

**CITY OF BLUFFDALE, UTAH**

**ORDINANCE NO. 2024-24**

**AN ORDINANCE AMENDING SECTION 11.160.140 OF THE BLUFFDALE CITY CODE TO ALLOW FENCES UP TO SIX FEET IN HEIGHT IN FRONT YARDS FOR RESIDENTIAL LOTS THAT HAVE UNDERGONE A CHANGE IN CONFIGURATION FOLLOWING APPROVAL OF A SUBDIVISION**

**WHEREAS**, the Bluffdale City Council held a public meeting on July 16, 2024, and directed Staff to propose amendments to the Bluffdale City Code to allow additional fencing height in front yards for residential lots that have been impacted by subdivisions;

**WHEREAS**, Section 11.160.140 of the Bluffdale City Code outlines the maximum heights allowed for fences located in residential front yards;

**WHEREAS**, the City proposes amendments to Section 11.160.140 of the Bluffdale City Code to allow fences up to six feet (6') in height in front yards of residential lots that have undergone a change in configuration following approval of a subdivision;

**WHEREAS**, a notice of public hearing for the proposed amendments was provided pursuant to the Bluffdale City Code and Utah State Code;

**WHEREAS**, on October 2, 2024, the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation of the proposed Text Amendment to the City Council.

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

**Section 1. Adoption.** Ordinance 2024-24 is hereby adopted, amending Section 11.160.140 of the Bluffdale City Code as shown in Exhibit A.

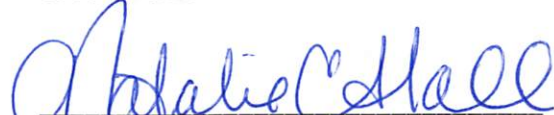
**Section 2. Amendment of Conflicting Ordinances.** If any ordinances, resolutions, policies, or zoning maps of the City heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

**Section 3. Severability.** If any section, part, or provision of this Ordinance is held invalid or unenforceable, such provision shall be deemed a separate, distinct, and independent provision, and such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**Section 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND APPROVED: November 13, 2024

**CITY OF BLUFFDALE**

  
\_\_\_\_\_  
Mayor Natalie C. Hall

**ATTEST:**

[seal]

  
\_\_\_\_\_  
City Recorder



Voting by the City Council:	Yes	No	Absent
Councilmember Aston	<input checked="" type="checkbox"/>	___	___
Councilmember Austin	<input checked="" type="checkbox"/>	___	___
Councilmember Crockett	<input checked="" type="checkbox"/>	___	___
Councilmember Lord	<input checked="" type="checkbox"/>	___	___
Councilmember Wilding	<input checked="" type="checkbox"/>	___	___
Mayor Hall (tie only)	___	___	___

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**EXHIBIT A**

## 11.160.140 Fences And Walls

### 1. Residential Zones:

1. No fence, wall, living fence or similar device extending into or enclosing all or part of the front setback shall be constructed or maintained at a height greater than forty two inches (42"), unless the fence is chainlink or another open mesh fence. The fence must remain nonsight obscuring (defined as at least 70 percent open space when viewed from either side of the fence) and shall not exceed sixty inches (60") in height. The permitted height of any fence, wall, living fence or similar sight obscuring device situated within any other portion of a lot shall be eight feet (8'), except where the vision of an adjacent driveway may be affected.

1. Notwithstanding the foregoing, a fence enclosing all or part of a front setback on a parcel or lot which fronts directly on an existing arterial road as shown on the most current adopted City of Bluffdale Transportation Plan, is allowed to construct a sight obscuring or solid fence up to six (6') in height, except where the vision of an adjacent driveway may be affected.

2. **Notwithstanding the foregoing, a parcel or lot which has been determined to have changed front yard orientation to a newly created right of way through an approved subdivision plat AND which had an existing dwelling at the time of subdivision may construct fencing within the front setback in accordance with the orientation of the existing dwelling up to six feet (6') in height. All requirements for clear view for intersections and adjacent driveways shall still apply.**

2. Any fence that may affect the vision of an adjacent driveway shall satisfy the following conditions:

1. The fence shall not be sight obscuring and shall be constructed of chainlink or other similar material and be no less than seventy percent (70%) open space; or
2. The fence shall be terminated no less than twenty feet (20') in each direction from the front corner of the lot adjacent to the affected driveway, thus forming a line of sight triangle; or
3. The fence shall be no more than forty two inches (42") in height at a point no less than twenty feet (20') in each direction from the front corner of the lot adjacent to the affected driveway, thus forming a line of sight triangle; or
4. The owner of the affected driveway may, in writing, waive the fencing restrictions for the adjacent lot; provided, that it can be shown that the backing of vehicles can be accomplished in a safe manner.

3. Applicants for a fence greater than eight feet (8') in height, where allowed, must receive a conditional use permit in accordance with chapter 20 of this title. Minimum fence height for multi-family units is six feet (6').