

CITY OF BLUFFDALE, UTAH

Ordinance No. 2013-01

AN ORDINANCE AMENDING THE CITY OF BLUFFDALE LAND USE ORDINANCE SECTION 12.6.9.2 ALLOWING RELIGIOUS BUILDINGS AND STRUCTURES WITHIN THE I-1 ZONE; AND SECTIONS 12.6.9.3, 12.6.9.4, AND 12.6.9.5 PERTAINING TO THE MINIMUM AREA, FRONTAGE, AND WIDTH REQUIREMENTS OF ACCESS, UTILITY, AND OTHER SIMILAR PARCELS IN THE I-1 LIGHT INDUSTRIAL ZONE.

WHEREAS, the applicant is desiring to permit and construct a new religious building and related subdivision within the I-1 Light Industrial Zone;

WHEREAS, during the review of the proposed development, the applicant identified ordinances in place regarding uses and subdivision design which are an obstacle to permitting the proposed use and proposed to change the same in the City's Land Use Ordinance; 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 amendments to Title 12 of the Bluffdale City Land Use Ordinances, and the City Council has found the proposed amendments to be consistent with the City's General Plan; and

WHEREAS the proposed text amendments set forth herein have 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 and local ordinance to obtain public comment 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. Amendment of Section 12.6.9.2, 12.6.9.3, 12.6.9.4, and 12.6.9.5 of the City of Bluffdale Land Use Ordinance (Zoning Ordinance). Sections 12.6.9.2, 12.6.9.3, 12.6.9.4, and 12.6.9.5 of the City of Bluffdale Land Use Ordinance are hereby amended as follows (all parts of these sections and subsections not specifically listed shall remain unaffected):

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12.6.9.2 Permitted, Conditional and Accessory Uses

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Permitted Uses

The following list of land use types are permitted uses in the I-1 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. Manufacturing, processing, and warehousing buildings not to exceed fifty thousand (50,000) square feet.

2. Industrial parks
3. Large scale office buildings
4. Storage Units
5. Uses found by the City Council, upon consideration and recommendation by the Planning Commission, to be in harmony with the intention of the zone.
6. Public or private utilities and maintenance facilities
7. Caretaker dwellings in association with storage unit facilities provided (1) it does not exceed 1,000 square feet, (2) the storage unit facility must be an indoor facility in excess of 30,000 total square feet with more than 100 individual units, (3) the dwelling must match the look and feel of the storage units, and (4) the caretaker unit shall not be a standalone dwelling. .
8. Construction sales and service.
9. Religious buildings and structures.

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12.6.9.3 Lot Area

The minimum lot area requirement in the I-1 Zone is one half (1/2) acre, except for parcels created prior to the adoption of this ordinance and parcels which are created solely for access use or required utility or infrastructure uses.

12.6.9.4 Lot Width

The minimum width requirement in the I-1 Zone shall be one hundred (100) feet for all of the area located in the required front setback area, except for parcels created prior to the adoption of this ordinance and parcels which are created solely for access use or required utility or infrastructure uses. Regardless of the adoption date, if the Council finds that the width is inefficient or undesirable, the Council may require that the massing, uses, and other design characteristics be compatible with surrounding uses.

12.6.9.5 Lot Frontage

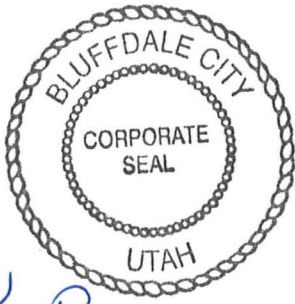
All parcels in the I-1 Zone shall abut a public street for at least one hundred (100) feet, except for parcels created prior to the adoption of this ordinance and parcels which are created solely for access use or required utility or infrastructure uses. Regardless of the adoption date, if the Council finds that the frontage is inefficient or undesirable, the Council may require that the massing, uses, and other design characteristics be compatible with surrounding uses.

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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 26th DAY OF FEBRUARY, 2013.

BLUFFDALE CITY



ATTEST:

Seddie K. Bee
Recorder

Debra P. Jennings
Mayor

[SEAL]

Voting by the City Council:

	“AYE”	“NAY”
Councilmember Jackson	<u> x </u>	_____
Councilmember Kartchner	<u>Absent</u>	_____
Councilmember Nelson	<u> x </u>	_____
Councilmember Nielsen	<u> x </u>	_____
Councilmember Pehrson	<u> x </u>	_____