

BLUFFDALE CITY, UTAH

A Municipal Corporation

ORDINANCE NO. 2001-04

**AN ORDINANCE AMENDING THE
ZONING ORDINANCE FOR BLUFFDALE CITY, UTAH**

WHEREAS, the provisions of the Municipal Land Use Development and Management Act, specifically Utah Code Ann. §10-9-401, *et seq.*, authorize the City Council to periodically amend the zoning ordinance; and

WHEREAS, the Bluffdale City Planning Commission has recommended to the City Council the approval and adoption of certain amendments to the zoning ordinance; and


WHEREAS, the Bluffdale City Council has determined following receipt of the Planning Commission's recommendation and input through a public hearing that the proposed amendments to the zoning ordinance are in the best interest of the health, safety and general welfare of the City;

NOW, THEREFORE, be it ordained by the City Council of Bluffdale City, State of Utah, as follows:

1. The amendments to Title 12, Zoning Ordinance of Bluffdale City, which are attached hereto as Exhibit A, are hereby adopted by the City Council of Bluffdale City, Utah, as if fully and completely set forth in this ordinance.
2. All of the former provisions of Title 12 and the Zoning Ordinance of Bluffdale City, Utah, together with all ordinances, resolutions or parts thereof in conflict with the provisions of this ordinance, are hereby repealed.
3. This ordinance shall take effect immediately upon passage and adoption by the City Council and subsequent publication or posting as required by law.


PASSED, ADOPTED AND APPROVED by the Bluffdale City Council this 13th day of March, 2001.

BLUFFDALE CITY

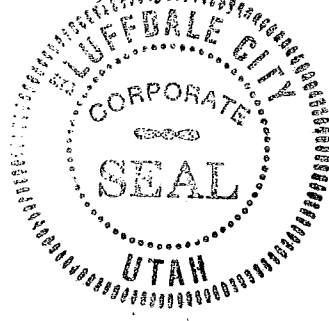


Noell Nelson, Mayor

ATTEST:



Dianne H. Hanson, City Recorder



Text Amendments to Zoning Ordinance.

12.8.7 Design Standards:

1st Paragraph Second Sentence – “Design requirements may include restrictions on building size, *materials*, colors, styles, lighting, and other design criteria.”

2nd Paragraph – “If specific design standards have not been adopted, all development shall be reviewed for compatibility *with recent or new development in the general area surrounding uses*... appropriate design review.” *An exterior surface of painted metal shall not be acceptable.*

12.6.12.10 Lot Coverage

The sum total of all buildings, structure and parking on any parcel in the MU-1 Zone shall not exceed ~~fifty (50)~~ *eighty-five (85)* percent of the total area of the parcel.

12.6.11.10 Lot Coverage

The sum total of all buildings, structure and parking on any parcel in the SG-1 Zone shall not exceed ~~fifty (50)~~ *eighty-five (85)* percent of the total area of the parcel.

12.6.10.10 Lot Coverage

The sum total of all buildings, structure and parking on any parcel in the I-2 Zone shall not exceed ~~seventy (70)~~ *eighty-five (85)* percent of the total area of the parcel.

12.6.9.10 Lot Coverage

The sum total of all buildings, structure and parking on any parcel in the I-1 Zone shall not exceed ~~sixty (60)~~ *eighty-five (85)* percent of the total area of the parcel.

12.6.4.6 Lots Created Prior to Adoption of Ordinance

Lots or parcels...for the construction of one (1) single family dwelling solely on the reason of non-conformance with the *parcel-size* requirements of this Chapter. (*Sections 12.6.5.6 and 12.6.3.6 to be amended in the same manner*)

12.4.5 General Provisions

d. Required Off-street parking shall not be located within twenty (20) feet of the front property line.

12.4.3 Parking Spaces Required

Add: 25. Warehouse: *One parking space for every ten thousand (10,000) square feet of floor space with a minimum of five spaces including required handicap spaces.*

12.13.3 Procedure for Approval

The applicant for a conditional use permit shall submit a completed application for and a site plan with sufficient information to allow the Planning Commission ~~and City Council~~ to make a well informed decision.

12.6.9.2 Permitted, Conditional and Accessory Uses

Permitted Uses

5. Uses found by the City Council, upon consideration and recommendation by the Planning Commission, to be in harmony with the intention of the zone.

12.6.4.14 Other Requirements

2. Landscaping – Each dwelling unit shall have landscaping ~~the lot or parcel from the front of the unit to the public street~~ *thirty feet immediately adjacent to any side that faces the street* prior to issuance of a Certificate of Occupancy.

12.6.4.4 Lot Width

If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to ~~one hundred (100) feet~~ *the width of the building plus sideyard setbacks*, provided that the requirement is satisfied at the ~~front~~ *building setback line*.

12.6.4.5 Lot Frontage

In the lot or parcel is located on a approved curve radius or cul-de-sac, the frontage requirement may be reduced to ~~100 feet~~ *30 feet*. ~~provided the width requirement is satisfied at the front setback line.~~

12.9.15 Use of Accessory Building for Business Purposes

A “Notice to Future Purchasers” shall be signed and recorded before a building permit is issued for accessory buildings over four hundred (400) square feet. The Notice to Future Purchasers will state that the owner acknowledges that the building cannot be used for business purposes that are not in keeping with City Ordinances. The Notice shall be recorded at the County Records Office so as to attach it to the property and notify prospective and future purchasers of this limitation.

12.6.5.4 Lot Width

...or as an in-fill parcel in accordance with Section 12.6.14 16 herein.

If the lot or parcel is located on an approved curve radius or cul-de-sac, the width requirement may be reduced to ~~one hundred (100) feet~~ *the width of the building plus sideyard setbacks*, provided that the requirement is satisfied at the ~~front~~ *building setback line*.

12.9.12 All Lots Must Abut on Public or Private Streets

Each lot shall abut on a street *which meets one of the following conditions:* ~~dedicated by the subdivision plat as an easement or an existing publicly dedicated street, or on a street which has become public by right of use~~ 1. The street has been dedicated as a public right-of-way on a recorded subdivision plat; 2. The street has become a public right-of-way by right of use and is at least 16 feet wide; 3. The street is at least a 16-foot-wide private right-of-way if the lot legally existed prior to the adoption of this ordinance; 4. The street is a private right-of-way that is part of a large private development of townhomes, apartments, condominiums, clustered housing or the like.

12.6.9.6.2. & 3. And 12.9.10.6.2. & 3. And 12.6.12.6.2. & 3.

2.Side and Rear set back – Except as provided in subparagraph (a), each parcel in the I-1 (I-2 & MU-1) zone shall have a minimum side and rear setback of twenty (20) feet.

- (a) One side of the building or the rear of the building can be built on the property line if approved by the Fire Chief.

Subparagraph 3 is deleted in its entirety.