

BLUFFDALE CITY, UTAH

A Municipal Corporation

ORDINANCE No. 2001-14

**AN ORDINANCE APPROVING AMENDMENTS TO THE R-MF RESIDENTIAL
MULTI-FAMILY HOUSING ZONING DISTRICT;
PROVIDING AN EFFECTIVE DATE**

WHEREAS, Bluffdale City has adopted the Bluffdale City Zoning Ordinance pursuant to §10-9 *et. seq.* Utah Code Annotated, 1953, as amended; and

WHEREAS, the Bluffdale City Zoning Ordinance provides various zoning districts as required and as allowed by §10-9 *et. seq.*, Utah Code Annotated, 1953, as amended, and provides certain development standards and requirements for all uses and activities located within the zoning districts; and

WHEREAS, the Bluffdale City Zoning Ordinance provides a R-MF Multi-Family Housing Zone, §12.6.13, Bluffdale City Zoning Ordinance; and

WHEREAS, the Bluffdale City Zoning Ordinance may be amended from time to time as determined necessary to fulfill the purposes of the City; and

WHEREAS, the Bluffdale City Planning Commission have now held a public hearing to receive comment on amending the provisions and requirements of the R-MF Multi-Family Housing Zone, §12.6.13, Bluffdale City Zoning Ordinance; and

WHEREAS, the Bluffdale City Planning Commission, following the required public hearing and after full and deliberate consideration have recommended to the City Council that certain requirements of the R-MF Multi-Family Housing Zone, §12.6.13, Bluffdale City Zoning Ordinance, be amended; and

WHEREAS, the Bluffdale City Council have now conducted the required public hearing on the recommendation of the Planning Commission to amend the R-MF Multi-Family Housing Zone, §12.6.13, Bluffdale City Zoning Ordinance; and

WHEREAS, following a City Council public hearing and consideration of the Planning Commission's recommendations, the City Council now finds that it is appropriate that certain requirements of the R-MF Multi-Family Housing Zone, §12.6.13, Bluffdale City Zoning Ordinance, be amended: and

WHEREAS, the City Council finds that the requirements for amending the Bluffdale City Zoning Ordinance have been followed and complied with.

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF BLUFFDALE CITY, UTAH, AS FOLLOWS:

Section 1: That §12.6.13.12, paragraph 1, Bluffdale City Zoning Ordinance, be amended to read as follows:

“Each unit in the R-MF Zone shall have on the premises two (2) off-street parking spaces, one of which shall be covered. Additionally there shall be one (1) guest parking space for every ten (10) units. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surface, composed of asphalt or concrete, drive approach.”

All other requirements of §12.6.13.12, Bluffdale City Zoning Ordinance, remain unchanged.

Section 2: That §12.6.13.14(3), paragraph 2, Bluffdale City Zoning Ordinance, be amended to read as follows:

“Projects with less than ten (10) units shall furnish public areas with tables and barbeque areas. Projects with ten (10) to twenty (20) units shall furnish picnic areas with tables and barbeque areas, a sports court with at least five hundred (500) square feet, or shuffleboard deck for retirement facilities, and a playground complete with equipment. Projects with twenty (20) to fifty (50) units shall furnish picnic areas with tables and barbeque areas, a sports court with at least five hundred (500) square feet, or shuffleboard deck for retirement facilities, two (2) playgrounds complete with equipment, and a clubhouse used for gatherings of residents not less than seven hundred and fifty (750) square feet in size, complete with restrooms. Developments with more than fifty (50) units shall furnish picnic areas with tables and barbeque areas, a sports court with at least five hundred (500) square feet, or shuffleboard deck for retirement facilities, three (3) playgrounds complete with equipment, a clubhouse used for gatherings of residents not less than seven hundred and fifty (750) square feet in size, complete with restrooms, and either a regulation size lighted tennis court, or a sub-surface swimming pool no less than twenty (20) feet by forty (40) feet in size. At the discretion of the Planning Commission and City Council a sports court may be allowed as an alternative to a regulation size lighted tennis court or sub-surface swimming pool.”

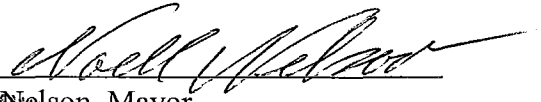
All other requirements of §12.6.13.14(3), Bluffdale City Zoning Ordinance, remain unchanged.

Section 3: That §12.6.13.14(5), Bluffdale City Zoning Ordinance, be amended to read as follows:

“Fencing standards - Multi-family projects shall be fenced on at least three sides by a six (6) foot sight obscuring fence, or other fencing, as determined necessary by the Planning Commission and City Council, necessary to make the proposed project compatible with the surrounding area.”

Section 4: 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 CITY COUNCIL OF BLUFFDALE CITY
THIS 11th DAY OF DECEMBER, 2001.**

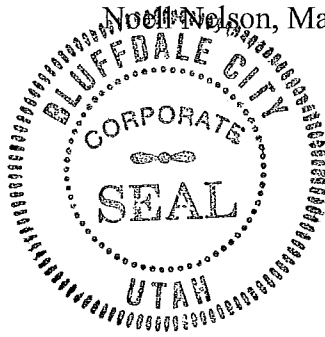


Noel Nelson, Mayor

ATTEST:



Dianne H. Hanson
Bluffdale City Recorder



Voting by the City Council:

	“AYE”	“NAY”
Councilmember Anderson	_____	___X___
Councilmember Bliss	___X___	_____
Councilmember Kelley	___X___	_____
Councilmember Mortimer	___X___	_____
Councilmember Waters	___X___	_____