

**BLUFFDALE CITY
ORDINANCE 2020-24**

HC SETBACK AMENDMENTS

**AN ORDINANCE MODIFYING THE SETBACK REQUIREMENTS FOR THE HEAVY
COMMERCIAL (HC) ZONE**

WHEREAS, Utah Code § 10-9a-102 grants the City of Bluffdale (the “City”) authority to enact ordinances that the Bluffdale City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the subject text amendment proposes to modify the setback requirements within the Heavy Commercial (HC) zone to reconcile differences between how they are applied adjacent to public and private streets; and

WHEREAS, the Planning Commission and City Council have held public hearings and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare.

NOW THEREFORE, be it ordained by the Council of Bluffdale City, in the State of Utah, as follows:

SECTION 1: AMENDMENT “11.90.030.060 Setback Requirements” of the Bluffdale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.90.030.060 Setback Requirements

The following minimum setback requirements shall apply in the HC zone. Each setback is measured from the property or right of way line of the lot or parcel, whichever is greater.

- A. Setbacks for lots or parcels abutting a public or private street:
1. Front Setback: Each lot or parcel ~~abutting a public street~~ shall have a minimum front setback of ~~thirty~~thirty~~fifteen~~ feet (~~30'~~30'~~15'~~).
 2. Side And Rear Setback: Each lot or parcel ~~abutting a public street~~ shall have a minimum side and rear setback of twenty feet (20'). A total reduction of the rear and side setbacks of up to twenty feet (20') may be approved if doing so does not violate the adopted building and fire codes.
- B. Internal Setbacks for lots or parcels within an approved development or subdivision which do not abut~~ting~~ a private or public street or right of way shall be determined at the time of site plan

approval. (Ord. 2015-04, 4-22-2015)

SECTION 2: **SEVERABILITY CLAUSE** Should any part or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinances a whole or any part thereof other than the part so declared to be unconstitutional or invalid.


SECTION 3: **EFFECTIVE DATE** This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL OCTOBER 28, 2020.

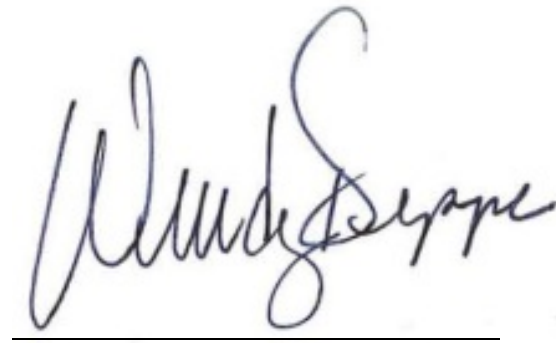
	AYE	NAY	ABSENT	ABSTAIN
Councilmember Aston	<u> X </u>	_____	_____	_____
Councilmember Crockett	<u> X </u>	_____	_____	_____
Councilmember Gaston	<u> X </u>	_____	_____	_____
Councilmember Hales	<u> X </u>	_____	_____	_____
Councilmember Kallas	<u> X </u>	_____	_____	_____

Attest

Presiding Officer



Derk P. Timothy, Mayor, Bluffdale
City



Wendy Deppe, City Recorder
Bluffdale City

