

12.6.20 NC Neighborhood Commercial Zone
(Amended Ord. 2008-09; 6/10/08)

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12.6.20.1 Purpose and Zone Characteristics

The NC Neighborhood Commercial Zone is established to provide an area in which the primary use of the land is for commercial and service uses that will accommodate the daily convenience needs of the surrounding residential neighborhoods. The zone is intended to be located within, and integrated into, the residential neighborhoods in a manner that will create a minimum of detriment, hazard, or inconvenience to surrounding residential areas. Each commercial neighborhood use shall be within convenient walking distance from the surrounding residential area and shall encourage and accommodate for pedestrian access.

The intent of the NC zone is to encourage compatible neighborhood market uses to be incorporated within a neighborhood so as to discourage residents from having to drive into the commercial centers for day to day necessities. General uses prohibited in the NC zone include normal intensity retail, assembly, warehousing, marketing or other similar uses.

12.6.20.2 Permitted, Conditional and Accessory Uses

Permitted Uses

The following land use types are permitted uses in the NC Neighborhood Commercial 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. Local retail businesses primarily intended to serve the immediate neighborhood, provided that no one use shall exceed five thousand (5,000)

square feet of floor area, including the following:

- a. Grocery, fruit, or vegetable store; meat market.
 - b. Bakery
 - c. Drugstore
 - d. Hardware store
 - e. Restaurant (which may include the sale of alcoholic beverages in compliance with State law), café or soda fountain, but not including entertainment, dancing, bars or taverns, or fast-food.
2. Local service business primarily intended to serve the immediate neighborhood, including the following:
 - a. Barber or beauty shop.
 - b. Personal service establishments
 - c. Clothes cleaning and laundry pickup stations, laundromat, coin-operated dry cleaning establishment.
 - d. Offices of physicians, dentists, optometrists, chiropractors, accountants, attorneys, and other similar offices.
 - e. Tailor, dressmaker.
 - f. Travel agencies
 - g. Financial, insurance, and real estate services
 - h. Business services
 - i. Watch, clock, and jewelry repair and sales
 - j. Video rental shops

Conditional Uses

The following list of land use types are allowed as conditional uses in the NC 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. Service and gasoline stations
2. Religious buildings and structures
3. Commercial day care centers and commercial schools
4. Fast food restaurants
5. Grocery store (greater than 5,000 square feet)
6. Convenience store with a gasoline service station
7. Temporary and seasonal uses in accordance with Chapter 12.11
8. Public uses
9. Public or private utilities and maintenance facilities
10. Assisted Living Facility

Accessory Uses

The following list of land use types are allowed as accessory uses in the NC 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.

3. Storage facilities for machinery and equipment as an accessory use to a permitted or conditional use.

12.6.20.3 Time of Operation

External activities which may result in excessive noise (including deliveries, clean up, and other activities) may only be conducted within the hours of 6:00 a.m. to 10:00 p.m., local time.

12.6.20.4 Lot Area

There is no minimum lot area requirement in the NC Zone. However, the lot must be of sufficient size to assure compliance with the off-street parking standards in Chapter 12.4 herein.

The City may deny a commercial use on property where insufficient lot size or lot shape is such that it creates an illogical traffic circulation, or is not conducive to the intent of this ordinance. The City will encourage the consolidation of lots for commercial uses where odd-shaped and insufficiently-sized lots exist.

12.6.20.5 Lot Width

There shall be no minimum width requirement in the NC Zone, subject to the requirements of Section 12.6.20.3 of this Chapter.

12.6.20.6 Lot Frontage

There shall be no frontage requirement in the NC Zone, subject to the requirements of Section 12.6.20.3 of this Chapter.

12.6.20.7 Setback Requirements

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

1. Front setback - Each lot or parcel in the NC Zone shall have a minimum front setback of twenty (20) feet.
2. Side setback –When located adjacent to compatible commercial zones, there shall be no side setback provided that each building satisfies

the building code in effect at the time of approval and issuance of a Certificate of Occupancy, except those structures constructed adjacent to residentially zoned areas. The side setback for structures constructed adjacent to residentially zoned areas shall be a minimum of twenty (20) feet.

- a. Side setback for corner lot - Each corner lot or parcel in the NC Zone shall have a minimum setback on all areas of road frontage of twenty (20) feet.
 - b. Side setback for driveway - Each side setback, when used for access to a garage, carport, or parking area shall have a minimum setback of twenty (20) feet and shall be hard surfaced.
 - c. Side setback for accessory building - The side setback for any permitted accessory building shall have a minimum side setback of fifteen (15) feet.
3. Rear setback - Each lot or parcel in the NC Zone shall have a minimum rear setback of twenty (20) feet unless it can be clearly demonstrated that a structure could be placed nearer the property line without causing a negative impact on adjacent property owners. An accessory building may be located within fifteen (15) feet of the rear property line.

12.6.20.8 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.

12.6.20.9 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.

12.6.20.10 Permissible Lot Coverage

The sum total of all buildings and structures on any parcel in the NC Zone shall not be greater than fifty (50) percent of the total area of the parcel.

12.6.20.11 Parking, Loading and Access

Each project in the NC Zone shall satisfy the off-street parking requirements found in Chapter 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.

12.6.20.12 Project Plan Approval

1. Any request for project plan approval in the NC 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.
2. Projects in the NC Zone will be reviewed and approved in accordance with Section 12.8, Commercial Development, Site Plans, herein.
3. Projects in the NC Zone, including all buildings and landscaping, shall be compatible with and reflect the residential character of the surrounding residential districts. To achieve this goal, commercial buildings shall be designed with at least four (4) architectural features from the list below:
 - a. High-pitched roofs (with a pitch of 1:2 or steeper)
 - b. Arched doorways and windows
 - c. Decorative block or brick quoins
 - d. Columns, either brick, rounded wood, or colonial
 - e. Clock towers and other decorative vertical features
 - f. Keystones over doorways or windows
 - g. Decorative wood window shutters
 - h. Brick accent walls
 - i. Other features as approved by the City
4. Exterior surfaces
 - a. The lower wall shall be at least one-third the height of the first story. This lower portion of the wall shall consist of brick, stone, masonry, faux stone, tile, or decorative concrete.
 - b. The remaining portions of the exterior building shall consist of masonry, glass,

brick, stucco, or treated wood (or wood-like products).

5. Design guidelines

The City Council may require 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.

12.6.20.13 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 are allowed in the NC 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, but at a minimum, twenty (20) percent of the lot or parcel shall be landscaped. 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. At its discretion, the City Council may approve xeri-scaping or other water conserving landscaping which would not require an automatic sprinkling system. A landscaping buffer shall be required for areas adjacent to residential uses or adjacent to the street.
3. Trash, junk, and other debris - No trash, used materials, unsightly storage of any kind or unlicensed or abandoned vehicles may 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. Dumpsters shall be located within a solid wall enclosure with a sight-obscuring fence, and dumpsters shall have closed and lockable lids.
4. No dust, noxious odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

