

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2024-27

AN ORDINANCE ENACTING SECTION 11.160.310 OF THE BLUFFDALE CITY CODE TO PERMIT “ALLOWABLE FEATURES” WITHIN RESIDENTIAL REAR YARD SETBACKS TO COMPLY WITH REQUIREMENTS IN UTAH STATE CODE ENACTED BY THE 2024 LEGISLATURE THROUGH HOUSE BILL 476.

WHEREAS the 2024 Utah State Legislature passed House Bill 476 which modified subdivision review procedures and allowed specific features within required residential rear setbacks;

WHEREAS the City proposes an amendment to Chapter 11.160 *Supplementary Provisions*, enacting Section 11.160.310 to comply with the changes to Utah State Code permitting “Allowable Features” within residential rear setbacks;

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

WHEREAS on November 6, 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 2024-27 is hereby adopted, enacting Section 11.160.310 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 If they cannot be amended to comply with the provisions hereof, they are hereby repealed.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: December 11, 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)	___	___	___

EXHIBIT A

11.160.310 Projections into Rear Setbacks for Detached Residences

A. For detached residences the following items shall be permitted to encroach into the required rear setback:

1. An uncovered landing or uncovered walkout porch up to thirty-two (32) square feet in area and attached to the residential structure; and

2. One or more window wells.

B. This provision shall not negate other allowed encroachments into setbacks as permitted elsewhere in this Title.