promote the full economic value and benefits for the City and downtown area property owners.
 - 8.3. Sensitive Lands Overlay (SLO) District. The purpose of the Sensitive Lands Overlay District (SLO) is identify areas within the City that possess naturally

occurring physical or environmental constraints while providing development opportunities within these areas.

8.4. Airport Overlay (AO) District. This District is provided to promote safety and to protect the integrity and functioning of the Richfield City Airport. This District is established to provide certain overlay zones, transitional zones, horizontal zones, and conical zones over lands lying within the airport approach zones. These areas are identified with various limitations or restrictions on development within these zones to ensure proper airport functioning.

Section 703—Regulating Annexed Territory:

1. The Council shall assign a Zoning District or a combination of Zoning Districts to territory annexed to the City at the time the territory is annexed.
2. If the Council fails to assign a Zoning District at the time the territory is annexed, all land uses within the annexed territory shall be compatible with surrounding uses within the City.