

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2025-12

AN ORDINANCE AMENDING SECTIONS 11.20.020, 11.90.060.020, 11.90.060.110, 1.110.100.050, AND 11.350.020 OF THE BLUFFDALE CITY CODE TO CREATE A DEFINITION FOR MINOR AUTOMOTIVE SERVICES, TO ALLOW MINOR AUTOMOTIVE SERVICES IN THE DESTINATION RETAIL (DR) ZONE, TO ALLOW TATTOO ESTABLISHMENTS IN CERTAIN COMMERCIAL ZONES, AND TO MODIFY THE BRINGHURST STATION COMMERCIAL AREA TO ALLOW NON-RETAIL BASED BUSINESSES IN CERTAIN AREAS.

WHEREAS, the Bluffdale City Council held multiple work sessions in early 2025, and directed Staff to propose amendments to the Bluffdale City Code to allow Minor Automotive Services in the Destination Retail Zone, to allow tattoo establishments in more commercial zones, and to allow non-retail based businesses within certain spaces of the Bringhurst Station commercial area;

WHEREAS, the City proposes amendments to Section 11.160.140 of the Bluffdale City Code to allow fences up to six feet (6') in height in front yards of residential lots that have undergone a change in configuration following approval of a subdivision;

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

WHEREAS, on April 16, 2024, the Planning Commission conducted a public hearing and unanimously forwarded a positive recommendation of the proposed Text Amendment to the City Council.

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

Section 1. Adoption. Ordinance 2025-12 is hereby adopted, amending Sections 11.20.020, 11.90.060.020, 11.90.060.110, 1.110.100.050, and 11.350.020 of the Bluffdale City Code as shown in Exhibit A.

Section 2. Amendment of Conflicting Ordinances. If any ordinances, resolutions, policies, or zoning maps of the City heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

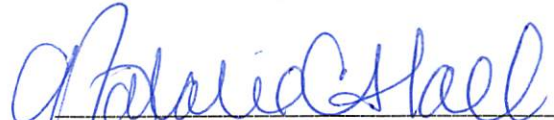
Section 3. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such provision shall be deemed a separate, distinct, and

independent provision, and such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

Section 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

PASSED AND APPROVED: May 14, 2025

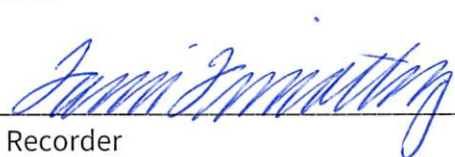
CITY OF BLUFFDALE



Mayor Natalie C. Hall

ATTEST:

[seal]



City Recorder



Voting by the City Council:	Yes	No	Absent
Councilmember Aston	<input checked="" type="checkbox"/>	___	___
Councilmember Austin	<input checked="" type="checkbox"/>	___	___
Councilmember Crockett	<input checked="" type="checkbox"/>	___	___
Councilmember Lord	<input checked="" type="checkbox"/>	___	___
Councilmember Wilding	<input checked="" type="checkbox"/>	___	___
Mayor Hall (tie only)	___	___	___

EXHIBIT A

11.20.020 General Definitions:

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AUTOMOTIVE SERVICE: An establishment providing motor vehicle repair or maintenance services within completely enclosed buildings, including paint and body shops or other general vehicle repair services which have associated storage, overnight or otherwise, of vehicles, equipment, supplies, parts, or inventory in an enclosed area outside of the building.

AUTOMOTIVE SERVICE, MINOR: A primarily sales-oriented establishment with a showroom and associated automotive maintenance services. Use includes tire sales and service, brake service, battery service, and windshield tinting, repair, and replacement. Use does not include body repair services, paint services, or automotive sales. No outside storage is permitted.

GRADE OF BUILDING:

- 1.—For buildings fronting one street only, the elevation of the sidewalk or centerline of street, whichever is higher, at right angles to the midpoint of the fronting walls.
- 2.—For buildings fronting on more than one street, the average of the elevations of the sidewalk or centerline of surrounding streets, whichever is higher.

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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. Tattoo, permanent cosmetic, and microblading services may be permitted as an accessory use within an existing primary use, such as a beauty salon.

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11.90.060.020 Permitted, Conditional, And Accessory Uses

1. Permitted And Conditional Uses: Permitted and conditional uses allowed within the DR Zone are set forth in section ~~11-35-2~~ 11.90.060.110 of this title.
2. Accessory Uses: Accessory uses allowed within the DR Zone are set forth in section ~~11-35-2~~ 11.90.060.110 of this title. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses shall not be allowed on a lot or parcel without the establishment of an approved permitted or conditional use.

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11.90.060.110 Allowed Uses

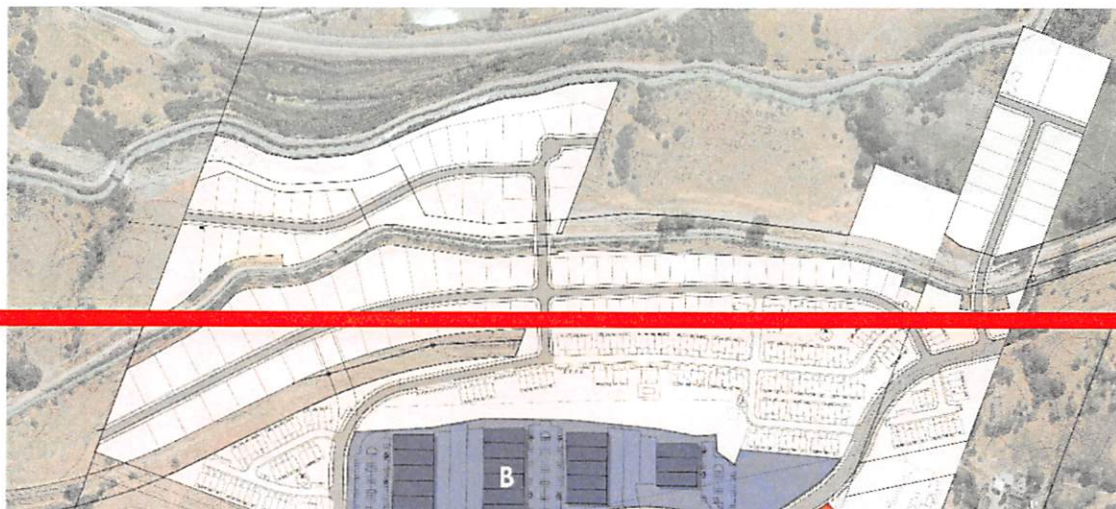
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Land Use	Area A	Area B
<u>Automotive Service, Minor</u>	<u>P</u>	<u>P</u>
Bank or financial institution	N	P
Hotel	P	P
Medical Service / Urgent Care Clinic	N	P
Preschool / Daycare Center	N	P
Office, General	N	P
Personal Instruction Service	N	P
Personal Service Establishment	N	P
Recreation and Entertainment, Indoor	N	P
Restaurant	P	P
Retail, General	N	P

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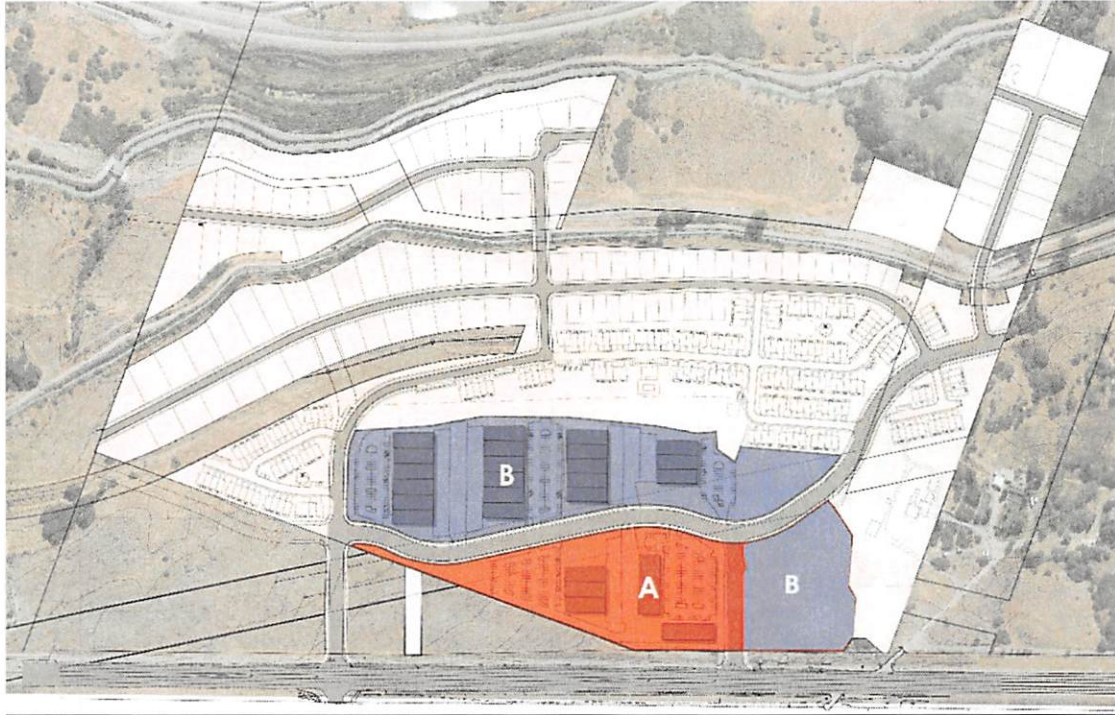
1.110.100.050 Commercial Development Standards and Design Guidelines

Commercial Sub-Districts



Commercial Sub-Districts

- Area A
- Area B



11.350.020 Table of Permitted Conditional, and Accessory Uses for Nonresidential Zones

Proposed Uses	PO-1	GC-1	HC	RC	NC	I-1	I-2	SG-1	CI
Tattoo establishment	N	NP	P	NP	N	NP	NP	N	N