

ORDINANCE NO. 2019- 21

AN ORDINANCE AMENDING THE REQUIREMENTS OF THE R-1-43 RESIDENTIAL ZONE AND R-1-43(CRO) ZONE TO INCREASE THE MAXIMUM ALLOWED LOT COVERAGE IN THESE ZONES.

WHEREAS the City of Bluffdale has initiated an application to amend the City's Land Use Ordinances to allow an increased maximum lot coverage in the R-1-43 and R-1-43(CRO) Zones and to add a definition of "lot coverage" into Chapter 11-11F: "CRO Cluster Residential Overlay" as described in the attached as 'Exhibit A';

WHEREAS the Planning Commission has reviewed the proposed changes and made a recommendation to the City Council pursuant to the Bluffdale City Land Use Ordinances and the Utah State Code, and the City Council has found the proposed amendments to be warranted;

WHEREAS the proposed amendment to the City of Bluffdale's Land Use Ordinances set forth herein has been reviewed by the Planning Commission and City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Land Use Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:


Section 1. Ordinance Text Amendment. The Bluffdale City Land Use Ordinances are hereby amended to increase the allowed maximum lot coverage in the R-1-43 and R-1-43(CRO) Zones and to add a definition of "lot coverage into Chapter 11-11F: "CRO Cluster Residential Overlay" as described in the attached 'Exhibit A'.

See 'Exhibit A'

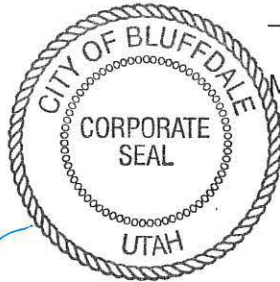
Section 2. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this 13th Day of November, 2019.

CITY OF BLUFFDALE



Mayor Derk P. Timothy



ATTEST:



Wendy Deppe

Bluffdale City Recorder

Council members	Voting:	
	AYE	NAY
Wendy Aston	<u> X </u>	_____
Travis Higby	<u> X </u>	_____
Dave Kallas	<u> X </u>	_____
Ty Nielsen	<u> X </u>	_____
Boyd Preece	<u> X </u>	_____

EXHIBIT A

11-8A-11: PERMISSIBLE LOT COVERAGE:

The sum total of all buildings and structures on any parcel in the R-1-43 Residential Zone shall not be greater than ~~twenty~~ thirty percent (~~20~~30%) of the total area of the parcel.

...

11-11F-17: LOT STANDARDS:

- A. Lot Area: In order to provide for clustering of homes and additional density incentives, lots within a cluster subdivision may be smaller than the minimum size required in the underlying zone, as approved by the city, provided, no lot shall be smaller than one-half ($1/2$) acre.

- B. Lot Width And Frontage: The minimum lot width and lot frontage for lots within a cluster subdivision may be reduced from the minimum lot width and frontage requirements of the underlying zone, as approved by the city.

- C. Lot Coverage: The sum total of all buildings and structures on any parcel in the CRO Overlay shall not be greater than forty percent (40%) of the total area of the parcel unless otherwise set forth in a development agreement or master project plan.