

CITY OF BLUFFDALE, UTAH

Ordinance No. 2014-04

AN ORDINANCE AMENDING SECTIONS OF THE LAND USE ORDINANCE OF THE CITY OF BLUFFDALE IN ORDER TO ADD STORAGE UNITS AS A CONDITIONAL USE TO THE GC-1 ZONE, REVISE LOT COVERAGE REQUIREMENTS IN THE GC-1 ZONE, AND TO ADOPT DEVELOPMENT GUIDELINES FOR STORAGE UNITS.

WHEREAS the City of Bluffdale only permits storage units in the Light Industrial and Heavy Industrial zones; and

WHEREAS newer storage units are locating in commercial areas with an emphasis on higher quality design; and

WHEREAS Towne Storage and Gary Free have made an application to amend the Land Use Ordinance to add storage units as a conditional use to the General Commercial (GC-1) zone and adopt development guidelines for storage units; and

WHEREAS the compatibility and intensity of storage units is similar to other permitted uses in the GC-1 zone; and

WHEREAS Towne Storage and Gary Free have made an application to amend the Land Use Ordinance to add storage units as a conditional use to the General Commercial zone and adopt development guidelines for storage units; and

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 AS FOLLOWS:

Section 1. **Amendments of the City of Bluffdale Land Use Ordinance.** The City of Bluffdale Land Use Ordinance is hereby amended as indicated on Exhibit A (all parts of these sections and subsections not specifically listed shall remain unaffected).

Section 2. **Effective Date.** This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF BLUFFDALE CITY, STATE OF UTAH, THIS 25th DAY OF FEBRUARY, 2014.



BLUFFDALE CITY

Deak P. Jennings

Mayor

ATTEST:

Seddie K. Bee

Recorder
[SEAL]

Voting by the City Council:

| | "AYE" | "NAY" |
|-------------------------|---------------|---------------|
| Councilmember Jackson | <u> X </u> | <u> </u> |
| Councilmember Kartchner | <u> </u> | <u> X </u> |
| Councilmember Nielsen | <u> </u> | <u> X </u> |
| Councilmember Pehrson | <u> X </u> | <u> </u> |
| Councilmember Westwood | <u> X </u> | <u> </u> |

Exhibit A.

CHAPTER 9. ARTICLE B. GC-1 GENERAL COMMERCIAL ZONE.

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

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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:

1. Religious buildings and structures.
2. Commercial daycare centers and commercial schools.
3. Public uses.
4. Storage units.
5. 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.

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11-9B-6: SETBACK AND BUILD-TO REQUIREMENTS:

The following minimum setback and build-to requirements shall apply in the GC-1 zone. Each setback is measured from the property line of the lot or parcel.

A. Front Setback: Each lot or parcel in the GC-1 zone shall have a minimum front setback of ten feet (10'), and a minimum build-to line of fifty feet (50').

B. Side Setback; Corner Lot; Driveway Access; Accessory Buildings:

1. There is no side setback in the GC-1 zone; provided, that each building satisfies the building code in effect at the time of approval and issuance of a certificate of occupancy, except those structures constructed adjacent to residentially zoned areas. The side setback for structures constructed adjacent to residentially zoned areas shall be a minimum of twenty feet (20') unless approved in accordance with section 11-16-26.
2. Each corner lot or parcel in the GC-1 zone shall have a minimum setback on all areas of road frontage of twenty feet (20').
3. Each side setback, when used for access to a garage, carport or parking area shall have a minimum setback of twenty feet (20') and shall be hard surfaced.
4. The side setback for any permitted accessory building shall have a minimum side setback of fifteen feet (15').

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11-9B-10: PERMISSIBLE LOT COVERAGE:

The sum total of all buildings, ~~and structures~~ and parking on any parcel in the GC-1 zone shall not be greater than eighty percent (80%) of the total area of the parcel unless greater coverage is approved in accordance with 11-16-26.

CHAPTER 12. OFF STREET PARKING.

11-12-3: PARKING SPACES REQUIRED:

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Storage Units: 1 parking space for every 200 units with a minimum of 4 required.

CHAPTER 16. SUPPLEMENTARY PROVISIONS.

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11-16-20: TRANSITIONAL DEVELOPMENT STANDARDS FOR USES ABUTTING RESIDENTIAL ZONES

A. Purpose: The purpose of this section is to provide an area of transition between abutting lots zoned for dissimilar uses so that adjoining incompatible uses are avoided.

B. Standards:

1. Landscaping Along Property Line; Setback: Where a lot in any multiple-family residential, business, commercial or industrial zone abuts a single-family residential or agricultural zone, or where a business, commercial or industrial zone abuts a lot in a multiple-family residential zone, a minimum landscaped yard at least ten feet (10') wide shall be provided on such lot along the property line where the lot abuts one or more of the aforementioned lots, unless a lesser setback is approved in accordance with 11-16-26. Building setback in such areas shall be at least one foot (1') for each two feet (2') of building height. Buildings over twenty feet (20') high shall be set back at least ten feet (10').

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11-16-26: STORAGE UNITS

A. Fortress Style: All storage units shall be designed and built in the fortress style, requiring a minimum 8 ft. tall solid architectural building wall around the perimeter of the project, thereby minimizing the exposed public view of interior storage units.

B. Design Guidelines:

1. Walls: All perimeter walls exposed to public view shall include a combination of colored split or smooth faced masonry block, brick, stone, or stucco. Walls shall provide a stepped vertical relief every 100 ft. or less and incorporate elements such as wall caps, "eyebrows", or other architectural features in order to provide visual interest.

2. Offices: All offices or other occupied space shall have an office, retail, or residential appearance and shall be constructed with a combination of colored masonry block, brick, or stone.

3. Aisle lanes: All interior aisle lanes shall be a minimum of 20 ft. in width.

C. Landscaping: All setbacks shall be completely landscaped. There shall be a minimum of one evergreen no less than eight feet (8') in height or deciduous tree with no less than one and one-half inch (1 1/2") caliper for every four hundred (400) square feet of land in the setback area and a minimum of one 5-gallon or larger shrub for every one hundred (100) square feet of land in the setback area. Plantings should be distributed throughout the property. All areas outside of planting beds shall be landscaped with grass.

D. Permissible lot coverage: The sum total of all buildings, structures, and parking on parcels improved with storage units may be 90% of the total area of the parcel if adequate drainage is provided.

E. Setbacks: Where the outside wall of a fortress style structure abuts an overhead power corridor with a minimum width of at least 100 ft. on an adjoining property in any zone, the minimum side or rear setback along this corridor shall be eliminated. All offices or other occupied spaces shall comply by the setbacks of the zone in which the project is located.

F. Restrictions: Storage units shall not be used for manufacturing, retail or wholesale selling, office functions, other business or service uses, or human or animal habitation. Storage facilities shall not permit storage of any hazardous, flammable, or explosive materials; hazardous waste; or any material which creates noxious dust, odor, or fumes.