CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2026-12

AN ORDINANCE ENACTING SECTION 11.160.320 TO DEFINE CARGO CONTAINERS AND REGULATE THE PLACEMENT AND NUMBER OF CARGO CONTAINERS IN RESIDENTIAL AND NON-RESIDENTIAL ZONES

WHEREAS, the City of Bluffdale has identified land uses that are not currently included in its table of permitted, conditional, and accessory land uses and desires to include these uses therein;

WHEREAS, a notice of public hearings for the proposed Agreement was provided pursuant to the Bluffdale City Code and Utah State Code;

WHEREAS on July 1, 2026, the Planning Commission conducted a public hearing and forwarded a positive recommendation of the proposed Text Amendment to the City Council;

WHEREAS the City Council considered the effect of this Ordinance on family health, stability, and formation pursuant to Utah Code 10-3-702.1 before enacting this Ordinance.

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

Section 1. Adoption. Ordinance 2026-12 is hereby adopted, approving an amendment to the City of Bluffdale's Land Use Ordinances to regulate the placement and number of cargo containers in residential and non-residential zones as shown in Exhibit A.

Section 2. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND APPROVED: July 22, 2026

CITY OF BLUFFDALE

Mayor Natalie C. Hall

ATTEST:

[seal]

City Recorder

Voting by the City Council:	Yes	No	Absent
Councilmember Aston			✓
Councilmember Austin		✓	
Councilmember Lord	✓		
Councilmember Smith	✓		
Councilmember Wilding	✓		
Mayor Hall (tie only)			

EXHIBIT A

11.20.020 Definitions

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Cargo Container: a standardized, reusable vessel fabricated to transport freight or goods on a truck, railroad, or ship, in accordance with international standards for overseas shipping, including cargo containers, shipping containers, or other portable storage units that are placed on private property and used for storage of items, including, but not limited to, clothing, equipment, goods, household or office fixtures or furnishings, materials and merchandise.

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11.160.320 Placement and Usage of Accessory Cargo Containers

(A) Purpose: The purpose of this section is to regulate the use of accessory cargo containers in the City, which regulations are adopted to protect the public health, safety, and welfare of the community and to promote public aesthetics within the City. Nothing in this code is intended to prevent the temporary use (less than 30 days) of a cargo container for moving or temporary construction purposes.

(B) General Requirements

1. Vertical stacking of cargo containers and stacking of any other materials on top of or attached to storage containers is prohibited. Roofs, lean-tos, and other structures shall not be affixed to or placed on storage containers, unless the container is fully integrated into an accessory building and complies with all adopted Building Codes.

2. Cargo containers shall not be used as dwelling or living quarters, nor for camping purposes, for any amount of time in any zone, except as permitted in Chapter 340 of this Title.

3. Cargo containers shall not be placed within required off-street parking spaces or public rights of way.

(C) Non-Residential Zones

1. Cargo containers may only be placed in non-residential zones where Open Storage is a permitted accessory use. One container (up to 40-feet) may be placed for each 8,000 square feet of lot size. Placement of cargo containers shall be indicated on the approved site plan in accordance with Chapter 11.150 of this Title.

(D) Residential Zones

1. Cargo containers shall not be placed in any required front yard or corner side yard. Cargo containers may only be placed within easements or utility corridors with the prior written consent of the easement holder(s) or corridor owner(s).

a. Cargo containers may be placed on a residential driveway on a temporary basis (no more than 120 calendar days in one calendar year) for the purposes of personal storage while moving in, moving out, or remodeling a residence.

2. Number of storage containers allowed: One container (up to 40-feet) may be placed for each 5,000 square feet of lot size, not to exceed nine (9) in total.