

**12.6.19  
REGIONAL COMMERCIAL (RC) ZONE**

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**12.6.19.1 Purpose and Intent.**

The purposes of the Regional Commercial (RC) Zone are to allow for the establishment of a variety of retail and service commercial uses not only required to meet the needs of Bluffdale City but also meet the needs of a larger regional area.

**12.6.19.2 Scope.**

The provisions of this Chapter shall apply to any real property located in the Regional Commercial (RC) Zone as shown on the Bluffdale City Zoning Districts Map.

**12.6.19.3 Allowed Uses.**

(a) Permitted and Conditional Uses. Permitted and conditional uses allowed within commercial zones shall be as set forth in Table 1. Permitted and conditional uses are indicated by a "P" or "C", respectively, in the appropriate column. Any use not expressly identified is not allowed in the Regional Commercial (RC) zone and is hereby declared to be a prohibited use. *(amended 1/13/2004 Ord. 2004-05)*

(b) Accessory Uses. The permitted and conditional uses set forth in Table 1 shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.

**Table 1  
Regional Commercial (RC) Zone  
Allowed Uses**

Use	Approval Required	Use	Approval Required
Museum	P	Mortuary	P
Convention facility	P	Reception center	P
Retail stores and shops	P	Motion picture theater	P
Automotive service center	P	Class A beer outlet	P
Automotive and recreation vehicle dealership	P	Class B beer outlet	C
Travel plaza	P	Class C beer outlet	C

Use	Approval Required	Use	Approval Required
Car wash	P	Commercial day care	P
Wholesale distribution center	P	Public use	P
Restaurant	P	Religious buildings and structures	P
Café	P	School	P
Convenience store, with or without gas	P	Trade and technical school	P
Hotel	P	Hospital	P
Motel	P	Parks	P
Personal service establishments	P	Open space	P
Financial, insurance and real estate services	P	Recreational facility (indoor or outdoor)	P
Business services	P	Trails	P
Professional services	P	Drive-through (thru) facilities	C
Professional office	P	Commercial Nursery	C

Table Notes: P = Permitted Use C= Conditional Use

#### 12.6.19.4 Development Standards.

Development standards within the Regional Commercial (RC) Zone shall be as set forth in Table 2.

The purpose of this Section is to promote the achievement of the purposes of this Chapter. All proposed uses and activities shall only be approved if such uses and activities comply fully with the following standards, in addition to all other applicable requirements of this chapter.

**Table 2  
REGIONAL COMMERCIAL (RC) ZONE  
DEVELOPMENT REQUIREMENTS AND STANDARDS**

DEVELOPMENT REQUIREMENT	STANDARD
Minimum Lot Area	No Requirement.
Building Height	As approved by the applicable approval body, following a recommendation from the Fire Chief.
Required Front Setback	No requirement, except as may be required by the adopted building codes of the City.
Required Side Setback	No requirement, except as may be required by the adopted building codes of the City.

<b>DEVELOPMENT REQUIREMENT</b>	<b>STANDARD</b>
Required Rear Yard Setback	No requirement, except as may be required by the adopted building codes of the City.
Minimum Off-street Parking Requirements	No requirement.
Loading and Unloading Areas	Loading docks and service areas shall be screened from streets and adjacent properties by the use of architectural elements, screening treatments and landscaping.
Trash, junk and debris	All trash and other debris shall be enclosed in a building, or if deemed appropriate by a sight obscuring fence, constructed of the same materials and colors as used on the principal building or structure.
Signs	Signage is allowed to the extent determined necessary to identify the location of the building, use or activity.
Required Landscaping	All areas not included with the site occupied by buildings, structures, and required parking shall be landscaped with trees, shrubs, ground cover or grass.
Nuisance	No use shall be designed or operated so as to expose adjoining properties and uses to offensive odors, dust, electrical interference, and/or vibration.

**12.6.19.5 Development Approval Procedures.**

Applications for development approvals for property located in a Regional Commercial (RC) Zone shall be submitted, processed and considered in accordance with the requirements and procedures set forth in the Bluffdale City Zoning Ordinance and/or Subdivision Ordinance, as applicable, including, but not limited to, submission and approval of concept, preliminary and final plats, site plans, and any additional procedural requirements set forth in this Chapter.