

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2025-20

AN ORDINANCE AMENDING SECTION 11.80.010.110 OF THE BLUFFDALE CITY CODE TO INCREASE THE LOT COVERAGE IN THE R-1-43 ZONE FROM 30% TO 40%.

WHEREAS, the City proposes amendments to Section 11.80.010.110 of the Bluffdale City Code to increase the lot coverage in the R-1-43 Zone from 30% to 40%;

WHEREAS, a notice of public hearing for the proposed amendments was provided pursuant to the Bluffdale City Code and Utah State Code;

WHEREAS, on August 20, 2025, the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation of the proposed Text Amendment to the City Council.

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

Section 1. Adoption. Ordinance 2025-20 is hereby adopted, amending Section 11.80.010.110 of the Bluffdale City Code as shown in Exhibit A.

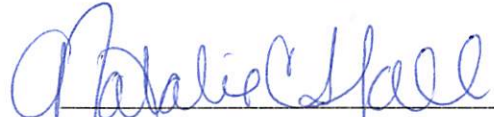
Section 2. Amendment of Conflicting Ordinances. If any ordinances, resolutions, policies, or zoning maps of the City heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such provision shall be deemed a separate, distinct, and independent provision, and such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND APPROVED: September 10, 2025

CITY OF BLUFFDALE



Mayor Natalie C. Hall

ATTEST:

[seal]



City Recorder



Voting by the City Council:

Yes No Absent

Councilmember Aston	<input checked="" type="checkbox"/>	_____	_____
Councilmember Austin	<input checked="" type="checkbox"/>	_____	_____
Councilmember Crockett	<input checked="" type="checkbox"/>	_____	_____
Councilmember Lord	<input checked="" type="checkbox"/>	_____	_____
Councilmember Wilding	<input checked="" type="checkbox"/>	_____	_____
Mayor Hall (tie only)	_____	_____	_____

EXHIBIT A

11.80.010.110: Permissible Lot Coverage

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The sum total of all buildings and structures on any parcel in the R-1-43 Residential Zone shall not be greater than thirty percent (30%) of the total area of the parcel.

The sum total of all buildings and structures on any parcel in the R-1-43 Residential Zone shall not be greater than ~~thirty~~ forty percent (~~30%~~ 40%) of the total area of the parcel.