

CITY OF BLUFFDALE, UTAH

Ordinance No. 2008-10

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE ZONING ORDINANCE RELATED TO ACCESSORY STRUCTURES.

WHEREAS the Planning Commission has requested that staff prepare an amendment of Title 12 of the Bluffdale City Code, the Bluffdale City Land Use Ordinance, modifying various sections of the zoning ordinance related to accessory structures; 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 change to Title 12, the Bluffdale City Land Use Ordinance, and the City Council has found the proposed amendments to be consistent with the City's general plan; and

WHEREAS the proposed text amendment set forth herein has 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 to obtain public input regarding the proposed revisions to the Subdivision Ordinance;

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

Section 1. **Amendments of various sections of the zoning ordinance related to accessory structures.** The Bluffdale City Land Use Ordinance is hereby amended as shown on Attachment A.

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 24th DAY OF JUNE, 2008.

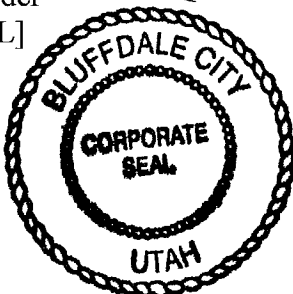
ATTEST:

BLUFFDALE CITY

Jeddi K. Bue
Recorder

Bill Maupin
Mayor Pro TEM

[SEAL]



Voting by the City Council:

	“AYE”	“NAY”
Councilmember Chisholm	<u> x </u>	_____
Councilmember Flanigan	<u> x </u>	_____
Councilmember Kartchner	<u> x </u>	_____
Councilmember Lord	<u> x </u>	_____
Councilmember Maxwell	<u> x </u>	_____

ATTACHMENT A

12.16.3.1(i) -- The home occupation may be conducted within a dwelling or an accessory structure.

Deleted: shall

Deleted: entirely

12.16.3.1(l) -- Incidental storage related to the home occupation may be located in the dwelling unit or accessory structure, but shall not be located in any yard space, covered patios or carports.

Deleted: However, an attached or detached garage, provided the required covered parking spaces are maintained, or a detached, fully enclosed accessory building may be used for incidental storage, but such storage area shall not exceed 400 square feet.

12.29 Definitions

12.29.2.84 -- Garage, detached – a building which is intended for the storage of personal property. Occupiable space, as defined by the International Building Code, as adopted, is only allowed for uses such as a home theater, trophy room, den, recreation room, and other similar uses for the use of the residents of the main dwelling. This would also allow for the use of such space as a home occupation business office.

12.29.59 Residential Accessory Structure - A building or other structure which is incidental to and which is constructed on the same zoning lot as the dwelling for the exclusive use of the residents of such dwelling, including, but not limited to, a detached garage, swimming pools, pergolas, tennis courts, and private green houses.

Deleted: or carport for not more than three automobiles

12.29.2.85 -- Storage facility – a building which is intended for the storage of personal property as an accessory use to a permitted use. Occupiable space, as defined by the International Building Code, as adopted, is only allowed for uses such as a home theater, trophy room, den, recreation room, and other similar uses for the use of the residents of the main dwelling. This would also allow for the use of such space as a home occupation business office.