

12.6.12 HC Heavy Commercial Zone

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12.6.12.1 Purpose and Zone Characteristics

The HC Heavy Commercial Zone is established to provide areas within the City for various uses that under the right circumstances are compatible with each other. The zone allows for limited commercial and service uses.

12.6.12.2 Permitted, Conditional and Accessory Uses

Permitted Uses

The following land use types are permitted uses in the HC 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. Repealed (*amended 4/22/2003 Ord. 2003-06*)
2. Repealed (*amended 4/22/2003 Ord. 2003-06*)
3. Repealed (*amended 4/22/2003 Ord. 2003-06*)
4. Repealed (*amended 4/22/2003 Ord. 2003-06*)
5. Mortuaries, reception centers, and wedding chapels
6. Trade or technical schools
7. Finance, insurance, real estate, medical, dental and other professional services
8. Grocery and foodstuffs retailing
9. Convenience stores
10. Hotels and motels
11. Furniture, home furnishings, and equipment sales
12. Restaurants, cafeterias, and fast-food establishments
13. Department, drug, variety, and discount stores

14. Repealed (*amended 4/22/2003 Ord. 2003-06*)
15. Retail malls and commercial centers
16. Sporting goods, bicycles, and toy retail sales
17. Motion picture theaters
18. Exercise facilities
19. Class "A" beer outlet
20. Repealed (*amended 4/22/2003 Ord. 2003-06*)
21. Public use (*amended 4/22/2003 Ord. 2003-06*)
22. Agriculture tilling and gardening
23. Daycare and preschools
24. Neighborhood personal services (beauty and barber, tanning, etc.)
25. Nursing home, convalescent center
26. Repealed (*amended 4/22/2003 Ord. 2003-06*)
27. Clothes cleaning/pressing and alterations (*amended 4/22/2003 Ord. 2003-06*)
28. State liquor stores in restaurant
29. Business enterprises involving administrative offices, warehousing of product, and assembly of pre-manufactured components to create product that does not involve hazardous substances, emit noxious odors, create loud noise or involve the outside storage of components or product. (*amended 6/26/01 Ord. 2001-08*)

Conditional Uses

The following land use types are allowed as conditional uses in the HC 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. Repealed (*amended 4/22/2003 Ord. 2003-06*)
2. Manufacture and assembly of communications equipment, electronic components and computers
3. Manufacture of professional, scientific and controlling instruments and optical goods
4. Repealed (*amended 4/22/2003 Ord. 2003-06*)
5. Repealed (*amended 4/22/2003 Ord. 2003-06*)
6. Research and development laboratories
7. Paint, glass, and wallpaper retail sales (*amended 4/22/2003 Ord. 2003-06*)
8. Automotive and recreation dealerships and service centers, leasing
9. Drive-in restaurants
10. Lumber, hardware and home improvement

- sales
- 11. Books, stationary, art and hobby supplies and sales
- 12. Repealed (*amended 4/22/2003 Ord. 2003-06*)
- 13. Telecommunications facilities
- 14. Class "B" and Class "D" beer outlets
- 15. Repealed (*amended 4/22/2003 Ord. 2003-06*)
- 16. Repealed (*amended 4/22/2003 Ord. 2003-06*)
- 17. Caretaker's dwelling unit incidental to a commercial use (*amended 4/22/2003 Ord. 2003-06*)
- 18. Small appliance repair
- 19. Repealed (*amended 4/22/2003 Ord. 2003-06*)
- 20. Repealed (*amended 4/22/2003 Ord. 2003-06*)
- 21. Automatic car wash
- 22. Hospital
- 23. State liquor store
- 23. Fish hatchery (*amended 8/27/2002 Ord. 2002-09*)

Accessory Uses

The following list of land use types are allowed as accessory uses in the HC 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. Repealed (*amended 4/22/2003 Ord. 2003-06*)

12.6.12.3 Lot Area

The minimum lot area requirement in the HC Zone is one (1) acre.

12.6.12.4 Lot Width

The minimum width requirement in the HC Zone shall be one hundred and fifty (150) feet for all of the area located in the required front setback area.

12.6.12.5 Lot Frontage

All parcels in the HC Zone shall abut a public street for at least one hundred and fifty (150) feet.

12.6.12.6 Setback Requirements

The following minimum setback requirements shall apply in the HC Zone. Each setback is measured

from the property line of the lot or parcel.

- 1. Front setback - Each parcel in the HC Zone shall have a minimum front setback of thirty (30) feet.
- 2. Side and Rear setback - Except as provided in subparagraph (a), each parcel in the I-1 Zone shall have a minimum side and rear setback of twenty (20) feet.
 - (a) One side of the building or the rear of the building can be built on the property line if approved by the Fire Chief. (*amended 3/13/2001 Ord. 2001-04*)

12.6.12.7 Projections into Setbacks

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

- 2. Fences and walls in conformance with all applicable City ordinances and resolutions.
- 3. Appropriate landscaping.
- 4. 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.

12.6.12.8 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.

12.6.12.9 Distance Between Buildings

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

12.6.12.10 Lot Coverage

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

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

12.6.12.11 Parking, Loading and Access

Each project in the HC 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.

any other features deemed appropriate by the City Council.

12.6.12.12 Project Plan Approval

Any request for project plan approval in the HC 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 HC Zone will be reviewed and approved in accordance with Section 12.8, Commercial Development, Site Plans, herein.

12.6.12.13 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 HC 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