

**BLUFFDALE CITY
ORDINANCE 2021-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE,
UTAH, AMENDING BLUFFDALE CITY CODE 11.350.020 (TABLE OF
PERMITTED, CONDITIONAL, AND ACCESSORY USES FOR
NONRESIDENTIAL ZONES) AND 11.120.030 (PARKING SPACES REQUIRED).**

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

WHEREAS, the subject text amendment modifies the permitted uses in the light industrial zone, modifies the parking table; and

WHEREAS, the Planning Commission held a public hearing and gave the City Council its recommendation; and

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

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

SECTION 1: AMENDMENT “11.350.020 Table Of Permitted, Conditional, And Accessory Uses For Nonresidential Zones” of the Bluffdale Municipal Code is hereby *amended* as follows:

AMENDMENT

11.350.020 Table Of Permitted, Conditional, And Accessory Uses For Nonresidential Zones

Proposed Uses	PO -1	GC -1	H C	R C	N C	I-1	I- 2	SG -1	D R	C I
Agriculture	N	N	N	N	N	P	P	P	N	N
Assisted living facility	N	N	N	N	C	N	N	N	N	N
Automobile and recreational vehicle sales	N	P	P	P	N	N P	N	N	N	N
Automotive service	N	P	P	P	N	P	N	N	N	N
Bank or financial institution	N	P	P	P	P	N	N	N	P	N
Business services	P	P	P	P	P	N	N	N	N	N

Car wash	N	P	P	P	N	N	N	N	N	N
Caretaker dwellings in association with storage unit facilities	N	N	N	N	N	P	N	N	N	N
Cemetery grounds and facilities	N	N	N	N	N	N	N	N	N	P
Commercial vehicle and equipment rental or sale	N	P	N	N	N	N	N	N	N	N
Community buildings	N	N	N	N	N	N	N	N	N	P
Construction sales and service	N	N	P	N	N	P	N	N	N	N
Convenience store/gas station	N	P	P	P	P	N	N	N	P	N
Convention facility	N	N	N	P	N	N	N	N	N	N
Data center	N	N	P	P	N	P	P	N	N	N
Drive-through facilities	P	P	P	P	P	N	N	N	N	N
Group Living Arrangments (GLAs) ¹	N	N	N	N	N	N	N	N	N	N
Fish hatchery	N	N	C	N	N	N	N	N	N	N
Funeral home	N	P	P	P	P	N	N	N	N	N
Hospital	C	C	C	C	N	N	N	N	N	N
Hotel	P	P	P	P	N	N	N	N	P	N
Laundry services	N	N	P	N	P	N	N	N	N	N
Library	N	N	N	N	N	N	N	N	N	P
Liquor store	N	N	N	N	N	N	N	N	P	N
Loan center	N	N	P	N	N	N	N	N	N	N
Manufacturing, general	N	N	C	N	N	P	P	P	N	N
Manufacturing, limited	N	N	P	N	N	P	P	P	N	N
Medical service/urgent care clinic	P	P	P	N	P	N	N	N	N	N
Mills (steel and wood, except burning)	N	N	N	N	N	N	P	N	N	N
Mines, quarries, gravel pits, crushers, batching plants, and other uses intended for excavation purposes	N	N	N	N	N	N	N	C	N	N
Movie theater	N	P	P	P	N	N	N	N	P	N
Municipal offices	P	P	P	P	P	P	P	P	N	P
Museum	P	P	P	P	P	P	P	N	P	P
Nursery	N	N	C	C	N	C	C	C	N	N

Nursing home	P	P	P	P	P	N	N	N	N	N
Office, general	P	P	P	P	P	P	P	N	N	N
Open storage	N	N	A	N	N	A	N	N	N	N
Parks	P	P	P	P	P	N	N	N	N	P
Pawnshop	N	N	N	N	N	N	N	N	P	N
Personal instruction service	P	P	P	P	P	P	N	N	N	N
Personal service establishment	N	P	P	P	P	P	N	N	P	N
Preschool/daycare center	P	P	P	P	P	P	N	N	N	N
Printing shops	N	N	P	N	N	P	P	N	P	N
Private hobby garage development for personal, non-retail use	N	P	N	N	N	N	N	N	N	N
Public or private utilities and maintenance facilities	C	P	P	C	C	P	N	P	N	P
Public uses	P	P	P	P	P	P	P	P	N	P
Reception center	N	P	P	P	N	N	N	N	N	N
Recreation and entertainment (indoor)	N	P	P	P	N	P	N	N	P	N
Recreation and entertainment (outdoor)	N	C	C	C	N	N	N	N	N	N
Religious buildings and structures	P	N	N	N	P	N	N	N	N	N
Repair service	N	P	P	N	P	P	N	N	N	N
Research and development laboratories	P	P	P	N	N	P	P	N	N	N
Restaurant	P	P	P	P	P	P	N	N	P	N
Retail, general	P	P	P	P	P	P	N	N	P	N
Schools	P	P	P	P	P	P	P	P	N	P
Sexually oriented businesses	N	N	N	N	N	N	C	N	N	N
Small wind power facilities	A	A	A	A	A	A	A	A	N	A
Storage facilities for machinery and equipment	A	A	A	A	A	A	A	A	N	A
Storage units	N	N	N	N	N	N	N	N	N	N
Tattoo establishment	N	N	P	N	N	N	N	N	N	N
Temporary job trailers and offices	N	N	N	N	N	N	N	A	N	N
Tobacco specialty business	N	N	P	N	N	N	N	N	P	N
Trade or technical schools	P	P	P	P	N	P	N	N	N	N

Veterinary service	P	P	P	P	P	P	N	N	N	N
Wholesale and warehousing	N	N	P	N	N	P	P	N	N	N

1. GLAs which are not expressly permitted within a zone or by the zoning ordinance are expressly prohibited.

(Ord. 2018-24, 9-26-2018)

SECTION 2: AMENDMENT “11.120.030 Parking Spaces Required” of the Bluffdale Municipal Code is hereby *amended* as follows:

AMENDMENT

11.120.030 Parking Spaces Required

Off street parking shall be provided as follows for all new buildings and structures, or enlargement of any existing buildings or structures. Should the required parking stalls as calculated using the following standards end in a fraction, the standard shall be rounded up to the next whole number.

TABLE A

Amusement centers, recreation centers, reception centers, health clubs and similar uses	1 parking space for every 200 square feet of floor space.
Automobile repair facilities	4 parking spaces per service bay or 1 parking space for each 800 feet of floor space, whichever is greater.
<u>Automobile sales</u>	<u>3 spaces per 800 square feet of floor space in addition to sales stock parking</u>
Bars, liquor stores or taverns	1 space for every 200 square feet of floor space.
Bed and breakfast, or inn	2 parking spaces for tenants and 1 space for each guestroom.
Business office	1 parking space for each 300 square feet of floor area.
Car wash	2 parking spaces, plus at least 3 stacking spaces per washing bay.
Churches	1 parking space for each 100 square feet of floor area.
Daycare center	1 parking space per 6 people based on the maximum allowable occupancy.
Gas stations/convenience stores	1 parking space for every 200 square feet of floor space. Pumping areas are not to be included in the parking

	calculation.
Government buildings	1 parking space for every 400 square feet of floor space.
Grocery stores, drugstores, convenience stores	1 parking space per 200 square feet of floor space.
Hospitals	1 parking space for each 400 square feet of floor space.
Hotel/motel	2 parking spaces, plus 1 parking space for each sleeping unit. If the hotel/motel has conference rooms, the City may require additional off street parking.
Industrial manufacturing	1 parking space for every 10,000 square feet of floor space, plus parking for office uses, consistent with the requirement for business office in this section.
Manufacturing	1 parking space for every 400 square feet of floor space, plus parking for office uses, consistent with business office in this section.
Mortuaries	1 parking space for each 100 square feet of floor space.
Movie theaters	1 parking space for every 4 seats.
Nursing home or convalescent center	1 parking space for each employee and 1 space for each 5 beds.
Professional offices, medical and dental offices	1 parking space for every 200 square feet of floor space.
Professional services, barbershops, beauty shops, travel agencies	1 parking space for every 200 square feet of floor space.
Residential dwellings:	
Single-family/two-family	2 parking spaces per dwelling unit enclosed in garage. 20 foot minimum driveway required.
Single-family on shared driveway (auto court)	2 parking spaces per dwelling unit enclosed in garage. Guest parking: 1 guest parking space per 3 dwelling units.
Multi-family/condominium/townhome with a driveway	2 parking spaces per dwelling unit enclosed in garage. 20 foot minimum driveway required. Guest parking: 1 guest parking space per 4 dwelling units.
Multi-family/condominium/townhome without a driveway	2 parking spaces per dwelling unit enclosed in garage. Guest parking: 1 guest parking space per 3 dwelling units.
Apartments	2 parking spaces per 1 or 2 bedroom units. 2.5 parking spaces per 3 or more bedroom units.
Restaurants	1 space for each 4 seats, plus 3 stacking spaces for restaurants with drive-up windows.

Retail sales, furniture, appliances, hardware	1 space for each 600 square feet of floor space.
Schools:	
Elementary	2 parking spaces for each classroom.
Secondary, higher education	1 parking space for each employee and 1 space for every 4 students (calculated at capacity of the facility).
Storage units	1 parking space for every 200 units with a minimum of 4 required.
Warehouse	1 parking space for every 10,000 square feet of floor space with a minimum of 5 spaces, including required handicap spaces.


If a use not indicated above is proposed, the amount of off street parking may be determined by the Land Use Authority following a recommendation from staff, based on a professionally prepared parking analysis submitted by the applicant. (Ord. 10-24-00-1, 10-24-2000; amd. Ord. 2001-04, 3-13-2001; Ord. 2010-02, 4-27-2010; Ord. 2014-04, 2-25-2014; Ord. 2016-07, 5-25-2016; Ord. 2018-24, 9-26-2018)

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL NOVEMBER 17, 2021.


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

Attest

Presiding Officer



Derk P. Timothy, Mayor, Bluffdale
City



Wendy Deppe, City Recorder
Bluffdale City

