

## **12.6.14 GW-R Gateway Redwood Overlay Zone**

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### **12.6.14.1 Purpose and Zone Characteristics**

The GW-R Gateway Redwood Overlay Zone is established to provide an attractive entry corridor into Bluffdale City. The purpose of the GW-R Zone is to create and enhance the aesthetics and rural ambiance, architecture, and character of the district. Development should be compatible with the construction, architectural features, and other distinctive characteristics of the area surrounding the district. The site plan should include ample landscaping and open space that reflects the rural character of the community.

This area is highly visible and will have a significant impact on the image of the community. The Gateway Redwood Zone is located at a major entrance to the City. The Redwood Road-Bangerter Highway intersection is an intersection of two arterial roads within Bluffdale City.

### **12.6.14.2 Permitted, Conditional & Accessory Uses**

#### *Permitted Uses*

The following land use types are permitted uses in the GW-R 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. Banks and other financial institutions
2. Restaurants, but not drive through
3. Retail stores
4. Personal service establishments limited to beauty and nail salons, barber shops, tanning salons, and dry cleaning establishments
5. Professional offices including medical and dental offices
6. Convenience stores with or without gas stations
7. Public and private utilities, easements, and rights of way
8. All uses permitted in the previous zone as allowed on March 22, 1999. Permitted uses shall remain permitted uses, and conditional uses shall remain as conditional uses.

#### *Conditional Uses*

The following land use types are allowed as conditional uses in the GW-Historic 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. Religious buildings and structures
2. Housing for the Elderly

3. Day care centers
4. Private and commercial schools
5. Arts and crafts centers
6. Library
7. Fitness center
8. Senior citizens center
9. Assisted living facilities in accordance with § 26-21-2 of the Utah Code Annotated, 1953, as amended
10. Nursing Care facilities in accordance with § 26-21-2 of the Utah Code Annotated, 1953, as amended
11. Theaters not to include sexually oriented businesses
12. Drive through restaurants
13. Public uses
14. Car Wash

#### *Accessory Uses*

The following land use types are allowed as accessory uses in the GW-R 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. Off street parking lots
3. Trails, paths, and other pedestrian facilities
4. Recreational facilities

#### **12.6.14.3 Density Requirements**

Commercial buildings shall not exceed sixty thousand (60,000) square feet unless approved as part of a commercial development containing several commercial businesses such as a strip mall or an anchor store.

#### **12.6.14.4 Lot Frontage**

All parcels in the GW-R Zone shall have at least ninety (90) feet of frontage on a public street

#### **12.6.14.5 Setback and Build-To Requirements**

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

1. Front setback - Each lot or parcel in the GW-R Zone shall have a minimum front setback of forty (40) feet.
2. Side setback - The side setback in the GW-R Zone shall be ten (10) feet, except as provided below.
  - a. Each corner lot or parcel in the GW-R Zone shall have a minimum setback on all areas of road frontage of twenty (20) feet.
  - b. Each side setback, when used for access to a garage, carport, or parking area shall have a minimum setback of twenty-four (24) feet and shall be hard surfaced with curb and gutter on both sides.
  - c. The side setback for any permitted accessory building shall be a minimum of fifteen (15) feet.
3. Rear setback - Each lot or parcel in the GW-R Zone shall have a minimum rear setback of thirty (30) feet.
  - a. Rear setback for accessory building - No accessory building may be located closer than fifteen (15) feet of the rear property line.
4. Setbacks for structures adjacent to residential zones - No structure shall be constructed within one hundred (100) feet of a residential zone.

#### **12.6.14.6 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 including buffer areas adjacent to residential zones
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
3. Necessary above-ground appurtenances for utility services.

#### **12.6.14.7 Building Height Requirements**

No building or structure may exceed thirty-five (35) feet in height, nor be lower than ten (10) feet in height, unless approved by the Fire Chief and City Council.

#### **12.6.14.8 Distance Between Buildings**

The distance between any building or structure shall be a minimum of twenty (20) feet, except structures sharing a common wall.

#### **12.6.14.9 Minimum Landscaping Requirement**

Each lot or parcel in the GW-R Zone shall contain a minimum of fifteen (15) percent landscaping.

#### **12.6.14.10 Parking, Loading and Access**

Each project in the GW-R 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 surface asphalt or concrete, drive approach.

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

#### **12.6.14.11 Massing of Buildings**

Buildings shall relate, in scale, to those in the immediate vicinity and other buildings in the development.

#### **12.6.14.12 Transition Into Residential Areas**

The transition into residential areas shall include a one hundred (100) foot landscaped buffer, including a berm no less than six (6) feet in height, adjacent to all residential areas. The slopes of the berm shall not exceed a four to one (4:1) slope. The landscaping plan required for this area shall be consistent with the landscaping requirements found herein. Public and private utilities may be placed within the one hundred (100) foot buffer area.

In order to promote compatibility between the GW-R Zone and any residential zone, the City Council shall require special conditions including but not limited to the following:

1. Businesses located in the transition area shall not transact business between 10 p.m. and 6:00 a.m., including garbage collection and deliveries.
2. Restrictions on lighting, emissions, noise, and other potential impacts.
3. Appropriate screening through fencing, landscaping, building design, or any combination of the fencing, landscaping or building design.
- 4.

#### **12.6.14.13 Design Guidelines and Motif**

The City Council encourages the appropriate use of materials, colors, and other features indicative of the rural nature of the area. This design motif applies to all structures in the GW-R Zone. Construction and development within the BW-R Zone shall comply with the provisions and standards set forth in the Gateway Redwood Design Guideline Booklet as adopted by the City. The Gateway Design Guideline Booklet shall provide graphic illustrations of the architecture, colors, materials, and general design of the buildings in the GW-R Zone

#### **12.6.14.14 Landscaping of Roadway Frontage**

Parcels located adjacent to any roadway shall be required to provide attractive and appropriate landscaping of the frontage area. Frontage landscaping shall be maintained by the owners of the project.

#### **12.6.14.15 Other Requirements**

The following requirements are in addition to the requirements found in this Chapter, the General Provisions or Supplementary Provisions of this ordinance, or any other applicable resolution or ordinance.

1. Signs - Signs allowed in the GW-R Zone shall not exceed one hundred (100) square feet in size. The maximum height of any sign in the Zone shall not exceed ten (10) feet. The City Council may require several businesses to work together to produce a sign project sign for an entire development rather than approve a different sign for each business. If such an arrangement is not possible or is impractical, a single monument sign for an individual business shall not exceed fifty (50) feet nor exceed six (6) feet in height.

Wall signs will also be allowed on the front wall of all commercial structures. Wall signs shall not exceed ten (10) percent of the sum total of the square footage of the wall on which the sign is located.

Each sign must use materials and colors consistent with the Gateway Redwood Design Guideline Booklet.

2. Landscaping - Each lot or parcel shall be completely landscaped except those areas used for buildings or parking. Each project application shall be accompanied by a complete landscaping plan detailing the types and sizes of planting materials to be used. Unless landscaping is approved by the City Council such as xeri-scaping, the landscaping shall be maintained using an automatic sprinkling system and shall be completed prior to issuance of a Certificate of Occupancy. At its discretion, the City Council may approve xeri-scaping or other water conserving landscaping which would not require an automatic sprinkling system.

The landscaping plan shall be prepared using trees, shrubs, turf, and ground cover appropriate for the climatic zone of Bluffdale City. There shall be a minimum of one tree with no less than a two (2) inch caliper (unless otherwise approved by the City Council) or an evergreen tree not less than eight (8) feet in height for every three hundred (300) square feet of landscaped area. At least fifty (50) percent of the required trees must be evergreen trees.

There shall be provided a screen berm of not less than three (3) feet in height along all major public streets and roads, recognizing required sight lines for vehicular ingress and egress.

Adequate measures must be in place to ensure proper maintenance of all landscape areas prior to Project Plan approval and maintenance agreements shall be recorded with the Final Plat of the Project.

3. Trash, junk, 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. The City Council may require that specific design guidelines be employed in the project if it can be reasonably 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. Stand alone buildings larger than twenty thousand (20,000) square feet - Any building larger than twenty thousand (20,000 square feet) shall be designed to have at least two (2) main entrances. Where possible or feasible, the entrances should be located on two sides of the building. This requirement is intended to produce a more attractive building on all sides, not just the front, and to improve traffic flow.
6. Any approved architectural theme or motif shall be extended to all sides of each building in the development. The City Council may require architectural features and elevation breaks on buildings in order to create a more attractive design.
7. No dust, odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.
8. Each project shall provide trails, walkways, sidewalks, or other pedestrian facilities. These facilities shall link to other existing or planned pedestrian facilities in the community and be similar in size and contain compatible materials in relation to other existing or planned facilities.

9. Each development shall be required to maintain and protect existing natural drainage channels. These areas shall be attractively landscaped and, if necessary, shall provide a maintenance easement.
10. Each development shall contain solid waste receptacle areas enclosed with a solid wall using materials and colors found within the development, with the exception that a sight obscuring fence for access will be allowed on one (1) side.
11. The lighting in each development shall be ample to provide safety and convenience to patrons of the development. Directional lighting shall be focused on the intended area and be designed to reduce, to the extent possible, over spill to adjacent property.  
  
Streetlights shall be installed, by the applicant, at all intersections. These lights shall be consistent, to the extent possible with examples found in the Gateway Redwood Design Guideline Booklet.
12. Each development in the GW-R Zone shall include a white rail fence, with three rails, along all roadways. Maintenance of the fence shall be provided by the property owner in a manner acceptable to the City Council.
13. All utilities in the GW-R Zone shall be located underground unless the utility provider has written policies which preclude underground utilities.

#### **12.6.14.16 Project Plan Approval**

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

Prior to, or simultaneously with, approval by the City Council, each development project in the GW-R Zone shall enter into a development agreement that shall be signed by the proponent of the development and the Mayor of Bluffdale City, with consent of the City Council.

Notice of all public hearings shall be consistent with City ordinances and State law.

*(Entire section amended 5/27/2003 Ord. 2003-11)*