DRAFT

ORDINANCE NO. 2015-02

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING TITLE 16 OF THE IVINS CITY CODE (ZONING ORDINANCE) TO CREATE AND PROVIDE REGULATIONS FOR THE HISTORIC TOWNSHIP OVERLAY DISTRICT (HO)

WHEREAS the current Land Use Plan adopted by the City Council provides for an "Old" (now referred to as "Historic") Township Overlay District, and

WHEREAS the Ivins City Zoning Ordinance has not yet created or provided regulations for the Historic Township Overlay District; and

WHERAS the Ivins City Council desires to create the Historic Township Overlay District in the Zoning Ordinance and to provide regulations therfor; and

WHEREAS the Ivins Planning Commission held a public hearing on _____, 2015 to recommend regulations for the Historic Township Overlay District; and

WHERAS the Ivins City Council held a public hearing on the Planning Commission's recommendation on _____,2015 and desires to adopt the recommendations of the Planning Commission and provide regulations for the Historic Township Overlay District within the Ivins City Zoning Ordiance;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Ivins City Zoning Ordinance is hereby amended to add a new Part entitled "Historic Township Overlay District (HO)" to Chapter 16.07 as follows:

PART 8
HISTORIC TOWNSHIP OVERLAY DISTRICT (HO)

16.07.801 HISTORIC TOWNSHIP DEFINED. The Historic Township is defined as that area of the City between 200 East and 200 West, and between 200 South and 200 North.

16.08.802 HISTORIC TOWNSHIP CITY BLOCK DEFINED. The Historic Township City Block is defined as that block between Main Street and 100 West, and between Center Street and 100 North.

16.07.803 SETBACKS FOR PUBLIC BUILDINGS WITHIN THE HISTORIC TOWNSHIP CITY BLOCK. The required minimum setback from back of curb shall be twenty feet (20'), which is the current setback for the existing City Hall, for any public building, or addition thereto, constructed within the Historic Township City Block.

16.07.804 HEIGHT LIMITS FOR PUBLIC BUILDINGS WITHIN THE HISTORIC TOWNSHIP CITY BLOCK. The general height limit for any public building, or addition thereto, constructed within the Historic Township City Block shall be twenty-five feet (25'), unless the City Council grants a special exception to extend the height up to a maximum of thirty-five feet (35'), which is the current height for the existing firehouse.

16.07.805 PUBLIC BUILDINGS REQUIRED TO GO THROUGH PERMITTING PROCESSES. Before any public building can be constructed within the Historic Township City Block it must go through the permitting processes required of any other buildings, including Conditional Use Permit and Building Permit processes.

Effective Date: This Ordinance shall become effective immediately upon passage and publication.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF _____, 2015 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
George E. Elwell, Jr.	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Lesley Mendenhall	_____	_____	_____	_____
Steven Roberts	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder