

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2014-18

AN ORDINANCE AMENDING TITLE 11 OF THE BLUFFDALE CITY CODE IN ORDER TO CREATE A LAND USE TABLE, CONSOLIDATE LISTS OF LAND USES, AND ADOPT DEFINITIONS FOR LAND USES IN NON-RESIDENTIAL ZONES.

WHEREAS the City of Bluffdale has designated in the Land Use Ordinance permitted, conditional, and accessory land uses for each non-residential zoning district;

WHEREAS the existing lists of permitted, conditional, and accessory land uses are found in several different sections of the Land Use Ordinance and contain some redundant and undefined terms;

WHEREAS the proposed text amendments set forth herein consolidate and define land use terms and create a comprehensive land use table where the permitted, conditional, and accessory land uses for each non-residential zoning district can be found;

WHEREAS the proposed text amendments set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance;

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

Section 1. Land Use Table Text Amendment. The City Council hereby adopts the following amendment to Title 11 of the Bluffdale City Code creating a land use table for non-residential zones and creating a new chapter of the Land Use Ordinance as indicated in Exhibit 'A'.

Section 2. Individual Zone Land Use List Text Amendments. The City Council hereby adopts the following amendments to various sections of Title 11 of the Bluffdale City Code in order to replace individual land use lists for each zone and refer to the land use table as indicated in Exhibit 'B'. (All parts of these sections and subsections not specifically listed shall remain unaffected).

Section 3. Land Use Definitions Text Amendments. The City Council hereby adopts the following amendments to Title 11 of the Bluffdale City Code, creating new definitions for land uses as indicated in Exhibit 'C'. (All parts of these sections and subsections not specifically listed shall remain unaffected).

Section 4. Effective Date. This Ordinance shall take effect upon recording in the office of the City Recorder, publication, posting, or thirty (30) days after passage, whichever occurs first.

APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this 17th day of December, 2014.



CITY OF BLUFFDALE

Derk P. Jensen
Mayor

ATTEST: [SEAL]

Teddie K. Bell
Teddie Bell
Bluffdale City Recorder

Council members	Voting:	
	AYE	NAY
Alan Jackson	Absent	_____
Bruce Kartchner	X	_____
Ty Nielsen	X	_____
Heather Pehrson	X	_____
Justin Westwood	X	_____

EXHIBIT A.

CHAPTER 35: LAND USE TABLES

11-35-1: GENERAL PROVISIONS:

A. Permitted Uses: Permitted uses are indicated by a “P” in the appropriate row and column.

B. Conditional Uses: Conditional uses are indicated by a “C” in the appropriate row and column. All conditional uses require review and approval in accordance with Chapter 11-20 of this title.

C. Accessory Uses: Accessory uses are indicated by an “A” in the appropriate row and column. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.

D. Uses Not Permitted: For any zone, any use specifically indicated by an “N” shall not be allowed in that zone.

11-35-2: TABLE OF PERMITTED, CONDITIONAL, AND ACCESSORY USES FOR NON-RESIDENTIAL ZONES:

PROPOSED USES	CI	PO-1	NC	GC-1	RC	HC	I-1	I-2	SG-1
Agriculture	N	N	N	N	N	N	C	C	P
Assisted Living Facility	N	N	C	N	N	N	N	N	N
Automobile and Recreational Vehicle Sales	N	N	N	P	P	C	N	N	N
Automotive Service	N	N	N	P	P	P	N	N	N
Bank or Financial Institution	N	N	P	P	P	P	N	N	N
Business Services	N	P	P	P	P	P	N	N	N
Car Wash	N	N	N	P	P	C	N	N	N
Caretaker dwellings in association with storage unit facilities	N	N	N	N	N	N	P	N	N
Caretaker’s dwelling unit incidental to a commercial use	N	N	N	N	N	C	N	N	N
Cemetery grounds and facilities	P	N	N	N	N	N	N	N	N
Commercial Vehicle and Equipment Rental or Sale	N	N	N	P	N	N	N	N	N
Community Buildings	P	N	N	N	N	N	N	N	N
Construction Sales and Service	N	N	N	N	N	C	P	N	N
Convenience Store	N	N	P	P	P	P	N	N	N
Convention Facility	N	N	N	N	P	N	N	N	N
Data Center	N	N	N	N	P	P	P	P	N
Drive-thru facilities	N	P	P	P	P	P	N	N	N
Fish hatchery	N	N	N	N	N	C	N	N	N
Funeral Home	N	N	P	P	P	P	N	N	N
Gas Station	N	N	C	P	P	P	N	N	N
Hospital	N	P	N	N	P	C	N	N	N
Hotel	N	N	N	N	P	P	N	N	N
Land preparation for extraction and land reclamation	N	N	N	N	N	N	N	N	C
Laundry Services	N	N	P	N	N	P	N	N	N
Library	N	N	N	N	N	N	N	N	N
Liquor Store	N	N	N	N	N	N	N	N	N
Loan Center	N	N	N	N	N	C	N	N	N
Manufacturing, General	N	N	N	N	N	C	P	P	C
Manufacturing, Limited	N	N	N	N	N	P	P	N	N
Medical Service	N	P	P	P	N	P	N	N	N
Mills (steel and wood, except burning)	N	N	N	N	N	N	N	P	N
Mines, quarries, gravel pits, crushers, batching plants, and other uses intended for excavation purposes	N	N	N	N	N	N	N	N	C
Movie Theater	N	N	N	N	P	P	N	N	N
Municipal offices	P	N	N	N	N	N	N	N	N
Museum	N	N	N	N	P	N	N	N	N
Nursery	N	N	N	N	C	P	N	N	C
Nursing Home	N	N	N	N	N	P	N	N	N
Office, General	N	P	P	P	P	P	P	P	N
Open Storage	N	N	N	N	N	C	C	N	N
Parks	P	N	N	N	P	N	N	N	N
Pawn Shop	N	N	N	N	N	N	N	N	N
Personal Instruction Service	N	N	N	P	P	P	N	N	N

Personal Service Establishment	N	N	P	P	P	P	N	N	N
Preschool/ Daycare Center	N	N	C	C	P	P	N	N	N
Printing shops	N	N	N	N	N	N	N	P	N
Public or private utilities and maintenance facilities	C	P	C	P	C	C	P	N	P
Public Uses	C	C	C	C	P	C	C	C	C
Reception Center	N	N	N	N	P	P	N	N	N
Recreation and Entertainment (Indoor)	N	N	N	N	P	P	N	N	N
Recreation and Entertainment (Outdoor)	N	N	N	N	P	C	N	N	N
Religious buildings and structures	C	C	C	C	P	N	P	N	N
Repair Service	N	N	N	P	N	P	P	N	N
Research and development laboratories	N	N	N	N	N	C	N	N	N
Restaurant	N	N	P	P	P	P	N	N	N
Retail, general	N	C	P	P	P	P	N	N	N
Schools	P	N	N	N	P	N	N	N	N
Sexually Oriented Businesses	N	N	N	N	N	N	N	C	N
Small Wind Power Facilities	A	A	A	A	A	A	A	A	A
Storage facilities for machinery and equipment	A	A	A	A	A	A	A	A	A
Storage Units	N	N	N	C	N	N	P	P	N
Tattoo Establishment	N	N	N	N	N	C	N	N	N
Temporary job trailers and offices	N	N	N	N	N	N	N	N	A
Tobacco Specialty Business	N	N	N	N	N	C	N	N	N
Trade or technical schools	N	N	N	N	P	P	N	N	N
Trails	N	N	N	N	P	N	N	N	N
Veterinary Service	N	P	N	N	N	N	N	N	N
Wholesale and Warehousing	N	N	N	N	P	P	P	P	N

EXHIBIT B.

11-9A-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the PO-1 zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the PO-1 zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following land use types are permitted uses in the PO-1 professional office zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed in conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this title:~~

- ~~1. Hospitals and medical clinics, laboratories.~~
- ~~2. Veterinary clinics and services (no outside facilities).~~
- ~~3. Professional office buildings.~~
- ~~4. Pharmacies.~~
- ~~5. Travel agencies.~~
- ~~6. Financial, insurance and real estate services.~~
- ~~7. Business services.~~
- ~~8. Public or private utilities and maintenance facilities.~~

~~B. Conditional Uses: The following list of land use types are allowed as conditional uses in the PO-1 zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with chapter 20 of this title:~~

- ~~1. Religious buildings and structures.~~
- ~~2. Ground story retail and commercial businesses.~~
- ~~3. Public uses.~~

~~C. Accessory Uses: The following list of land use types are allowed as accessory uses in the PO-1 zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:~~

- ~~1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.~~
- ~~2. Small wind power facilities as provided in chapter 33 of this title.~~

11-9B-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the GC-1 zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the GC-1 zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following land use types are permitted uses in the GC-1 general commercial zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this title:~~

- ~~Automobile dealerships.~~
- ~~Business services.~~
- ~~Financial, insurance and real estate services.~~
- ~~Furniture and home furnishing stores.~~
- ~~General retail stores and shops.~~
- ~~Grocery stores.~~
- ~~Hardware and variety stores.~~
- ~~Large scale commercial buildings.~~
- ~~Legal services.~~
- ~~Machinery rental shops.~~
- ~~Personal service establishments.~~
- ~~Professional services.~~
- ~~Public or private utilities and maintenance facilities.~~
- ~~Restaurants and fast food.~~
- ~~Service and gasoline stations.~~
- ~~Travel agencies.~~
- ~~Video rental shops.~~
- ~~Watch, clock and jewelry repair and sales.~~

~~B. Conditional Uses: The following list of land use types are allowed as conditional uses in the GC-1 zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with chapter 20 of this title:~~

~~Caretaker dwellings in association with storage unit facilities, provided: 1) it does not exceed one thousand (1,000) square feet; 2) the storage unit facility must be an indoor facility in excess of thirty thousand (30,000) total square feet with more than one hundred (100) individual units; 3) the dwelling must match the look and feel of the storage units; and 4) the caretaker unit shall not be a stand-alone dwelling.~~

- ~~Commercial daycare centers and commercial schools.~~
- ~~Public uses.~~
- ~~Religious buildings and structures.~~
- ~~Storage units.~~

~~C. Accessory Uses: The following list of land use types are allowed as accessory uses in the GC-1 zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:~~

~~Small wind power facilities as provided in chapter 33 of this title.
Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.~~

11-9C-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the HC zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the HC zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following land use types are permitted uses in the HC zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this title:~~

- ~~1. Mortuaries, reception centers and wedding chapels.~~
- ~~2. Trade or technical schools.~~
- ~~3. Finance, insurance, real estate, medical, dental and other professional services.~~
- ~~4. Grocery and foodstuffs retailing.~~
- ~~5. Convenience stores.~~
- ~~6. Hotels and motels.~~
- ~~7. Furniture, home furnishings and equipment sales.~~
- ~~8. Restaurants, cafeterias and fast food establishments.~~
- ~~9. Department, drug, variety and discount stores.~~
- ~~10. Retail malls and commercial centers.~~
- ~~11. Sporting goods, bicycles and toy retail sales.~~
- ~~12. Motion picture theaters.~~
- ~~13. Exercise facilities.~~
- ~~14. Class A retail outlet.~~
- ~~15. Public use.~~
- ~~16. Agriculture tilling and gardening.~~
- ~~17. Daycare and preschools.~~
- ~~18. Neighborhood personal services (beauty and barber, tanning, etc.).~~
- ~~19. Nursing home, convalescent center.~~
- ~~20. Clothes cleaning/pressing and alterations.~~
- ~~21. Business enterprises involving administrative offices, warehousing of product, and assembly of premanufactured components to create product that does not involve hazardous substances, emit noxious odors, create loud noise or involve the outside storage of components or product.~~

~~B. Conditional Uses: The following land use types are allowed as conditional uses in the HC zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with chapter 20 of this title:~~

~~Automatic car wash.
Automotive and recreation dealerships and service centers, leasing.
Books, stationery, art and hobby supplies and sales.
Caretaker's dwelling unit incidental to a commercial use.
Class B retail outlet.
Construction sales and service.
Drive-in restaurants.
Fish hatchery.
Hospital.
Lumber, hardware and home improvement sales.
Manufacture and assembly of communications equipment, electronic components and computers.
Manufacture of professional, scientific and controlling instruments and optical goods.
Open storage, provided visual impacts of the storage are mitigated, lighting is provided, light pollution is prevented and security features are implemented.
Paint, glass and wallpaper retail sales.
Public or private utilities and maintenance facilities.
Public uses.
Recreation and entertainment (outdoor).
Research and development laboratories.
State liquor store.
Telecommunications facilities.~~

~~C. Accessory Uses: The following list of land use types are allowed as accessory uses in the HC zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:~~

~~Small wind power facilities as provided in chapter 33 of this title.
Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.~~

11-9D-3: PERMITTED, CONDITIONAL AND ACCESSORY ALLOWED USES:

~~A. Permitted ~~And and~~ Conditional Uses: Permitted and conditional uses allowed within ~~the RC zone~~ are set forth in 11-35-2. ~~commercial zones shall be as set forth in section 11-9D-6, table 1 of this chapter. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Any use not expressly identified is not allowed in the regional commercial (RC) zone and is hereby declared to be a prohibited use.~~~~

~~B. Accessory Uses: Accessory uses allowed within the RC zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use. ~~The permitted and conditional uses set forth in section 11-9D-6, table 1 of this chapter~~~~

~~shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.~~

11-9D-4: DEVELOPMENT STANDARDS:

A. Purpose: The purpose of this section is to promote the achievement of the purposes of this article. All proposed uses and activities shall only be approved if such uses and activities comply fully with the following standards, in addition to all other applicable requirements of this article.

B. Table: Development standards within the regional commercial (RC) zone shall be as set forth in section 11-9D-6, table ~~12~~ of this chapter.

...

11-9D-6: TABLES:

~~TABLE 1
REGIONAL COMMERCIAL (RC) ZONE ALLOWED USES~~

~~P = Permitted use
C = Conditional use~~

Use	Approval Required
Automotive and recreation vehicle dealership	P
Automotive service center	P
Business services	P
Cafe	P
Car wash	P
Commercial daycare	P
Commercial nursery	C
Commercial preschool	P
Convenience store, with or without gas	P
Convention facility	P
Drive-through facilities	C
Financial, insurance and real estate services	P
Hospital	P
Hotel	P

Mortuary	P
Motel	P
Motion picture theater	P
Museum	P
Open space	P
Parks	P
Personal service establishments	P
Professional office	P
Professional services	P
Public or private utilities and maintenance facilities	C
Public use	P
Reception center	P
Recreational facility (indoor and outdoor)	P
Religious buildings and structures	P
Restaurant	P
Retail stores and shops	P
School	P
Small wind power facilities as provided in chapter 33 of this title	P
Trade and technical school	P
Trails	P
Travel plaza	P
Wholesale distribution center	P

TABLE 2-4
REGIONAL COMMERCIAL (RC) ZONE
DEVELOPMENT REQUIREMENTS AND STANDARDS

Development Requirement	Standard
Building height	As approved by the applicable approval body, following a recommendation from the fire chief.

Loading and unloading areas	Loading docks and service areas shall be screened from streets and adjacent properties by the use of architectural elements, screening treatments and landscaping.
Minimum lot area	No requirement.
Minimum off street parking requirements	No requirement.
Nuisance	No use shall be designed or operated so as to expose adjoining properties and uses to offensive odors, dust, electrical interference, and/or vibration.
Required front setback	No requirement, except as may be required by the adopted building codes of the city.
Required landscaping	All areas not included with the site occupied by buildings, structures and required parking shall be landscaped with trees, shrubs, ground cover or grass.
Required rear yard setback	No requirement, except as may be required by the adopted building codes of the city.
Required side setback	No requirement, except as may be required by the adopted building codes of the city.
Signs	Signage is allowed to the extent determined necessary to identify the location of the building, use or activity.
Trash, junk and debris	All trash and other debris shall be enclosed in a building, or if deemed appropriate by a sight obscuring fence, constructed of the same materials and colors as used on the principal building or structure.

11-9E-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the NC zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the NC zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following land use types are permitted uses in the NC neighborhood commercial zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this article:~~

1. Local retail businesses primarily intended to serve the immediate neighborhood; provided, that no one use shall exceed five thousand (5,000) square feet of floor area, including the following:

- a. Grocery, fruit or vegetable store; meat market.
- b. Bakery.
- c. Drugstore.
- d. Hardware store.
- e. Restaurant (which may include the sale of alcoholic beverages in compliance with state law), cafe or soda fountain, but not including entertainment, dancing, bars or taverns, or fast food.

2. Local service business primarily intended to serve the immediate neighborhood, including the following:

- a. Barber or beauty shop.
- b. Personal service establishments.
- c. Clothes cleaning and laundry pick up stations, laundromat, coin operated dry cleaning establishment.
- d. Offices of physicians, dentists, optometrists, chiropractors, accountants, attorneys and other similar offices.
- e. Tailor, dressmaker.
- f. Travel agencies.
- g. Financial, insurance, and real estate services.
- h. Business services.
- i. Watch, clock, and jewelry repair and sales.
- j. Video rental shops.

B. Conditional Uses: The following list of land use types are allowed as conditional uses in the NC zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with chapter 20 of this title.

- 1. Service and gasoline stations.
- 2. Religious buildings and structures.
- 3. Commercial day care centers and commercial schools.
- 4. Fast food restaurants.
- 5. Grocery store (greater than 5,000 square feet).
- 6. Convenience store with a gasoline service station.
- 7. Temporary and seasonal uses in accordance with chapter 18 of this title.
- 8. Public uses.
- 9. Public or private utilities and maintenance facilities.
- 10. Assisted living facility.

C. Accessory Uses: The following list of land use types are allowed as accessory uses in the NC zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:

- 1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.
- 2. Small wind power facilities as provided in chapter 33 of this title.

11-10A-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the I-1 zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the I-1 zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following list of land use types are permitted uses in the I-1 zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this title:~~

- ~~1. Manufacturing, processing and warehousing buildings not to exceed fifty thousand (50,000) square feet.~~
- ~~2. Industrial parks.~~
- ~~3. Large scale office buildings.~~
- ~~4. Storage units.~~
- ~~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.~~
- ~~6. Public or private utilities and maintenance facilities.~~
- ~~7. Caretaker dwellings in association with storage unit facilities, provided: a) it does not exceed one thousand (1,000) square feet; b) the storage unit facility must be an indoor facility in excess of thirty thousand (30,000) total square feet with more than one hundred (100) individual units; c) the dwelling must match the look and feel of the storage units; and d) the caretaker unit shall not be a stand alone dwelling.~~
- ~~8. Construction sales and service.~~
- ~~9. Religious buildings and structures.~~

~~B. Conditional Uses: The following list of land use types are allowed as conditional uses in the I-1 zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with chapter 20 of this title:~~

- ~~1. Restaurants, food courts and cafes (when planned as part of an industrial park to provide service to workers).~~
- ~~2. Agriculture (when such use is to use land productively while waiting for an industrial parcel to be built on).~~
- ~~3. Public uses.~~
- ~~4. Open storage of any kind.~~

~~C. Accessory Uses: The following list of land use types are allowed as accessory uses in the I-1 zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:~~

- ~~1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.~~

~~2. Small wind power facilities as provided in chapter 33 of this title.~~

11-10B-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the I-2 zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the I-2 zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following list of land use types are permitted uses in the I-2 zone. Unless specifically listed, any other use is not a permitted use in a zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this title:~~

- ~~1. Manufacturing, processing and warehousing.~~
- ~~2. Steel and other fabrication.~~
- ~~3. Mills (steel and wool, except burning).~~
- ~~4. Printing shops.~~
- ~~5. Storage units.~~
- ~~6. Industrial parks.~~
- ~~7. Large scale office buildings.~~
- ~~8. Uses found by the city council to be in harmony with the intention of the zone.~~
- ~~9. Public or private utilities and maintenance facilities.~~

~~B. Conditional Uses: The following list of land use types are allowed as conditional uses in the I-2 zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with chapter 20 of this title:~~

- ~~1. Restaurants, food courts and cafes (when planned as part of an industrial park to provide service to workers).~~
- ~~2. Agriculture (when such use is to use land productively while waiting for an industrial parcel to be built on).~~
- ~~3. Sexually oriented businesses.~~
- ~~4. Public uses.~~

~~C. Accessory Uses: The following land use types are allowed as accessory uses in the I-2 zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:~~

- ~~1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.~~
 - ~~2. Small wind power facilities as provided in chapter 33 of this title.~~
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11-10C-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the SG-1 zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the SG-1 zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following list of land use types are permitted uses in the SG-1 zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this title:~~

- ~~1. Agriculture.~~
- ~~2. Public or private utilities and maintenance facilities.~~

~~B. Conditional Uses: The following list of land use types are allowed as conditional uses in the SG-1 zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with this title:~~

- ~~1. Restaurants, food courts and cafes (when planned as part of a research park to provide service to employees).~~
- ~~2. Attendant nonpolluting light manufacturing, processing and testing facilities that are clearly accessory to a primary permitted use.~~
- ~~3. Land preparation for extraction and land reclamation.~~
- ~~4. Mines, quarries, gravel pits, crushers, batching plants and other uses intended for excavation purposes. Batching plants may exceed the maximum height limit upon showing the additional height is needed.~~
- ~~5. Plant nurseries.~~
- ~~6. Public uses.~~
- ~~7. Manufacturing and processing of mined materials, including concrete manufacturing, casting and processing, along with any buildings and facilities accessory to those purposes.~~

~~C. Accessory Uses: The following list of land use types are allowed as accessory uses in the SG-1 zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:~~

- ~~1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.~~
- ~~2. Temporary job trailers and offices.~~
- ~~3. Small wind power facilities as provided in chapter 33 of this title.~~

11-11E-2: PERMITTED, CONDITIONAL AND ACCESSORY USES:

~~A. Permitted and Conditional Uses: Permitted and conditional uses allowed within the CI zone are set forth in 11-35-2.~~

~~B. Accessory Uses: Accessory uses allowed within the CI zone are set forth in 11-35-2. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.~~

~~A. Permitted Uses: The following land use types are permitted uses in the CI zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this title:~~

- ~~1. Municipal offices.~~
- ~~2. Public schools.~~
- ~~3. Community buildings.~~
- ~~4. Cemeteries.~~
- ~~5. Public parks.~~

~~B. Conditional Uses: The following list of land use types are allowed as conditional uses in the CI zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with chapter 20 of this title:~~

- ~~1. Religious buildings and structures.~~
- ~~2. Public uses not listed as a permitted use.~~
- ~~3. Public or private utilities.~~

~~C. Accessory Uses: The following list of land use types are allowed as accessory uses in the CI zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this section:~~

- ~~1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.~~
- ~~2. Small wind power facilities as provided in chapter 33 of this title.~~

EXHIBIT C.

The following list includes only new and altered terms in Section 11-2-2. All other terms in Section 11-2-2 not specifically listed shall remain unaffected. All terms shall be listed in alphabetical order.

11-2-2: GENERAL DEFINITIONS:

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AUTOMOBILE AND RECREATIONAL VEHICLE SALES: An establishment engaged in the retail sale or wholesale from the premises of motorized vehicles, along with incidental service or maintenance. Typical uses include new and used automobile and truck sales, boat sales, recreational vehicle sales, and motorcycle sales.

AUTOMOTIVE SERVICE: An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, including paint and body shops or other general vehicle repair services which have associated storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory in an enclosed area outside of the building.

BANK OR FINANCIAL INSTITUTION: An organization involved in deposit banking, finance, investment, mortgages, trusts, and the like, but excluding uses specifically classified in another definition herein. Typical uses include commercial banks, credit unions, finance or mortgage companies, and savings institutions.

BUSINESS SERVICES _____ : An establishment completely operating within a building, providing other businesses with various services including maintenance, repair and service, testing, rental, etc.; also includes business equipment repair services (except vehicle repair) computer related services (rental, repair), equipment rental businesses within buildings, film processing and photofinishing, janitorial and window cleaning services, mailbox services and similar uses.

CAR WASH: An establishment primarily engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, recreational vehicles, whether self-service, automatic or by hand. This definition applies only to car washes that are the primary use of land. A car wash associated with a gas station is not included in this definition.

~~CARETAKER'S DWELLING UNIT INCIDENTAL TO A COMMERCIAL USE: A dwelling located on the same site as the principal use that is occupied by an individual or family which is employed at the site in the capacity of a caretaker or watchman.~~

~~CARETAKER DWELLING: A dwelling unit subject to the restrictions contained in section 11-10A-2 of this title intended to be occupied by a caretaker.~~

CEMETERY GROUNDS AND FACILITIES: Land used or intended to be used for the burial of the dead, whether human or animal, and ancillary uses such as administration and maintenance buildings, funeral homes, mortuaries, crematoriums, mausoleums, and chapels.

~~COMMERCIAL NURSERY: Land or greenhouses used to propagate and raise flowers, shrubs, trees and other plant materials for wholesale or retail sale.~~

COMMERCIAL VEHICLE AND EQUIPMENT RENTAL OR SALE: An establishment engaged in the retail sale, wholesale, or rental from the premises of motorized commercial vehicles, trailers, and equipment, along with incidental service or maintenance. Typical uses include new or used commercial vehicle and truck sales, moving trailer and truck rental, construction equipment rental yards and farm equipment and machinery sales and rental.

COMMUNITY BUILDINGS: A building in which members of the community can meet for social, cultural, or recreational activities.

CONVENIENCE STORE: An establishment, not exceeding 5,000 square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.

CONVENTION FACILITY: A building or group of buildings that include large meeting rooms, exhibit areas, or conference rooms designed for conventions, industrial shows, or similar events.

DATA CENTER: A facility used to house computer systems and associated components, such as telecommunications and storage systems.

~~DRIVE-THRU FACILITIES: Service of patrons in vehicles from a window adjacent to a drive aisle or lane.~~

~~DRIVE-IN RETAIL: Any form of merchandising, serving or dispensing of goods in which the customer is serviced while in his automobile.~~

FUNERAL HOME: An establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, but not for cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.

GAS STATION: An establishment engaged in the retail sales of gasoline and petroleum products. This definition includes gasoline sales conducted as part of a Convenience Store. A gas station may also include automatic and self-serve car washes which are accessory to the primary use.

HOSPITAL: A facility primarily engaged in providing diagnostic services and extensive medical treatment including surgical and other hospital services. Such establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete or specialized health care. May include accessory retail uses and helipads.

HOTEL: An establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms.

LAUNDRY SERVICES: An establishment providing household laundry and dry cleaning services with customer drop-off and pick-up where laundering or cleaning is done on the site. This use also

includes an establishment providing home-type washing, drying, and/or ironing machines for hire or rent to be used by customers on the premises, such as a laundromat.

LIBRARY: A building or room containing collections of books, periodicals, films, music, and other media made available for public use.

LIQUOR STORE: A retail outlet for the sale of packaged liquor located on premises owned or leased by the state of Utah.

LOAN CENTER: An establishment involved in providing of loans or consideration to customers in exchange for personal property, such as property titles or personal checks. Such services shall include check cashing businesses licensed and/or defined by the State pursuant to the Check Cashing Registration Act, car title loan businesses, deferred deposit loan businesses, and businesses of a similar nature offering such services as a primary function. One such establishment shall be allowed for every 10,000 residents living in the City of Bluffdale. This term shall not include fully automated standalone services, such as Automated Teller Machines, nor those uses defined herein as Bank or Financial Institution.

MANUFACTURING, GENERAL: An establishment engaged in the manufacture of finished products or parts, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment and packaging, and incidental storage, sales and/or distribution of such products, but excluding basic industrial processing and manufacturing activities.

MANUFACTURING, LIMITED: An establishment engaged in the limited processing, fabrication, assembly and/or packaging of products utilizing processes that:

- (1) Have no noise, odor, vibration, or other impacts discernible outside a building; and
- (2) Do not violate any applicable noise ordinance.

MEDICAL SERVICE: An establishment providing therapeutic, preventive, or corrective personal treatment services on an out-patient basis by physicians, dentists, and other practitioners of the medical or healing arts, as well as the provision of medical testing and analysis services.

MOVIE THEATER: A facility which includes one or more theaters for the presentation of motion pictures. May also include accessory retail uses and concessions.

MUNICIPAL OFFICES : A room or building where official functions of the City of Bluffdale or any city department are performed, but not including maintenance or storage facilities or yards.

MUSEUM: A building or room in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

NURSERY: An establishment for the retail or wholesale sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, garden centers not in conjunction with another use, permanent tree lots, and garden supply stores. Typical uses do not include sod farms or storage sites for landscaping materials.

NURSING HOME: An intermediate care/nursing facility or a skilled nursing facility for the care of adults who due to advance age, disability, or impairment require assistance and/or supervision by staff. Such facility does not include adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability.

OFFICE, GENERAL: A building, room or department where executive, management, administrative or professional services are provided, except medical services, and excluding the sale of merchandise, except as incidental to a principal use. Typical uses include real estate brokers, insurance agencies, credit reporting agencies, property management firms, investment firms, employment agencies, travel agencies, advertising agencies, secretarial services, data processing, call centers; post offices and express mail offices as an accessory or complementary use to a professional and business office development, but excluding major mail processing and distribution; offices for utility bill collection; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; and business offices of private companies, utility companies, public agencies, trade associations, unions and nonprofit organizations.

OPEN STORAGE: The storage of materials and goods not within an enclosed structure for more than 72 hours. Includes the storage of inoperable vehicles.

PARKS : A playground or other area or open space providing opportunities for active or passive recreational or leisure activities.

PAWN SHOP: An establishment that buys and sells new or used merchandise, and offers loans in exchange for personal property. This differs from consignment or thrift shops, which do not offer loans in exchange for personal property.

PERSONAL INSTRUCTION SERVICE: An establishment primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature. Typical uses include art and music schools, driving and computer instruction, gymnastic and dance studios, handicraft or hobby instruction, health and fitness studios, massage therapist instruction, martial arts training, and swimming clubs.

PERSONAL SERVICE ESTABLISHMENT: An establishment providing nonmedical services to individuals as a primary use. Examples of these uses include barbershops, beauty salons, day/health spa, hair salons, nail salons, shoe repair shops, tanning salons, tailors and similar businesses not including tattoo establishments.

PRESCHOOL/ DAYCARE CENTER: An establishment, other than an occupied dwelling, operated by a person or organization qualified by the state, which provides daycare, protection or supervision and/or preschool instruction.

PRINTING SHOPS: The production of books, magazines, newspapers and other printed matter, as well as publishing, engraving and photoengraving.

PUBLIC PARKS AND PLAYGROUNDS: A tract of land which is owned by the public and which has been partially or totally developed or designated for recreational purposes.

PUBLIC USES: A facility or use, exclusive of public utility facilities, owned or operated exclusively by a public entity, having the purpose of serving the public health, safety or general welfare. ~~Public uses shall be limited to uses and facilities on the property not exceeding two (2) acres.~~ Public uses include such uses and facilities as libraries, community buildings, schools, fire stations, police stations, etc.

RECEPTION CENTER : A facility rented for private social gatherings.

RECREATION AND ENTERTAINMENT (INDOOR) : A commercial recreational land use conducted entirely within a building, including arcade, arena, athletic and health clubs, bowling alley, community center, gymnasium, pool or billiard hall, skating rink, swimming pool, tennis court or similar indoor facility. Related indoor uses may include a retail area for the sale or rental of equipment and a snack bar.

REPAIR SERVICE: An establishment primarily engaged in providing repair services to individuals and households rather than firms, but excluding automotive, vehicular and equipment services uses. Typical uses include appliance repair shops, computer and other electronic equipment repair, furniture repair and upholstery shops, watch or jewelry repair shops, and musical instrument repair shops.

RESEARCH AND DEVELOPMENT LABORATORIES: An establishment engaged in industrial, medical, or scientific inquiries.

RESTAURANT: A facility where food and drink is prepared and served to the public for on-site consumption (dine in), take out, or delivery service. A restaurant may include a drive-thru.

RETAIL, GENERAL: An establishment that rents or sells goods to the public, but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, home improvement centers, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores.

SCHOOL: A building or group of buildings housing a public or private school serving at least two of any of the grades K through 12, and does not exclusively include any privately owned or run preschool for children, but which may include a preschool as an accessory or secondary use to the school.

SEXUALLY ORIENTED BUSINESSES: See Chapter 3-5, Sexually Oriented Businesses.

~~STORAGE UNITS: A storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.~~ Where permitted, may include a caretaker dwelling no larger than 1,000 sq. ft.

A structure to contain at least one space used for storing personal property and generally leased to the public.

TATTOO ESTABLISHMENT: Any facility where tattooing is performed or any business engaged in tattooing, except for permanent cosmetics.

TOBACCO SPECIALTY BUSINESS: Pursuant to Utah State Code 10-8-41.6, a commercial establishment in which the sale of tobacco products accounts for more than 35% of the total annual gross receipts for the establishment; food and beverage products, excluding gasoline sales, is less than 45% of the total annual gross receipts for the establishment; and the establishment is not licensed as a pharmacy.

TOBACCO PRODUCT _____ : Any cigar, cigarette, or electronic cigarette; chewing tobacco; any substitute for a tobacco product, including flavoring or additives to tobacco; and tobacco paraphernalia.

TRADE OR TECHNICAL SCHOOLS: An establishment, for profit or not, conducting a course of instruction, training, or retraining to prepare individuals to follow an occupation or trade offering regularly scheduled instruction in technical, commercial or trade skills, such as but not limited to business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.

TRAILS: A designated path which may be paved or unpaved, intended to be used by a variety users (excluding motorized vehicles) for transportation or recreational purposes.

VETERINARY SERVICE: An establishment providing medical care and treatment for animals, which may include accessory grooming or boarding services.

WHOLESALE AND WAREHOUSING: An establishment that is primarily engaged in the storage and sale of goods to customers or other businesses for resale, as well as activities involving significant movement and storage of products or equipment. Uses include major distribution centers, frozen food lockers, moving and storage firms, and warehousing facilities.