

# BLUFF PLANING & ZONING

## LAND USE CLEARANCE & BUILDING PERMIT REQUIREMENTS

[www.townofbluff.org](http://www.townofbluff.org) - [planningzoning@townofbluff.org](mailto:planningzoning@townofbluff.org) - 435-672-9990

190 N 3rd East #1, PO Box 324, Bluff, UT 84512

### Land Use Clearance & Building Permit Required

LUC is required as a condition for obtaining and prior to the issuance of a residential (single family dwelling, duplex and ADU) building permit & commercial building permit "prior to commencing construction" for any lot to:

- Develop it
- Perform new construction of a footprint larger than 200 sq ft and less than 2,000 sq ft
- Perform remodeling or reconstruction that changes the footprint and/or height of building
- Move, situate or install a permanently affixed prefabricated dwelling or habitable building, mobile, manufactured, or pre-built home onto a lot
- Install a foundation for a new footprint
- Construct a porch that is structural in nature or enclosed by more than 50%
- Install free-standing solar panels with a footprint greater than 200 square feet

Note: See Ordinance 2020-4-8. Construction is subject to inspections, as contracted with and performed by San Juan County Building Department. Provisions to be met are outlined in the LUC application form.

### Building Permit ONLY

A Building Permit without a LUC is required for the following:

*All interior or exterior reconstruction or remodeling on existing structures*

- that is structural\*
- that does not change footprint and/or height of building
- Installation of a foundation or new roof for an existing structure that does not expand the existing footprint
- Plumbing and/or electrical work and/or HVAC that does not change footprint of building (subject to inspections, as contracted with licensed & approved inspectors and performed by San Juan County Building Department)
- Solar panel installation on existing structure or stand-alone solar panel installation less than 200 sq ft

\*For questions about what is structural, contact the SJC Building Department

## Land Use Clearance ONLY

For moving a single RV, Tiny House on Wheels (THOW), mobile home, or other structure unit for occupation onto land when a building permit (i.e. for foundation or utilities) will not be required.

## No Building Permit and No Land Use Clearance

- Any construction, remodeling, or moving of a structure that is 200 sq ft or less that does not require inspection or will not be occupied (e.g. shed).\*
- The construction or addition of a porch or patio unless it is enclosed by more than 50% or integral to the structural integrity of the building\*
- Septic installation (contact San Juan County Health Department)
- Dirt moving
- Building/installing a fence
- Installation of permit-exempt or permitted sign
- Temporary event structures

*\*Please call San Juan County Building Department for questions about building permits and inspections.*

### **Note: Property owners are still obligated to:**

- I) Comply with construction codes;
- II) Adhere to setbacks and height rules;
- III) Adhere to zoning use rules;
- IV) Not engage in unauthorized use;
- V) Not trespass on other parcels.

## Site Plan & Building Permit Required

- Remodeling & new construction over 2,000 square ft
- Multi-family home
- Recreational Vehicle Park

## Change of Property Use

- Please fill out a 'Change of Use' Request form.
- An LUC, Building Permit, or Site Plan may be required.
- A business license or change to existing business license may be required.

## Town of Bluff Zoning Regulations - Updated May 2024

ZONE/ DISTRICT	ALLOWED USES	MIN. LOT SIZE	MAX DENSITY	SETBACKS	MAX BUILDING HEIGHT
<b>Agricultural A-1</b>	Open space, green space, public parks, public lands, cemeteries, and public restrooms	N/A	N/A	15' front 15' rear 15' side	15 feet
<b>Agricultural A-2</b>	All uses in A-1 plus agriculture, silviculture, ranching, farming, including the raising of domestic animals, the growing of crops, orchards, or forage, and agriculture structures; single-family dwellings; accessory dwelling units; accessory structures.	3 acres	2 units per 3 acres	30' front 15' rear 15' side	35 feet
<b>Agricultural A-3</b>	All A-2 uses plus campgrounds, RV parks, and recreation facilities.	½ acre	4 per acre	50' front 15' rear 15' side	35 feet
<b>Commercial C-1</b>	automotive repair (light); motor vehicle fuel dispensing; retail sales (no outside storage); trading posts; galleries; offices or professional services; day-care facilities; libraries; mortuary or funeral homes; public buildings or governmental services buildings (police, fire, emergency medical services, etc.), parks; places of worship; public utility facilities; restaurants; residential dwellings; or ADUs	½ acre	N/A	50' front 15' rear 15' side	35 feet
<b>Commercial C-2</b>	All C-1 plus group homes or care facilities; gyms or physical fitness centers; schools or vocational training facilities; museum or public cultural facilities; rehabilitation centers; hospitals; clinics fraternal, religious, or recreational meeting facilities	½ acre	N/A	50' front 15' rear 15' side	35 feet
<b>Commercial C-3</b>	All C-2 plus amusement or recreational facilities; golf courses; vehicle or automotive sales; building material supply; hotels, motels, and lodging establishments; taverns; theaters; kennels or animal shelters; and veterinary offices; RV parks.	¾ acre	N/A	50' front 15' rear 15' side	35 feet
<b>Factory- Industrial</b>	Major automotive repair (body shops, auto painting, tire shops, repair garages (heavy); machine shops; manufacturing and assembly facilities; casting facilities; welding shops; wholesale sales; storage yards; lumber yards; wood products manufacturing; kennels; commercial food production facilities; recycling facilities; solid waste transfer stations; automobile salvage yards; towing yards; utility facilities; telecomm facilities; warehouses.	1 acre	N/A	50' front 15' rear 15' side	35 feet
<b>Residential</b>	Single family homes; accessory dwelling units; accessory buildings; duplexes; apartments; condominiums; parks, open space; places of worship; government and public buildings; and home occupations.	½ acre	N/A	25' front 15' rear 15' side	26 feet(18' for accessory buildings)