

12.6.11 SG-1 Sand and Gravel Zone

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12.6.11.1 Purpose and Zone Characteristics

The SG-1 Sand and Gravel Zone is established to provide areas within the City for the extraction of sand, gravel, and other similar materials. The zone allows for limited commercial and service uses.

12.6.11.2 Permitted, Conditional and Accessory Uses

Permitted Uses

The following list of land use types are permitted uses in the SG-1 Zone. Unless specifically listed, any other use is not a permitted use in the zone. Uses listed as conditional or accessory uses are allowed in the zone only in accordance with the criteria established in this ordinance.

1. Agriculture
2. Public or private utilities and maintenance facilities

Conditional Uses

The following list of land use types are allowed as conditional uses in the SG-1 Zone. Unless specifically listed, any other use is not allowed as a conditional use in the zone. Each conditional use must be reviewed and approved in accordance with Section 12.13 of this ordinance.

1. Restaurants, food courts, and cafes (when planned as part of an research park to provide service to employees)
2. Attendant non-polluting light manufacturing, processing and testing facilities that are clearly accessory to a primary permitted use
3. Land preparation for extraction and land reclamation
4. Mines, quarries, gravel pits, crushers, batching plants, and other uses intended for excavation purposes
5. Plant nurseries
6. Public uses (*amended 10/8/2002 Ord. 2002-12 and 3/11/2003 Ord. 2003-05*)

Accessory Uses

The following list of land use types are allowed as accessory uses in the SG-1 Zone. Unless specifically listed, any other use is not allowed as an accessory use in the zone. Any accessory use must be clearly incidental to a permitted or conditional use of the property. Accessory uses are not allowed without the approval of a permitted or conditional use of the parcel unless otherwise noted in this Section.

1. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.
2. Temporary job trailers and offices

12.6.11.3 Lot Area

The minimum lot area requirement in the SG-1 Zone is five (5) acres.

12.6.11.4 Lot Width

The minimum width requirement in the SG-1 Zone shall be two hundred (200) feet for all of the area located in the required front setback area.

12.6.11.5 Lot Frontage

All parcels in the SG-1 Zone shall abut a public street for at least two hundred (200) feet.

12.6.11.6 Setback Requirements

The following minimum setback and build-to requirements shall apply in the SG-1 Zone. Each setback is measured from the property line of the lot or parcel.

1. Front setback - Each parcel in the SG-1 Zone shall have a minimum front setback of thirty (30) feet.
2. Side setback - Each parcel in the SG-1 Zone shall have a minimum side setback of thirty (30) feet.
 - a. Side setback for accessory building - The side setback for any permitted accessory building shall have a minimum side setback of twenty (20) feet.
3. Rear setback - Each lot or parcel in the SG-1 Zone shall have a minimum rear setback of thirty (30) feet.
 - a. Rear setback for accessory building - An accessory building may be located within twenty (20) feet of the rear property line.

12.6.11.7 Projections into Setbacks

The following structures may be erected on or projected into any required setback:

1. Fences and walls in conformance with all applicable City ordinances and resolutions.
2. Appropriate landscaping.
3. Necessary appurtenances for utility service.

The following structures may be erected on or projected into any required front or rear setback not more than four (4) feet, and into a side setback not more than two (2) feet:

1. Cornices, eaves, sills, buttresses, or other similar architectural features.
2. Awnings, decks, and planter boxes.

12.6.11.8 Building Height Requirements

A primary building or structure may not exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height, unless reviewed and approved by the Fire Chief and the City Council.

12.6.11.9 Distance Between Buildings

The distance between any building or structure and any other building or structure shall at least twenty (20) feet.

12.6.11.10 Lot Coverage

(amended 3/13/2001 Ord. 2001-04)

The sum total of all buildings, structures and parking on any parcel in the SG-1 Zone shall not exceed eighty-five (85) percent of the total area of the parcel.

12.6.11.11 Parking, Loading and Access

Each project in the SG-1 Zone shall satisfy the off-street parking requirements found in Section 12.4 herein. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.

Loading and unloading areas shall be located in an area that can be secured from public access. Further, loading and unloading shall not occur on a public street.

12.6.11.12 Reclamation

In an effort to control erosion, protect the natural and visual environment, and ensure efficient re-use of the land, each development in the SG-1 Zone shall be required to reclaim the land to a state that is both aesthetically pleasing

and environmentally sound. Because each project is different, it is likely that each reclamation plan will be different. The applicant must convince the City Council, prior to development approval, that the proposed reclamation plan will satisfy the intention of this Section.

12.6.11.13 Project Plan Approval

Any request for project plan approval in the SG-1 Zone is subject to any and all applicable City resolutions and ordinances including the Subdivision Ordinance, Design Guidelines and Standard Specifications, and the Bluffdale City General Plan.

Projects in the SG-1 Zone will be reviewed and approved in accordance with Section 12.8, Commercial Development, Site Plans, herein.

12.6.11.14 Other Requirements

The following requirements are in addition to the requirements found in this ordinance or any other applicable resolution or ordinance.

1. Signs - Signs are allowed in the SG-1 Zone in accordance with Section 12.15 herein.
2. Landscaping - Each lot or parcel shall be completely landscaped except those areas used for buildings or parking in an effort to eliminate, to the extent possible, dust and erosion. Each project application shall be accompanied by a complete landscaping plan detailing the types and sizes of planting materials to be used. The landscaping shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy. On larger parcels, an alternative method of landscaping may be presented to the City Council for their consideration and approval. At its discretion, the City Council may approve xeri-scaping or other water conserving landscaping which would not require an automatic sprinkling system.
3. Trash, junk, storage and other debris - No trash, used materials, unsightly storage of any kind, or non-licensed or abandoned vehicles shall be stored in an open area. All such materials shall be enclosed in a building or, if deemed appropriate by the City, by a sight obscuring fence.
4. Design Guidelines - The City Council may require specific design guidelines be employed in the project if it can be reasonable shown that the materials, colors, or elevations of the buildings could have a significant impact on the existing or future atmosphere of the area, and to improve compatibility. The design guidelines may include, but are not limited to, architectural controls, colors, materials, building mass, innovative design of buildings and access, and any other features deemed appropriate by the City Council.
5. Reclamation Bond – Any land disturbed in the SG-1 Zone shall first obtain an excavation permit from Bluffdale City. The permit shall indicate the total allowable disturbance. The applicant will be required to submit a complete reclamation plan together with an estimated cost for reclamation. The applicant shall post a bond for the estimated cost of reclamation with consideration for inflation.