

**TABLE 31-3
TABLE OF DEVELOPMENT STANDARDS
FOR RESIDENTIAL ZONING DISTRICTS
RICHFIELD CITY ZONING ORDINANCE**

DEVELOPMENT STANDARDS	RESIDENTIAL ZONING DISTRICTS							
	F-1	RR-5	RR-1	R1-25	R1-10	R1-8	R1-6	RM-11
Minimum Lot Size	160 Acres	5 acres	1 acre	25,000 square feet	10,000 square feet	8,000 square feet	6,000 square feet	Single-Family 8,000 Square feet. 3,500 for each additional unit.
Minimum Lot Width	1,320	250 feet	200 feet	80 feet	70 feet	65 feet	60 feet	70 Feet (Amended by Ordinance 2008-9 6/10/08)
Minimum Yard Requirements:								

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	F-1	RR-5	RR-1	R1-25	R1-10	R1-8	R1-6	RM-11
Front	30 feet, or the average front yard of the existing residential structures located on the block when fifty percent (50%) or more of the block face is developed							
Side	60 feet	30 feet	20 feet	15 feet	8 feet	8 feet (Amended by Ord 2009-1 1/13/09)	8 feet (Amended by Ord 2009-1 1/13/09)	8 feet (Amended by Ord 2008-9 6/10/08)
Rear	60 feet	50 feet	30 feet	25 feet	25 feet	15 feet Single Family; 20 feet for all other Uses	15 feet Single Family; 20 feet for all other Uses	15 feet Single Family; 25 feet for all other Uses
Minimum Building Height	No primary building shall be erected to a height less than one story entirely above grade.							
Maximum Building Height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Distance between Multiple Dwelling Structures	Not applicable							Single story buildings – 16 feet
Distance between Multiple Dwelling	Not applicable							Single story and 2-story

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Structures (cont.) <i>(amended by Ord 2010-5)</i>	Not applicable							buildings – 20 feet 2-story buildings – 20 feet 2-story and 3-story buildings – 30 feet 3-story buildings – 30 feet
Minimum Street Side Yard for Corner Lots	n/a	30 Feet from the Right-of-Way line of an existing or proposed public street or 66 Feet from the centerline of any existing or proposed street, whichever is greater			If no Driveway is proposed in the Corner Side Yard then 20 Feet from the Right-of-Way line of an existing or proposed public street or 56 Feet from the centerline of any existing or proposed street, whichever is greater If a Driveway is proposed in the Corner Side Yard then 25 Feet from the Right-of-Way line of an existing or proposed public street or 61 Feet from the centerline of any existing or proposed street, whichever is greater			
Maximum Coverage of all structures	n/a	10%	20%	30%	35%	35%	35%	50%

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	F-1	RR-5	RR-1	R1-25	R1-10	R1-8	R1-6	RM-11
Building Requirements	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements							
Site Lighting	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements							
Off-street Parking	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements							
Adequate Public Facilities	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements							
Culinary Water and Sanitary Sewage Systems	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements							
Required Streets, Curb, Gutter, Sidewalks, and Trails	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements							
Clear View Areas	As Required by this Ordinance, including requirements for a Use Application, General and Supplementary Development standards and Requirements, and Building and Site Design Requirements							