

CITY OF BLUFFDALE, UTAH

Ordinance No. 2009-04

**AN ORDINANCE AMENDING THE BLUFFDALE CITY LAND USE ORDINANCE
ADOPTING CHAPTER 12.6.22, CIVIC INSTITUTIONAL (CI) ZONE.**

WHEREAS the City of Bluffdale ("City") has initiated an amendment of Title 12 of the Bluffdale City Code, the Bluffdale City Land Use Ordinance, regarding a civic and institutional zone; and

WHEREAS the Planning Commission held a public hearing, has reviewed the application, and has made a recommendation to the City Council concerning the proposed amendment to Title 12, the Bluffdale City Land Use Ordinance, and the City Council has found the proposed amendment to be consistent with the City's general plan; and

WHEREAS the proposed text amendment set forth herein has 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 to obtain public input regarding the proposed amendment to the Land Use Ordinance;

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

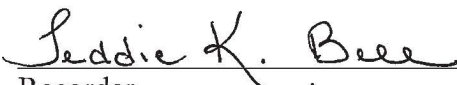
Section 1. Adoption of Chapter 12.6.22 of the Bluffdale City Land Use Ordinance. Chapter 12.6.22 of the Bluffdale City Land Use Ordinance, is hereby adopted as shown in Exhibit "A."

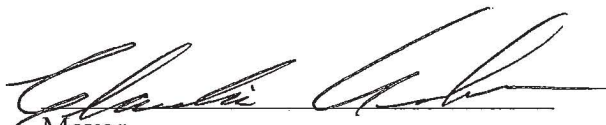
Section 2. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF BLUFFDALE CITY, STATE OF UTAH, THIS 24th DAY OF MARCH, 2009.

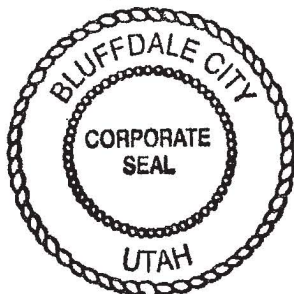
BLUFFDALE CITY

ATTEST:


Recorder


Mayor

[SEAL]



Voting by the City Council:

	"AYE"	"NAY"
Councilmember Chisholm	<u>x</u>	<u> </u>
Councilmember Flanigan	<u>x</u>	<u> </u>
Councilmember Kartchner	<u>x</u>	<u> </u>
Councilmember Lord	<u>x</u>	<u> </u>
Councilmember Maxwell	<u>x</u>	<u> </u>

EXHIBIT A

CHAPTER 12.6.22, CIVIC INSTITUTIONAL (CI) ZONE

12.6.22 CI Civic Institutional Zone

- 12.6.22.1 Purpose
- 12.6.22.2 Permitted, Conditional and Accessory Uses
- 12.6.22.3 Lot Area
- 12.6.22.4 Lot Width
- 12.6.22.5 Lot Frontage
- 12.6.22.6 Setback Requirements
- 12.6.22.7 Projections into Setbacks
- 12.6.22.8 Building Height Requirements
- 12.6.22.9 Permissible Lot Coverage
- 12.6.22.10 Parking, Loading and Access
- 12.6.22.11 Other Requirements

12.6.22.1 Purpose

The Civic Institutional (CI) Zone is established to provide an area in which the primary use of the land is for municipal buildings, schools, parks, libraries, cemeteries, cultural and recreation centers, civic and institutional buildings, and so forth.

12.6.22.2 Permitted, Conditional and Accessory Uses

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 ordinance.

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

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 Section 12.13 of this ordinance.

1. Religious buildings and structures
2. Public uses not listed as a Permitted Use
3. Public or private utilities

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 12.32.

12.6.22.3 Lot Area

There is no minimum lot area requirement in the CI Zone. However, the lot must be of sufficient size to assure compliance with the off-street parking standards in Chapter 12.4 herein.

12.6.22.4 Lot Width

There shall be no minimum width requirement in the CI Zone.

12.6.22.5 Lot Frontage

There shall be no frontage requirement in the CI Zone.

12.6.22.6 Setback Requirements

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

1. Front setback - Each lot or parcel in the CI Zone shall have a minimum front setback of twenty (20) feet.
2. Side setback –When located adjacent to compatible commercial zones, there shall be no side setback 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 (20) feet.
 - a. Side setback for corner lot - Each corner lot or parcel in the CI Zone shall have a minimum setback on all areas of road frontage of twenty (20) feet.
 - b. Side setback for driveway - Each side setback, when used for access to a garage, carport, or parking area shall have a minimum setback of twenty (20) feet and shall be hard surfaced.
 - c. Side setback for accessory building - The

side setback for any permitted accessory building shall have a minimum side setback of ten (10) feet.

3. Rear setback - Each lot or parcel in the CI Zone shall have a minimum rear setback of twenty (20) feet unless it can be clearly demonstrated that a structure could be placed nearer the property line without causing a negative impact on adjacent property owners. An accessory building may be located within ten (10) feet of the rear property line.

12.6.22.7 Projections into Setbacks

The following structures may be erected on or projected into any required setback:

1. Fences and walls in conformance with all applicable City ordinances and resolutions.
2. Appropriate landscaping.
3. Necessary appurtenances for utility service.

The following structures may be erected on or projected into any required front or rear setback not more than four (4) feet, and into a side setback not more than two (2) feet:

1. Cornices, eaves, sills, buttresses, or other similar architectural features.
2. Awnings, decks, and planter boxes.

12.6.22.8 Building Height Requirements

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height, unless reviewed and approved by the Fire Chief and the City Council.

12.6.22.9 Permissible Lot Coverage

The sum total of all buildings and structures on any parcel in the CI Zone shall not be greater than fifty (50) percent of the total area of the parcel.

12.6.22.10 Parking, Loading and Access

Each project in the CI Zone shall satisfy the off-street parking requirements found in Chapter 12.4 herein.

The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.

Loading and unloading areas shall be located in an area that can be secured from public access. Further, loading and unloading shall not occur on a public street.

12.6.22.11 Other Requirements

The following requirements are in addition to the

requirements found in this Chapter, the General Provisions or Supplementary Provisions of this ordinance, or any other applicable resolution or ordinance.

1. Signs - Signs are allowed in the CI Zone in accordance with Section 12.15 herein.
2. Landscaping - Each lot or parcel shall be completely landscaped except those areas used for buildings or parking, but at a minimum, fifteen (15) percent of the lot or parcel shall be landscaped. Each project application shall be accompanied by a complete landscaping plan detailing the types and sizes of planting materials to be used. The landscaping shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy. At its discretion, the City Council may approve xeri-scaping or other water conserving landscaping which would not require an automatic sprinkling system. A landscaping buffer shall be required for areas adjacent to residential uses or adjacent to the street.
3. Trash, junk, and other debris - No trash, used materials, unsightly storage of any kind or unlicensed or abandoned vehicles may be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate by the City, by a sight-obscuring fence. Dumpsters shall be located within a solid wall enclosure with a sight-obscuring fence, and dumpsters shall have closed and lockable lids.
4. No dust, noxious odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.