

**TABLE 31-1
TABLE OF USES FOR RESIDENTIAL ZONING DISTRICTS
RICHFIELD CITY ZONING ORDINANCE**

Uses identified by the symbol “T-1” are determined to be Temporary Uses, subject to the requirements of Chapter 13 herein.
 Uses identified by the symbol “S-1” are determined to be Seasonal Uses, subject to the requirements of Chapter 13 herein.
 Uses identified by the symbols “P-1” and “P-2” are determined to be Permitted Uses, subject to the requirements of Chapter 13 herein.

Uses identified by the symbols “C-1” and “C-2” are determined to be Conditional Uses, subject to the requirements of Chapter 14 herein.

Uses identified by the symbol “X” are determined to be Prohibited Uses in the Zoning District (Zone)

Any Use that is not identified in the Table of Uses is hereby determined to be a Prohibited Use within Richfield City.

USE	RESIDENTIAL ZONING DISTRICTS							
	F-1	RR-5	RR-1	R1-25	R1-10	R1-8	R1-6	RM-11
Accessory Building. A building, including garages, customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building, and meeting all requirements of the adopted Building Codes, and Land Use Ordinances (See Chapter 17). <i>(Amended by Ordinance 2010-3 adopted November 16, 2010)</i>	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1
Accessory Dwelling Unit for a Relative or Employee. An attached, or detached, dwelling unit for the occupancy by the owner, or a relative or an employee of the owner and incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building and connected to the same utilities and utility meters as the primary building. (See Chapter 17).	C-1	C-1	X	X	X	X	X	X
Accessory Use. A use clearly incidental and subordinate to the	P-1	P-1	P-1	P-1	P-1	P-1	P-1	P-1

USE	RESIDENTIAL ZONING DISTRICTS							
	F-1	RR-5	RR-1	R1-25	R1-10	R1-8	R1-6	RM-11
existing primary use and customarily found in connection with the primary use and located on the same lot or in the same building as the primary use (See Chapter 17).								
Agriculture. An area of five (5) contiguous acres, or larger, which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in central Utah, or lands devoted to a soil conservation or forestry management program, but excluding the keeping of exotic or prohibited animals, Agriculture excludes Commercial Plant Nursery, as defined herein, and Concentrated Animal Feeding Operation, as defined by the Utah Code Annotated, 1953, as amended, and similar activities.	P-1	P-1	X	X	X	X	X	X
Agricultural Building. A structure used solely in conjunction with an allowed agriculture use, and not used for human occupancy, and complying with the requirements of §58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must be located outside of a residential area, as defined by §58-56-4(1), Utah Code Annotated, 1953, as amended.	P-1	P-1	X	X	X	X	X	X
Airport. An area, with associated buildings and structures for the operation of aircraft, including take-off and landing, and necessary storage, service and maintenance facilities.	X	X	X	X	X	X	X	X
Animal Control Facility. A public or publicly licensed private facility to temporarily detain and/or dispose of stray dogs, cats and other animals.	X	X	X	X	X	X	X	X
Barn, Corral, Stable, Coop, or Pen. A structure or fenced area, and its associated buildings and structures, for the shelter, feeding, housing, or confinement of domestic animals, as defined herein (See Chapter 17).	P-1	P-1	P-1	X	X	X	X	X
Bed and Breakfast Inn. A residential structure, located on a legal lot and offering transient lodging accommodations in separate	X	C-1	C-1	X	X	X	X	X

USE	RESIDENTIAL ZONING DISTRICTS							
	F-1	RR-5	RR-1	R1-25	R1-10	R1-8	R1-6	RM-11
guest rooms and where meals may be provided. A Bed and Breakfast Inn shall provide no more than three (3) guest rooms and shall meet all applicable requirements of the Building Code and Land Use Ordinances, as adopted by the City. A guest room is one (1) room having no kitchen facilities (See Chapter 17).								
Billboard. A freestanding sign designed or intended to direct attention to a business, product, or service that is not provided, sold, offered, or existing on the property where the sign is located.	X	X	X	X	X	X	X	X
Campground. An area of land upon which two or more campsites are located, established or maintained for occupancy by a tent or recreational vehicle as a temporary dwelling unit, not to exceed forty-five (45) calendar days, for recreational or vacation purposes.	X	X	X	X	X	X	X	X
Change of Use – C-1 Use (Proposing no site plan changes or no new construction). A change from an existing approved C-1 Use to a new C-1 Use, such use change proposing no site plan modifications, including no construction of any new buildings or structures on the site.	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1
Change of Use – C-1 Use (Proposing site plan changes or new construction). A change from an existing approved C-1 Use to a new C-1 Use, such use change proposing site plan modifications that may include construction of new buildings or structures on the site.	C-1	C-1	C-1	C-1	C-1	C-1	C-1	C-1
Change of Use – C-2 Use (Proposing no site plan changes or no new construction). A change from an existing approved C-2 Use to a new C-2 Use, such use change proposing no site plan modifications, including no construction of any new buildings or structures on the site.	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2
Change of Use – C-2 Use (Proposing site plan changes or new construction). A change from an existing approved C-2 Use to a new C-2 Use, such use change proposing site plan modifications	C-2	C-2	C-2	C-2	C-2	C-2	C-2	C-2