ORDINANCE NO. 2015-02

AN ORDINANCE OF IVINS CITY, UTAH, ADOPTING REGULATIONS FOR THE HISTORIC TOWNSHIP OVERLAY DISTRICT

WHEREAS the Ivins City Council desires to adopt regulations for an Historic Township Overlay District to be compatible with the Land Use Plan that already designates an Historic Township Overlay; and

WHEREAS the Ivins Planning Commission held a public hearing on _____, 2015 to recommend such zoning text amendments; 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;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the Ivins City Zoning Ordinance is hereby amended as follows:

Section 1. Historic Township Overlay District. Chapter 7 of the Zoning Ordinance is hereby amended to add the following as a new Part:

PART 8
HISTORIC TOWNSHIP OVERLAY DISTRICT (HO)

16.07.801 HISTORIC TOWNSHIP DEFINED. The Historic Township is defined as that area of the City generally designated as such on the Land Use Plan.

16.07.802 PURPOSE. The purpose of this Part is to minimize flaglots and to encourage infill and redevelopment within the Historic Township.

16.07.803 STREETS AND PRIVATE ACCESSES. In order to make infill development feasible, narrower streets or private accesses may be used. However, any street or access needed as a fire access must meet the minimum requirements for fire access roads as set forth in the International Fire Code as adopted by the City.

16.07.804 FRONTAGE, LOT WIDTH, LOT SIZES, AND SETBACKS. In order to make infill development feasible, narrower frontages/lot widths, smaller lot sizes, and reduced setbacks may be used as approved by the City Council.

16.07.805 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.

16.07.806 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.

16.07.807 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. However, any new public buildings or additions to existing public buildings constructed along Center Street shall not qualify for the special exception.

16.07.808 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