

Proposed Amendments to Zoning Code



February 16, 2022, 6:00 pm
Town of Bluff Planning & Zoning Commission





Public Hearing Rules & Procedures

- Please mute yourself
 - The Chair will mute individuals if necessary.
 - The Chair will eject participants that are disruptive or inappropriate.
- You may turn off your video
- Chair Sarah Burak will recognize you when it's your turn to speak
- If you are on the phone, press *6 to unmute
- *The Google chat box feature is only to be used to sign up for a public comment. **Do not put your public comment in the chat box.***

How to Make a Public Comment

Verbal Public Comment

1. Anyone is welcome to make a **2 minute** verbal comment on each ordinance.
2. Write your first & last name in the Google Chat box.
3. The Chair will recognize you when it is your turn to speak.
4. The Chair will recognize phone callers after names in the chat box have been addressed.

The planning and zoning commission will not respond to public comment during this hearing. The chair will answer specific questions when possible. Public input will be discussed at the next regular meeting on Wednesday, March 17, 2021 at 6:00 PM.

Written Public Comment

Email to planningzoning@townofbluff.org

Mail to PO Box 324, Bluff UT 84512

Comments in the Google Chat Box will not be accepted!

Comments are due by 6 pm MDT
February 26, 2022

Purpose

To provide updates, corrections, additions and deletions to amend and clarify the language of the existing zoning ordinance.

No proposed changes to zoning map.

6.01.010 Definitions:

Accessory dwelling*

Alley

Building Height

Building Permit

Campground

Construction

Development

Driveway

Duplex*

Footprint

Floor Area

Kennel

Land Use Clearance

Lot

Patio

Porch

Recreational Vehicle (RV)

**Recreational Vehicle Park (RV
Park)**

Residential Dwelling

Structural

Tiny Homes or Tiny House

Variance**

* means this is an updated definition

** as defined by State law

Bold means this is a new definition

6.01.020 Adoption of Official Zoning Map; General Provisions

Building Permit Required

- For all new construction of any structure of more than 200 sq ft footprint
- Electrical wiring
- Plumbing

Review Prior to Building Permit

- Clarify that a Land Use Clearance is required from the Planning & Zoning Commission before issuance of a building permit

Define when a building permit is not required, including:

- Remodeling that is decorative or not part of a change in structure

6.01.020 Adoption of Official Zoning Map; General Provisions

Archeological resources:

- Remove archaeological clearance requirements for Levels I & II Site Plans to be aligned with state law

Human Remains:

- Change to notify the sheriff (**only**) and **not** to have notify the town and the sheriff

6.01.050 Requirements and Procedures Applicable to all zones

D. Buffers

- **Add:** “Buffers required under this subsection are not subject to setback requirements and shall be within property boundaries.”

E. Fences

- **Add:** “are not subject to setback requirements and shall be within property boundaries.”

F. Driveways

- **Add:** “are not subject to setback requirements and shall not encroach into adjoining lots.”

6.01.060 Agriculture A-1 District

Change maximum structure size from 100 square ft to 200 square ft

6.01.070 Agriculture A-2 District

Add kennels as allowed use

6.01.080 Agriculture A-3 District

Add RV parks as allowed use

All Commercial Zones

Setbacks

Change all setbacks from front right-of-way from 50' to 30'

Factory Industrial Zone

Added kennels as an allowed use.

6.01.130 Residential District

Add: “The maximum density is one dwelling unit and one accessory dwelling unit per half acre pending septic clearance. For lots three (3) acres or greater, the maximum density is one dwelling unit and one accessory dwelling unit per acre.”

6.01.130

Residential District

- **Add maximum density** of one (1) dwelling unit and one (1) accessory dwelling unit per half ($\frac{1}{2}$) acre pending septic clearance.
 - **Add maximum density** of one dwelling unit and one accessory dwelling unit per acre for lots three (3) acres or greater.
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6.01.140

Signs

- **Simplified language**
- **Clarified what signs are exempt from a sign permit requirement**

Thank you!

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Remember, comments due by February 26, 2022

<http://townofbluff.org/planning-zoning/>