

**BLUFFDALE CITY  
ORDINANCE 2022-08**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLUFFDALE,  
UTAH, AMENDING BLUFFDALE CITY CODE 11.11.070.030 (DEFINITIONS IN  
MIXED USE ZONE), 11.11.070.090 (MIXED USE LAND USE REQUIREMENTS)**

**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 Mixed Use Zone by allowing Property Management Sales/Leasing Offices as an Accessory Use in the Mixed Use Residential Land Use Requirements in the Mixed Use Zone section and Definitions chapter; and

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

**WHEREAS**, after holding a 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** "11.11.070.030 Definitions" of the Bluffdale Municipal Code is hereby *amended* as follows:

**A M E N D M E N T**

**11.11.070.030 Definitions**

For the purposes of this article, the following terms shall have the meanings described:

**BUILDING HEIGHT OR HEIGHT:** The vertical distance as measured continuously along a line at existing grade bisecting the width of the lot to the highest point of a building or structure.

**BUSINESS SERVICES:** An establishment completely operating within a building, providing other businesses with various services including maintenance, repair and service, testing, rental, etc.; also includes business equipment repair services (except vehicle repair) computer related services (rental, repair), equipment rental businesses within buildings, film processing and photofinishing, janitorial and window cleaning services, mailbox services and similar uses.

**COMMERCIAL RECREATION, INDOOR:** A commercial recreational land use conducted entirely within a building, including arcade, arena, athletic and health clubs, bowling alley, community center, gymnasium, pool or billiard hall, skating rink, swimming pool, tennis court or similar indoor facility. Related indoor uses may include a retail area for the sale or rental of equipment and a snack bar.

**DIGITAL PRINTING AND PUBLISHING:** A printing establishment providing convenience photocopying and accessory retail oriented services.

**FLOOR AREA RATIO OR FAR:** The numerical value obtained through dividing the gross floor area of a building, or buildings, located on a lot by the total area of such lot. Any area used exclusively for vehicle parking and loading, enclosed vertical shafts or elevators shall not be included in determining floor area ratio.

**FURNITURE AND HOME FURNISHING SERVICES:** Retailers of new furniture and home furnishings from fixed point of sale locations using showrooms and similar areas for the presentation of their products. Many offer interior decorating services in addition to the sale of products.

**HARDWARE AND VARIETY STORES:** A retail store that sells or rents tools, fasteners, and similar objects known collectively as hardware, not including lumber, as well as related sundries used in construction and repair.

**HOME HEALTHCARE EQUIPMENT AND SERVICES:** A business that sells or rents home healthcare equipment that provides therapeutic benefits or enables the beneficiary to perform tasks that he or she is unable to undertake including, but not limited to, equipment such as wheelchairs, hospital beds, traction equipment, walkers, kidney machines, oxygen, canes, crutches and other medically needed items.

**INDUSTRIAL PARK:** A master planned industrial complex typically in a suburban area and set in parklike surroundings.

**LIVE/WORK UNIT:** A dwelling unit that includes ground floor space for a business that is operated by the individuals living in the upstairs residential unit.

**LOT:** As defined by the city of Bluffdale subdivision ordinance.

**MIXED USE LOT:** A combination of both residential and nonresidential uses located on a lot of record, as recorded at the office of the county recorder.

**MIXED USE STRUCTURE:** A combination of both residential and nonresidential uses located within the same building.

**MIXED USES:** See definition of Mixed Use Lot or Mixed Use Structure.

**OPEN SPACE:** Land located within the area of the project plan and which is not individually owned by residents, or some other form of individual ownership, and which is provided in perpetuity for the protection, preservation or conservation of environmentally sensitive areas or for the use and enjoyment of owners within the project plan area or residents of the city as a whole, and provided as required in this article.

**PERMITTED DENSITY:** The allowed residential density, as identified in section 11-11G-12, table 2 of this article plus any applicable open space incentive density benefits (section 11-11G-18, table 3 of this article) and/or any discretionary residential project design and amenity benefits (section 11-11G-15 of this article).

**PERSONAL IMPROVEMENT ESTABLISHMENT:** A business that provides instructional services or facilities, including health or physical fitness clubs, modeling agencies, rehearsal halls, and weight control clinics.

**PERSONAL SERVICE ESTABLISHMENT:** An establishment providing nonmedical services to individuals as a primary use. Examples of these uses include barbershops, beauty salons, day/health spa, hair salons, nail salons, shoe repair shops, tanning salons, tailors and similar businesses not including tattoo establishments.

**PROFESSIONAL SERVICES:** Services defined as infrequent, technical, and/or unique functions performed by independent contractors/consultants who may or may not require licensing. Such professional services include, but are not limited to, accounting and billing services, appraisal services, artists, graphic design, consulting services, data processing assessments, environmental studies, financial and operational audits, legal services, management information systems studies, property management services, including sales/leasing office, surveys and feasibility studies, technology implementation services, training services, translation services and similar professional services.

**SENSITIVE AREAS OR LANDS:**

- A. Wetlands, as identified by the U.S. army corps of engineers, or a wetlands delineation, as provided by a certified wetlands delineator;
- B. Floodplains and floodways, as identified by the latest FIRM maps, as provided by the federal emergency management agency;
- C. Steep slopes, areas of slope at or exceeding a thirty percent (30%) grade or three to one (3:1) run to rise ratio; and
- D. Fault lines, stream corridors and other areas encumbered by geological hazards.

**SMALL ANIMAL VETERINARY CLINIC:** A business operated by licensed animal health professionals that are qualified to diagnose and treat a variety of companion species such as dogs, cats, other small mammals, birds, and reptiles.

**STORY:** As defined in the currently adopted building code of the city. (Ord. 2013-20, 12-17-2013)

**SECTION 2:        AMENDMENT** “11.11.070.090 Mixed Use Land Use Requirements” of the Bluffdale Municipal Code is hereby *amended* as follows:

## AMENDMENT

### 11.11.070.090 Mixed Use Land Use Requirements

The table of uses (table 1 of this section) identifies the uses allowed in the Mixed Use (MU) Zone.

TABLE 1

#### MIXED USE ZONE ALLOWED USES

P = Permitted use

C = Conditional use

A = Accessory Use

| Use                                                                                                                                                                                                                               | Approval Required |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Residential uses:                                                                                                                                                                                                                 |                   |
| Multi-family unit, including:<br>Apartment unit Condominium unit Live/work unit based upon the development requirements and standard requirements found in section 11-11G-13 of this article<br>Townhome unit Two-family dwelling | <del>P</del> P    |
| <u>Property management sales/leasing office</u><br><u>(Detached building not to exceed 500 square feet in size)</u>                                                                                                               | <u>A</u>          |
| Residential facilities for elderly persons, subject to Utah Code § 10-9a-516                                                                                                                                                      | P                 |
| Residential facilities for persons with a disability, subject to Utah Code § 10-9a-520                                                                                                                                            | P                 |
| Retirement center                                                                                                                                                                                                                 | C                 |
| Single-family dwelling unit                                                                                                                                                                                                       | P                 |
| Accessory dwelling units in accordance with chapter 34 of this title                                                                                                                                                              | P                 |
| Nonresidential uses:                                                                                                                                                                                                              |                   |
| Civic and institutional uses:                                                                                                                                                                                                     |                   |

|                                                                                                                                    |     |
|------------------------------------------------------------------------------------------------------------------------------------|-----|
| Hospital                                                                                                                           | C   |
| Open space                                                                                                                         | P   |
| Parks                                                                                                                              | P   |
| Public use                                                                                                                         | P   |
| Recreational facility                                                                                                              | P   |
| Religious buildings and structures                                                                                                 | P   |
| School                                                                                                                             | P   |
| Trade and technical school                                                                                                         | P   |
| Trails                                                                                                                             | P   |
| Commercial uses:                                                                                                                   |     |
| Business services                                                                                                                  | C   |
| Cafe                                                                                                                               | P   |
| Convalescent center                                                                                                                | C   |
| Convenience store                                                                                                                  | C   |
| Daycare                                                                                                                            | C   |
| Financial, insurance and real estate services                                                                                      | P   |
| General retail stores and shops                                                                                                    | P   |
| Mortuary                                                                                                                           | P   |
| Motion picture theater, but not including sexually oriented business                                                               | C   |
| Nursing home                                                                                                                       | C   |
| Personal service establishments                                                                                                    | P   |
| Preschool                                                                                                                          | C   |
| Professional office                                                                                                                | P   |
| Professional services                                                                                                              | P   |
| Public or private utilities and maintenance facilities                                                                             | C   |
| Reception center                                                                                                                   | C   |
| Restaurant                                                                                                                         | P   |
| Light industrial uses:                                                                                                             |     |
| All of the businesses permitted or conditionally permitted under the heading "commercial uses" except as amended in the following: | P/C |
| Auto detailing provided no vehicles are detailed or stored outside of an enclosed building                                         | P   |

|                                                                                                                                          |   |
|------------------------------------------------------------------------------------------------------------------------------------------|---|
| Auto glass repair or replacement or window tinting provided all work is done within an enclosed building and there is no outside storage | P |
| Auto parts sales or distribution                                                                                                         | P |
| Auto sales, dealership or rental provided no vehicles are stored outside of an enclosed building                                         | P |
| Bicycle sales and repair                                                                                                                 | P |
| Business services                                                                                                                        | P |
| Call centers                                                                                                                             | C |
| Cleaning and laundry services                                                                                                            | P |
| Clothing manufacture or repair                                                                                                           | P |
| Clothing storage or distribution                                                                                                         | P |
| Commercial recreation, indoor                                                                                                            | P |
| Conference or convention facility                                                                                                        | C |
| Construction sales and service, no outside storage                                                                                       | P |
| Digital printing and publishing                                                                                                          | P |
| Equipment sales and service, no outside storage                                                                                          | P |
| Furniture and home furnishing stores                                                                                                     | P |
| Hardware and variety stores                                                                                                              | P |
| Home healthcare equipment                                                                                                                | P |
| Industrial parks                                                                                                                         | P |
| Large scale office buildings                                                                                                             | P |
| Manufacturing, processing, and warehousing building not to exceed fifty thousand (50,000) square feet                                    | P |
| Personal improvement establishments                                                                                                      | P |
| Personal service establishments                                                                                                          | P |
| Pet sales, training, and grooming                                                                                                        | P |
| Professional or vocational schools                                                                                                       | P |
| Professional services                                                                                                                    | P |
| Research and development establishments                                                                                                  | P |
| Retail aquarium services                                                                                                                 | P |
| Secondhand clothing or merchandise sales, not including a pawnshop                                                                       | P |
| Sign fabrication and painting                                                                                                            | P |
| Small animal veterinary clinics and services (no outdoor facilities)                                                                     | P |

|                                                    |   |
|----------------------------------------------------|---|
| Wholesale food sales and distribution              | P |
| Other uses:                                        |   |
| Accessory use                                      | P |
| Drive-through facilities located on arterial roads | C |
| Home occupation                                    | P |
| Stand alone parking lots                           | C |

(Ord. 2013-20, 12-17-2013; amd. Ord. 2019-05, 3-27-2019)

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL MAY 11, 2022.

|                        | <b>AYE</b>   | <b>NAY</b>   | <b>ABSENT</b> | <b>ABSTAIN</b> |
|------------------------|--------------|--------------|---------------|----------------|
| 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

Natalie C. Hall, Mayor, Bluffdale City

Wendy Deppe, City Recorder  
Bluffdale City

