

ORDINANCE NO. 2022-11

AN ORDINANCE REPLACING AND AMENDING SECTION 1722 OF THE RICHFIELD CITY ZONING ORDINANCE, A LAND USE ORDINANCE OF RICHFIELD CITY, ESTABLISHING STANDARDS FOR METAL BUILDINGS IN NON-RESIDENTIAL ZONING DISTRICTS.

PREAMBLE

WHEREAS, the City of Richfield ("City") has adopted the Zoning Ordinance, a Land Use Ordinance of Richfield, 2007 Edition, hereinafter the "Zoning Ordinance"; and

WHEREAS, the Mayor and City Council of the City of Richfield have comprehensively examined proposed amendments as approved and submitted by the Planning Commission; and

WHEREAS, the Mayor and City Council of the City have determined that the enactment of these amendments will be in the best interest of the City, its citizens, inhabitants, owners, occupants or users of property within the City; now therefore,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RICHFIELD, SEVIER COUNTY, STATE OF UTAH:

SECTION 1. Preamble: The recitals in the Preamble are enacted to be deemed a part of this Ordinance and are hereby declared to express the intent hereof.

SECTION 2. Section 1722 of the Zoning Ordinance of Richfield City, is replaced and amended as follows:

Section 1722 -- Commercial Building Appearance Design Standards. The City of Richfield desires commercial building architectural design that residents and visitors will find appealing but also not be an undue burden on businesses within the City. In order to maintain a respectable character on main thoroughfares within the City, the following standards shall apply to the following City Streets:

Main Street, including the extension of State Highways 118 and 120 within City limits,

300 North going east from 100 West, including the extension of State Highway 119 within City limits,

1300 South, from State Highway 118 to the I-70 interchange,

100 East from 500 South to 600 North.

All new or remodeled facades constructed within a city block (or 500') of the right of way limits of the above City streets shall meet the following appearance design guidelines:

1. Exterior building designs shall be reviewed as part of the project plan by the City Development Review Committee and the City Planning Commission and approved by the City Council.

2. All sides of a commercial building that are visible from any public street or an adjacent residential zone shall include one or more of the following preferred exterior finishing materials: masonry, decorative wood, stone, or decorative metal panels.

3. Unfinished concrete, plywood, corrugated metal siding and vinyl siding are discouraged finishes for commercial buildings. Any other materials not listed in item 2 above shall be treated as though it is a discouraged finish.

4. Discouraged finishes will not be allowed unless reviewed by the City Development Review Committee and recommended by the City Planning Commission for approval by the City Council. Discouraged finishes may be permitted based on the aesthetic characteristics, curb appeal, and congruence with surrounding architectural properties of the proposed building design. A 3-D, colored rendering of the proposed building with finishes and adjacent site shall be submitted to the Development Review Committee and Planning Commission in order to be considered for approval. The requirement for a 3-D rendering could also be met by providing colored elevations or the equivalent as approved by the Planning Commission. A 3-D rendering or equivalent will be required only when using materials on the discouraged list.

5. Within the downtown commercial area, new or remodeled buildings shall be designed so as to contribute to and not detract from the characteristics of the area.

SECTION 3. No other sections or provisions of the Zoning Ordinance shall be affected.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon adoption, posting and publication of a Summary on the public meeting notice website www.pmn.utahogov.

PASSED and APPROVED this 12th day of April, 2022.



CITY OF RICHFIELD

By Bryan 2. Burrows
Bryan Burrows, Mayor

ATTEST:

Michele H. Jolley
Michele H. Jolley, City Recorder

(S E A L)

	AYE:	NAY:
Councilmember Brayden Gardner	<input checked="" type="checkbox"/>	_____
Councilmember Todd Gleave	<input checked="" type="checkbox"/>	_____
Councilmember Kip Hansen	<input checked="" type="checkbox"/>	_____
Councilmember Elaine Street	<input checked="" type="checkbox"/>	_____
Councilmember Tanner Thompson	<u>Absent</u>	_____