

Chapter 12.1

Title, Authority and Purpose

- 12.1.1 Title
- 12.1.2 Authority
- 12.1.3 Purpose and Intent
- 12.1.4 Conflicting Provisions Repealed
- 12.1.5 Illegal Uses Prohibited
- 12.1.6 Procedure for Violation
- 12.1.7 Severability
- 12.1.8 Penalty
- 12.1.9 Intended to be Consistent With General Plan

12.1.1 Title

This ordinance shall be known as Title 12, Land Use Ordinance and may be so cited and pleaded. This ordinance may also be referred to herein as the Land Use Ordinance or ordinance.

12.1.2 Authority

This ordinance has been prepared and adopted in accordance with § 10-9-401, , et seq., of the Utah Code Annotated 1953, as amended. The Bluffdale City Council

hereby exercises all authority granted by the Utah Code for zoning purposes.

12.1.3 Purpose and Intent

The purpose of this ordinance is to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the citizens of Bluffdale City. It is the intent of this ordinance to:

1. Encourage and facilitate the orderly growth and development of Bluffdale City.
2. Secure economy in municipal expenditures, and to facilitate adequate provision of transportation, water, sewerage, parks, schools, and other public services.
3. Lessen congestion on the streets, prevent overcrowding of the land, and provide adequate light and air.
4. Secure safety from fires, floods, and other natural hazards and dangers.
5. Protect and improve property values.
6. Protect and stabilize tax base.
7. Promote attractive, planned and well managed development.
8. Create conditions favorable to prosperity, civic activities, and recreational, educational, and cultural opportunities.
9. Protect sensitive lands from inappropriate development patterns.
10. It is not the intent of this ordinance to repeal, abrogate, annul, or in any way impair or interfere with any existing ordinance, law, statute, resolution, code, regulation, standard, or other provision of law except those which are specifically repealed under the terms of this ordinance. In the case of conflict between this ordinance and any other ordinance, law, statute, resolution, code, regulation, standard, or other provision of law, the more restrictive of the two shall apply unless otherwise provided herein.

12.1.4 Conflicting Provisions Repealed

All ordinances, resolutions, or parts thereof in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict with the provisions set forth in this ordinance.

All of Title 12 entitled Land Use Ordinance of Bluffdale City, Utah together with all subsequent amendments are hereby repealed to become effective concurrent with the effective date of this ordinance.

12.1.5 Illegal Uses Prohibited

Any building or use of land, or any construction thereon which was not previously authorized by or under Title 12, including all subsequent amendments thereto, or which is illegal under such ordinance, shall remain unauthorized and illegal unless expressly authorized or permitted in the provisions of this ordinance.

12.1.6 Procedure for Violation

When it becomes necessary to enter actions in court in order to obtain compliance with one or more of the provisions herein, staff shall first refer such matters to the City Council for their action and shall thereafter follow the instructions of the City Council.

12.1.7 Savings Clause, Severability

The provisions of this ordinance shall be construed to promote the purposes of this ordinance and fulfillment of the Bluffdale City General Plan. Every effort is made to avoid possible conflict with the laws of the United States, the State of Utah, Salt Lake County, Bluffdale City, and any other legal limitation. If any Section, provision, sentence or clause of this ordinance is declared unconstitutional, illegal or improper by a court of competent jurisdiction, such determination shall not impair the validity of the remainder of this ordinance, which shall remain in full force and effect.

12.1.8 Penalty

Any person, firm, or corporation violating any of the provisions of this ordinance shall be guilty of a Class C misdemeanor.

12.1.9 Intended to be Consistent with General Plan

This ordinance is intended to be consistent with the Bluffdale City General Plan in every way. Further, a significant purpose of this ordinance is to serve as an implementation tool for the realization of the General Plan.