

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2018-01

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 11-2-2, 11-16-29 AND 11-35-2 OF THE BLUFFDALE CITY CODE TO PROVIDE A DEFINITION AND DEVELOPMENT STANDARDS FOR PRIVATE HOBBY GARAGE DEVELOPMENTS AND ALLOW AS A PERMITTED USE IN THE GENERAL COMMERCIAL ZONE (GC-1).**

**WHEREAS** the City of Bluffdale Land Use Ordinance sets forth allowed uses including use definitions and development standards;

**WHEREAS** the City of Bluffdale General Plan recommends development of flexible land use ordinances to facilitate the development of commercial properties including various uses and the creation of design standards for commercial developments;

**WHEREAS** the proposed ordinance amendments will facilitate economic development and well-designed development projects for Private Hobby Garage Developments; 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 amendments to the Land Use Ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:**

**Section 1. Text Amendments.** The City Council hereby adopts the following amendments to Title 11 of the Bluffdale City Code, as indicated below in this section (All parts of these sections and subsections not specifically listed as changed shall remain unaffected):

1. Text amendment to Title 11-35-2 Table of Uses to allow “Private hobby garage development for personal, non-retail use” as a Permitted Use within the GC-1 zone as follows:

Proposed Uses	PO-1	GC-1	HC	RC	NC	I-1	I-2	SG-1	CI
Personal instruction service	N	P	P	P	N	P	N	N	N
Personal service establishment	N	P	P	P	P	N	N	N	N
Preschool/daycare center	N	C	P	P	C	C	N	N	N
Printing shops	N	N	N	N	N	P	P	N	N

<u>Private hobby garage development for personal, non-retail use</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Public or private utilities and maintenance facilities	P	P	C	C	C	P	N	P	C
Public uses	C	C	C	P	C	C	C	C	C

2. Text amendment to create a new definition in Title 11-2-2 as follows:

Private hobby garage development: "A development consisting of individual condominiumized personal hobby garage units for non-retail use. Each development must contain no more than sixty (60) hobby garage units and each unit must be a minimum of 1,000 sq. ft. and cannot be subdivided into smaller units. Subject to additional supplementary zoning standards in 11-16-29 of the City's land use ordinance.

3. Text amendments to Title 11-16-29 creating Hobby Garage Development Standards as follows:

All language in black is consistent with language in Title 11-16-26 Storage Units and all underlined language is new language:

- A. Only allowed as listed in Table 11-35-2, Table of Permitted, Conditional, and Accessory Uses in Non-Residential Zones.
- B. Hobby garage developments must have primary access to a designated Utah State Route within 750 feet of the primary entrance to the approved use.
- C. Fortress Style: All developments shall be designed and built in the fortress style, requiring a minimum eight foot (8') tall solid architectural building wall around the perimeter of the project.
- D. Design Guidelines:
  - 1. Aisle Lanes: All interior aisle lanes shall be a minimum of forty feet (40') in width.
  - 2. Walls: All perimeter walls exposed to public view shall include a combination of colored split or smooth faced masonry block, brick, stone, or stucco. Walls shall provide a stepped vertical relief every one hundred feet (100') or less and incorporate elements such as wall caps, "eyebrows", or other architectural features in order to provide visual interest.
- E. Landscaping: All setbacks shall be completely landscaped. There shall be a minimum of one evergreen no less than eight feet (8') in height or deciduous tree with no less than one and one-half inch (1½") caliper for every four hundred (400) square feet of land in the setback area and a minimum of one 5-gallon or larger shrub for every one hundred (100) square feet of land in the setback area. Plantings should be distributed throughout the property. All areas outside of planting beds shall be landscaped with grass.
- F. Permissible Lot Coverage: The sum of all buildings, structures, and parking on the portion of a development identified as a hobby garage development may be ninety percent (90%) of the total area of the parcel. The sum of all buildings, structures, and parking on the remaining portion of a development not containing hobby garages shall be eighty percent (80%) of the total area of the parcel being used for purposes other than hobby garages.
- G. Setbacks: The minimum side or rear setback shall be zero feet (0'), unless the development abuts a residential zone, then the minimum side or rear setback shall be twenty (20) feet.

- H. Restrictions: Hobby garage units shall not be used for manufacturing, retail or wholesale selling, office functions, or human or animal habitation. Hobby garage units shall not permit storage of any hazardous or flammable materials unless in containers approved by the International Fire Code (IFC), hazardous waste, or any material which creates noxious dust, odor, or fumes.
- I. Personal Use: An owner of a unit may use such unit for a personal use that is not considered a residential, business or retail use, such as a hobby or storage of vehicles and personal property.
- J. Residential Use Not Allowed: No portion of any hobby garage development shall be used for residential purposes and no owner may sleep overnight in or on their unit. A unit may include bathroom facilities provided that no unit may include or contain more than (1) toilet. Kitchen-type appliances will be allowed, provided all appliances are limited to a 120-volt, single pole, GFCI receptacles.
- K. Animals: Keeping of animals is not permitted on any part of a hobby garage development or in any unit.
- L. Parking: The term “vehicles”, as used in this Section; shall include, without limitation, automobiles, trucks, watercraft, trailers, motorcycles, ATV’s, campers, vans, airplanes, recreational vehicles and machines similar to the foregoing. No vehicle may be left upon any portion of the project except in a garage, driveway, parking pad or other area designated; however, guests and invitees of owners may park vehicles in the aisles as long as it does not impede the flow of traffic or block driveways for up to five (5) hours at a time. Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles and unlicensed vehicles or inoperable vehicles shall not be parked within the project other than in an enclosed unit. This Section shall not apply to emergency vehicle repairs. No additional off-site parking spaces are required.
- M. Compliance with Laws: All building and improvements shall be constructed and maintained in compliance with all applicable laws, ordinances, adopted building code rules and regulations of governmental bodies having jurisdiction over the project.
- N. Explosives: No unit shall be used to manufacture, store, distribute or sale explosives or associated materials.
- O. Security: Any development with hobby garages must maintain an active owners’ association that remains in-tact through the duration of the use. The owners’ association must provide on-site security, containing at minimum:
  - a. Gated Access – electronic entry gates with unique passcodes or security cards. Codes must be made available for non-emergency or other City personnel and first responders for emergency access.
  - b. Lighting – a detailed lighting plan must be provided to ensure well-lit areas, while reducing light pollution to surrounding neighborhoods and developments. Subject to existing city standards.
  - c. Video surveillance – video surveillance at entry points and monitoring of common areas.

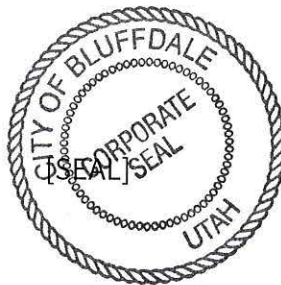
**Section 2. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 3. Effective Date.** This Ordinance shall take effect upon recording in the office of the City Recorder, publication, posting, or thirty (30) days after passage, whichever occurs first.

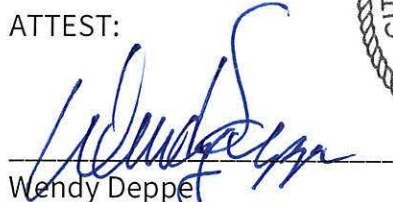
APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this 10th<sup>th</sup> Day of January, 2018.

CITY OF BLUFFDALE

  
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Mayor



ATTEST:

  
\_\_\_\_\_  
Wendy Deppe  
Bluffdale City Recorder

Council members	Voting:	
	AYE	NAY
Wendy Aston	___	<u>X</u>
Alan Jackson	<u>X</u>	___
Dave Kallas	<u>X</u>	___
Ty Nielsen	<u>X</u>	___
Boyd Preece	<u>X</u>	___