

**BLUFFDALE CITY
ORDINANCE 2021-18**

HOME OCCUPATION ADDITION TO BRINGHURST STATION ZONE

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

SECTION 1: AMENDMENT “11.11.100.040 Residential Development Standards And Design Guidelines” of the Bluffdale Municipal Code is hereby *amended* as follows:

A M E N D M E N T

11.11.100.040 Residential Development Standards And Design Guidelines

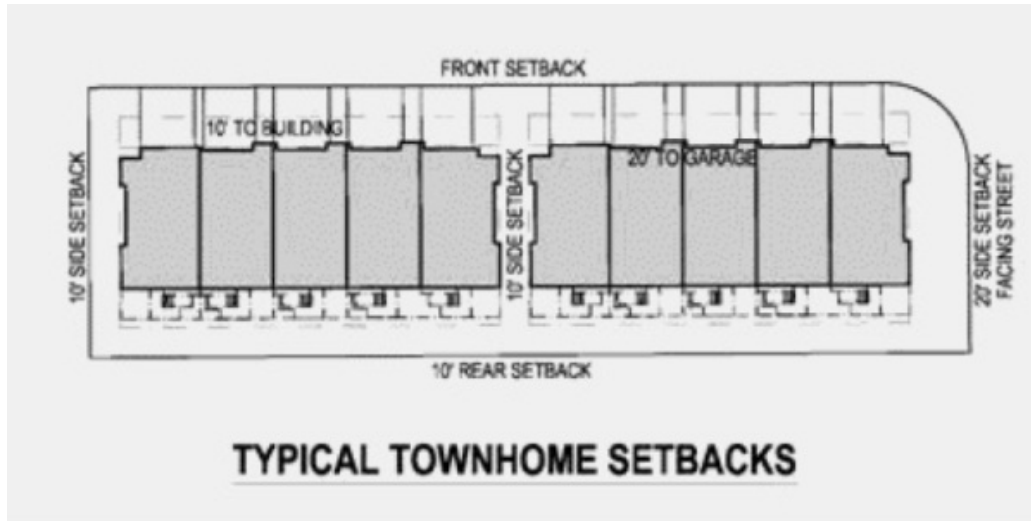
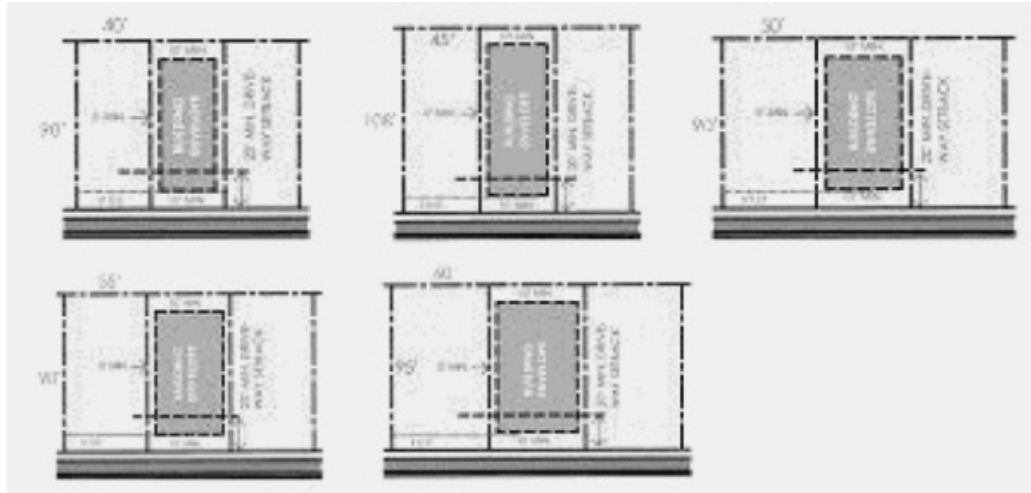
- A. Conflicts: Design guidelines, standards, and specifications in this SD-X Zone shall supersede any conflicting design guidelines, standards, and specifications in any and all applicable City ordinances, including the Subdivision Ordinance, design guidelines and standard specifications, and the City's General Plan. Design elements not included in this SD-X Zone shall be governed by this Code.
- B. Neighborhood Appearance: The SD-X Zone requires specific development standards and regulations that apply to Bringhurst Station. The purpose is to develop standards that will enhance the overall appearance of the neighborhood. (Ord. 2018-21, 8-22-2018)
- C. Permitted, Conditional And Accessory Uses (Residential Areas):
1. Permitted Uses: Permitted uses are indicated by a "P" in the appropriate row and column.
 2. Uses Not Permitted: Any use specifically indicated by an "N" shall not be allowed in this zone.
 3. Subdivisions: Subdivisions pursuant to the City's Subdivision Ordinances and the densities approved in this SD-X Zone.

PERMITTED, CONDITIONAL AND ACCESSORY USES (RESIDENTIAL AREAS)

Dwelling, single-family: A dwelling containing only 1 dwelling unit	P
Accessory dwelling units in accordance with chapter 34 of this title	P
Dwelling, multi-family: A dwelling containing 3 or more dwelling units	P
Parks: A playground or other amenities in an area or open space providing opportunities for active or passive recreational or leisure activities either publicly or privately owned and maintained	P
Public uses: A facility or use, exclusive of public utility facilities, owned or operated exclusively by a public entity, having the purpose of serving the public health, safety or general welfare. Public uses include such uses and facilities as libraries, community buildings, schools, fire stations, police stations, etc.	P
<u>Home occupations in accordance with BCC 3.80</u>	<u>A</u>

(Ord. 2018-21, 8-22-2018; amd. Ord. 2019-05, 3-27-2019)

D. Residential Lot Areas, Widths And Depths:



E. Residential Setbacks:

1. Main Building:

- Front yard setbacks shall be a minimum of ten feet (10'). Front yard accessed garages facing a street shall be set back a minimum of twenty feet (20').
- Interior side yard setbacks shall be a minimum of five feet (5'). Side yards adjacent to a street shall be set back a minimum of ten feet (10'), except that garages facing a side street shall be set back twenty feet (20').
- Rear yards shall be set back a minimum of ten feet (10').

2. Accessory Buildings: The side and rear yard setbacks for any permitted accessory building shall be a minimum of five feet (5').

3. Projections Into Setbacks:

- Permitted: The following structures may be erected on or projected into any required setback:
 - Fences and walls in conformance with all applicable City ordinances and resolutions.
 - Appropriate landscaping.
 - Utility service boxes or similar structures.

- b. Setback Areas: The following structures may be erected on or projected into any required front or rear setback not more than four feet (4'), and into a side setback not more than two feet (2'):
 - (1) Cornices, eaves, sills, buttresses, bay windows or other similar architectural features.
 - (2) Awnings, decks and planter boxes.
- F. Minimum Residential Building Separations: The minimum building separation between a main and accessory building on the same lot shall be ten feet (10').
- G. Minimum And Maximum Residential Building Heights: A main building or structure shall not exceed thirty five feet (35') in height, nor be lower than ten feet (10') in height, rear detached garages shall not exceed fifteen feet (15') and other accessory buildings such as sheds or carports shall not exceed ten feet (10') in height.
- H. Minimum Standards For Residential Parking: Each dwelling unit shall have a minimum of two (2) spaces located within a fully enclosed garage.
- I. Public Utility Easements In Residential Developments: Public utility easements need to be a minimum of five feet (5') in width along the street frontage of the lot. PUEs will not be required in the sideyard or rear of lots.
- J. Minimum Standards For Residential Architectural Design, Streetscape, Fencing And Landscaping:
 - 1. Bringhurst Station Architectural Review Committee (BSARC): The CC&Rs shall be recorded with any plat and shall form the Bringhurst Station Architectural Review Committee (BSARC) and give it the power and responsibility to review all building construction within the residential portions of the development. The BSARC shall be comprised of a minimum of two (2) individuals who have experience in either design or construction. The minimum responsibilities of the BSARC shall be the following:
 - a. Prior to submittal to the City of Bluffdale for building permit review, the BSARC shall approve all dwelling unit types including the variety of elevations, materials, color schemes, landscaping and accessory buildings.
 - b. The BSARC shall provide the City of Bluffdale with an approved set of plans and a letter of approval that shall be included with the submittal package for building permit review.
 - c. The BSARC shall approve all conceptual and final landscape plans for the design and construction of the HOA park and the trail.
 - d. Prior to submittal to the City of Bluffdale for building permit review, the BSARC shall approve all requests for fencing construction to ensure that the Bringhurst Station thematic fencing is to be constructed.
 - 2. Residential Architectural Design Guidelines: Consistent with the requirements of the SD-X Zone, Bringhurst Station requires enhanced architectural elements and features that will result in homes that are thematic and include enhancements to visible side and rear facades from either public streets or the private park or trail. The following architectural design guidelines shall dictate the design and construction of homes within Bringhurst Station:
 - a. Stucco, masonry, fiber cement siding and/or similar construction products shall be used on all exterior walls. No vinyl siding shall be permitted.
 - b. A minimum of two (2) elevations shall be drawn for each dwelling unit type. Differences between elevations may include rooflines, use of exterior materials, color schemes, use or size of porches, window location, size, shape or treatments and similar features that vary the appearance of the elevation.
 - c. Where the same dwelling unit type is to be constructed adjacent to or directly across the street, a different elevation shall be used including a different roofline, exterior materials and color schemes.
 - d. A front facade shall include either masonry or fiber cement siding that covers a minimum of thirty percent (30%) of the facade not including the area of the garage

door.

- e. Windows and doors on the front facade shall be trimmed with wood or a wood-like product, or a stucco trim that is a minimum six inches (6") in width.
 - f. Covered porches shall be supported by a minimum six inch (6") wood or wood-like, or stucco post that extends from a minimum thirty six inches (36") and twelve inches (12") width base covered by the same masonry or fiber cement siding used on the front facade.
 - g. Where masonry is used on the front exterior at corners, it shall be wrapped around to the side exterior a minimum of twenty four inches (24").
 - h. Rooflines shall not be flat or at a low angle, generally described as less than a six to twelve (6:12) pitch. Modern style homes may have a roof pitch less than four to twelve (4:12).
 - i. Front facing garages shall be placed in line with the front elevation, be extended no more than five feet (5') in front of the front elevation or be recessed behind the front elevation. It is encouraged that some of the homes extend the living space or a covered porch to the ten foot (10') front yard setback line or within five feet (5') of the front setback line.
 - j. Rear or side end facades that are visible to a street, the private park or trail shall include additional treatments such as, but not limited to, the addition of the front facade wainscoting down the visible side facade, additional fiber cement siding, additional windows, pop outs and window or door wood or wood-like trims a minimum of six inches (6") in width.
3. Streetscape Design, Street Trees And Front Yard Landscaping: Bringhurst Station streets will be public streets designed to the City's "standard residential A" street standard. The standard provides a 7.5-foot park strip and a five foot (5') concrete sidewalk between the back of curb and the right-of-way/property line. To create a more cohesive neighborhood appearance, similar landscaping of the parkways shall be performed by the homebuilder. Turf shall be planted in the parkways. Where possible, drought tolerant turf species may be used to reduce water usage.

Street trees shall be planted and maintained in compliance with City standards. Trees shall be installed in accordance with subsection 11-11J-3G, figure 9 of this article with each subdivision plat or site plan application. These trees shall be installed by the homebuilder according to City guidelines prior to the issuance of a certificate of occupancy and shall be maintained by the adjacent property owner. The adjacent home owner or HOA shall be responsible for maintaining the park strip and removing snow from the sidewalk along the public streets.

The homebuilder shall landscape the front yards, side yards, and park strips of all lots, as well as the rear yards of the townhome lots based upon a conceptual landscape plan approved by the BSARC. The landscaping shall include an automatic irrigation system supplied by the culinary water system. The landscaping shall include turf, shrubs and ground covers.

The front yard, side yard, and park strip landscaping shall be installed prior to issuance of a certificate of occupancy except that between the months of October and April, the homebuilder may delay the installation until the end of the following month of June if a bond is posted pursuant to the City's adopted fee schedule.

4. Fencing: The consistent and uniform installation of thematic fencing will contribute to the Bringhurst Station sense of neighborhood. The homebuilder shall install the BSARC approved thematic fencing along the length of the street side lot line from a distance no more than five feet (5') from the building corner and the lot rear corner. The thematic fence shall be a vinyl privacy fence throughout the entire development. It shall be the responsibility of the Bringhurst Station HOA to ensure all fencing continues to meet the requirements of the BSARC.

Figure 10 of this subsection shows the location of required fencing that will be installed by the homebuilder, except that the developer will install the fencing along the rear lot line of the lots adjacent to the canal prior to certificate of occupancy issued for those lots. The developer shall install the required thematic fencing prior to the City Council's acceptance of the subdivision phase in which the fencing is located. The homeowner may choose to install additional thematic fencing along other lot lines not noted on figure 10 of this subsection.

FIGURE 10 FENCING
PLAN



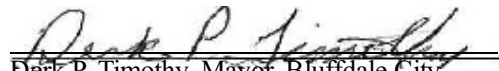
(Ord. 2018-21, 8-22-2018)

PASSED AND ADOPTED BY THE BLUFFDALE CITY COUNCIL SEPTEMBER 22, 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

