

12.6.8 GC-1 General Commercial Zone

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12.6.8.1 Purpose and Zone Characteristics

The GC-1 General Commercial Zone is established to provide areas within the City where general retail and service uses can be established. The zone allows for a variety of commercial and retail uses and limited residential uses. Rezoning to the GC-1 Zone should be carefully reviewed to ensure protection of the existing zone and business district.

12.6.8.2 Permitted, Conditional and Accessory Uses

Permitted Uses

The following land use types are permitted uses in the GC-1 General 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. General retail stores and shops
2. Grocery stores
3. Large scale commercial buildings
4. Restaurants and fast food
5. Personal service establishments
6. Furniture and home furnishing stores
7. Travel agencies
8. Financial, insurance, and real estate services
9. Business services
10. Watch, clock, and jewelry repair and sales
11. Legal services
12. Professional services
13. Hardware and variety stores
14. Video rental shops
15. Machinery rental shops
16. Service and gasoline stations
17. Automobile Dealerships
18. Public or private utilities and maintenance facilities

Conditional Uses

The following list of land use types are allowed as conditional uses in the CC-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. (*amended Ord. 2006-12, 12-12-06*)

1. Religious buildings and structures
2. Commercial day care centers and commercial schools
3. Public uses (*amended 10/8/2002 Ord. 2002-12*)

Accessory Uses

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

12.6.8.3 Lot Area

There is no minimum lot area requirement in the GC-1 Zone.

12.6.8.4 Lot Width

There shall be no minimum width requirement in the GC-1 Zone, except that any parcel smaller in width than the average of the parcels on that block shall be reviewed and approved by the City Council. If the Council finds that the width is inefficient or undesirable, the Council may require that the massing, uses, and other design characteristics be compatible with surrounding uses.

12.6.8.5 Lot Frontage

There shall be no frontage requirement in the GC-1 Zone, except that any parcel with less frontage than the average of the parcels on that block shall be reviewed and approved by the City Council. If the Council finds that the frontage is inefficient or undesirable, the Council may require that the massing, uses, and other design characteristics be compatible with surrounding uses.

12.6.8.6 Setback and Build-To Requirements

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

1. Front setback - Each lot or parcel in the GC-1 Zone shall have a minimum front setback of ten (10) feet, and a minimum build-to line of fifty (50) feet.
2. Side setback - There is no side setback in the GC-1 Zone 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.
 - c. Side setback for corner lot - Each corner lot or parcel in the GC-1 Zone shall have a minimum setback on all areas of road frontage of twenty (20) feet.
 - d. Side setback for driveway - Each side setback, when used for access to a garage, carport, or parking area shall have a

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.

12.6.8.8 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.

12.6.8.9 Distance Between Buildings

The distance between any building or structure shall satisfy the requirements of the building code in place at the time of approval and Certificate of Occupancy. This is in no way meant to eliminate the use of zero lot line development.

12.6.8.10 Permissible Lot Coverage

The sum total of all buildings and structures on any parcel in the GC-1 Zone shall not be greater than eighty (80) percent of the total area of the parcel.

12.6.8.11 Parking, Loading and Access

Each project in the GC-1 Zone shall satisfy the off-street parking requirements found in Section 12.4

minimum setback of twenty (20) feet and shall be hard surfaced.

- e. 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 GC-1 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.
 - f. Rear setback for accessory building - An accessory building may be located within fifteen (15) feet of the rear property line.

12.6.8.7 Projections into Setbacks

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

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

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.

12.6.8.12 Project Plan Approval

Any request for project plan approval in the GC-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 GC-1 Zone will be reviewed and approved in accordance with Section 12.8, Commercial Development, Site Plans, herein.

12.6.8.13 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 GC-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. 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.
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
5. Buildings larger than forty thousand (40,000) square feet - Any building larger than forty thousand (40,000) square feet in the GC-1 zone shall be designed to have main entrances on at least two sides of the building, preferably front and back. This requirement is intended to produce a more attractive building on all sides, not just the front, and to improve traffic flow.
6. No dust, odor, smoke, vibration, intermittent light, glare, or noise shall be emitted which is discernible beyond the premises, except for normal traffic movements.

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.