

ORDINANCE NO. 2003-09

AN ORDINANCE ENACTING SECTION 12.6.19 OF THE BLUFFDALE CITY ZONING ORDINANCE ESTABLISHING THE REGIONAL COMMERCIAL (RC) ZONE

WHEREAS, the Bluffdale City Council has previously adopted the Bluffdale City Zoning Ordinance providing for zoning and land use regulations within the City; and

WHEREAS, the City Council desires to amend the Zoning Ordinance to provide a new Section 12.6.19 establishing the Regional Commercial (RC) Zone; and

WHEREAS, the City Council finds that the proposed amendments to the Zoning Ordinance are desirable and within the best interest of the general health, safety and welfare of the public; and

WHEREAS, the proposed amendments to the Bluffdale City Zoning Ordinance as set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the Zoning Ordinance.

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

Section 1. Enactment. Section 12.6.19 of the Bluffdale City Zoning Ordinance entitled "Regional Commercial Zone" is hereby enacted to read in its entirety as set forth in Exhibit "A," attached hereto and incorporated herein by this reference.

Section 2. Severability. If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all provisions, clauses and words of this Ordinance shall be severable. This Section shall become effective without codification.

Section 3. 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 27TH DAY OF MAY, 2003.

BLUFFDALE CITY

ATTEST:

Deputy Jeddie K. Bree
City Recorder

By: *Stacy M. Mortimer*
Mayor

Voting by the City Council:

	"AYE"	"NAY"
Councilmember Anderson	<u>X</u>	_____
Councilmember Briggs	<u>X</u>	_____
Councilmember Clark	<u>X</u>	_____
Councilmember Kelley	<u>X</u>	_____
Councilmember Maxfield	<u>X</u>	_____

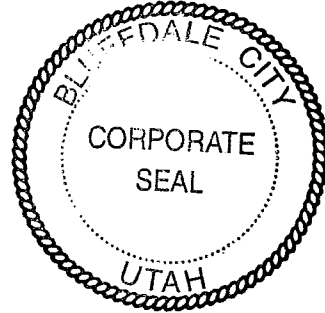


EXHIBIT "A"
REGIONAL COMMERCIAL (RC) ZONE

BLUFFDALE CITY, UTAH

REGIONAL COMMERCIAL ZONE (RC)

Adopted by Ordinance #2003-09

Presented By:
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5/27/03

**BLUFFDALE CITY, UTAH
REGIONAL COMMERCIAL (RC) ZONE**

Section 1	Purpose and Intent
Section 2	Scope
Section 3	Allowed Uses
Section 4	Development Standards
Section 5	Development Approval Procedures

Section 1 Purpose and Intent.

The purposes of the Regional Commercial (RC) Zone are to allow for the establishment of a variety of retail and service commercial uses not only required to meet the needs of Bluffdale City but also meet the needs of a larger regional area.

Section 2 Scope.

The provisions of this Chapter shall apply to any real property located in the Regional Commercial (RC) Zone as shown on the Bluffdale City Zoning Districts Map.

Section 3 Allowed Uses.

(a) Permitted and Conditional Uses. Permitted and conditional uses allowed within commercial zones shall be as set forth in Table 1. 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. The permitted and conditional uses set forth in Table 1 shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

Section 4 Development Standards.

Development standards within the Regional Commercial (RC) Zone shall be as set forth in Table 2.

The purpose of this Section is to promote the achievement of the purposes of this Chapter. 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 chapter.

Section 5 Development Approval Procedures.

Applications for development approvals for property located in a Regional Commercial (RC) Zone shall be submitted, processed and considered in accordance with the requirements and procedures set forth in the Bluffdale City Zoning Ordinance and/or Subdivision Ordinance, as applicable, including, but not limited to, submission and approval of concept, preliminary and final plats, site plans, and any additional procedural requirements set forth in this Chapter.

Table 1
REGIONAL COMMERCIAL (RC) ZONE
ALLOWED USES

USE	APPROVAL REQUIRED
Museum	P
Convention Facility	P
Retail Stores and Shops	P
Automotive Service Center	P
Automotive and Recreation vehicle dealership	P
Travel Plaza	P
Car Wash	P
Wholesale Distribution Center	P
Restaurant	P
Café	P
Convenience Store, with or without gas	P
Hotel	P
Motel	P
Personal Service Establishments	P
Financial, Insurance and Real Estate Services	P
Business Services	P
Professional Services	P
Professional Office	P
Mortuary	P
Reception Center	P
Motion Picture Theater	P
Class A Beer Outlet	P
Class B Beer Outlet	C
Class C Beer Outlet	C
Commercial Day Care	P
Commercial Preschool	P
Public Use	P
Religious Buildings and Structures	P
School	P
Trade and Technical School	P
Hospital	P
Parks	P
Open Space	P
Recreational Facility (Indoor and Outdoor)	P
Trails	P
Drive-Through (Thru) Facilities	C

Table Notes:
 P = Permitted Use
 C= Conditional Use

Table 2
REGIONAL COMMERCIAL (RC) ZONE
DEVELOPMENT REQUIREMENTS AND STANDARDS

DEVELOPMENT REQUIREMENT	STANDARD
Minimum Lot Area	No Requirement.
Building Height	As approved by the applicable approval body, following a recommendation from the Fire Chief.
Required Front 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.
Required Rear Yard Setback	No requirement, except as may be required by the adopted building codes of the City.
Minimum Off-street Parking Requirements	No requirement.
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.
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.
Signs	Signage is allowed to the extent determined necessary to identify the location of the building, use or activity.
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.
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.