

**CITY OF BLUFFDALE, UTAH**

**ORDINANCE NO. 2014-15**

**AN ORDINANCE AMENDING TITLE 11 OF THE BLUFFDALE CITY CODE TO TO CLARIFY PUBLIC AND PRIVATE FRONTAGE REQUIREMENTS WITHIN VARIOUS COMMERCIAL AND INDUSTRIAL ZONES.**

**WHEREAS** the current City Code sets forth standards for lot dimensions, frontage, and width standards in the Land Use Ordinance;

**WHEREAS** the Bluffdale City General Plan recommends development of flexible land use ordinances to help facilitate the development of unique properties;

**WHEREAS** development within commercial and industrial zones often involves parcel creation with frontage on private access ways; and

**WHEREAS** allowing private accesses to count as required frontage for commercial and industrial parcels is consistent to what is already allowed in other zones of the City and will not be detrimental to the City's health, safety, and welfare.

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

**Section 1. Text Amendment.** The City Council hereby adopts the following amendments to the City Land Use Ordinance, as listed in the attached Exhibit 'A' (All parts of these sections and subsections not specifically listed shall remain unaffected):


See Exhibit 'A'

**Section 2. Severability.** If any section, 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 sections, parts and provisions of this Ordinance shall be severable.

**Section 3. 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 29th day of October, 2014.

CITY OF BLUFFDALE

  
\_\_\_\_\_  
Mayor



ATTEST:

[SEAL]

*Teddie K. Bell*

Teddie Bell  
Bluffdale City Recorder

Council members

Voting:

AYE NAY

Alan Jackson	<u>X</u>	___
Bruce Kartchner	<u>X</u>	___
Ty Nielsen	<u>X</u>	___
Heather Pehrson	<u>X</u>	___
Justin Westwood	<u>X</u>	___

## Exhibit A – Land Use Ordinance Text Amendments

(all parts of these sections and subsections not specifically listed shall remain unaffected)

### **11-9-ARTICLE C. HC HEAVY COMMERCIAL ZONE**

#### **11-9C-5: LOT FRONTAGE:**

All parcels in the HC zone shall abut a public street or approved private street or right of way for at least one hundred fifty feet (150').

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### **11-10-ARTICLE A. I-1 LIGHT INDUSTRIAL ZONE**

#### **11-10A-5: LOT FRONTAGE:**

All parcels in the I-1 zone shall abut a public or private street or approved right of way for at least one hundred feet (100'), except for parcels created prior to the adoption of this article and parcels which are created solely for access use or required utility or infrastructure use.

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### **11-10-ARTICLE B. I-2 HEAVY INDUSTRIAL ZONE**

#### **11-10B-5: LOT FRONTAGE:**

All parcels in the I-2 zone shall abut a public or private street or approved right of way for at least one hundred feet (100').

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### **11-10-ARTICLE C. SG-1 SAND AND GRAVEL ZONE**

#### **11-10C-5: LOT FRONTAGE:**

All parcels in the SG-1 zone shall abut a public or private street or approved right of way for at least two hundred feet (200').

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### **11-11-ARTICLE A. GW-R GATEWAY REDWOOD ZONE**

#### **11-11A-4: LOT FRONTAGE:**

All parcels in the GW-R zone shall have at least ninety feet (90') of frontage on a public or private street or approved right of way.