ORDINANCE NO. 2017-17

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING TITLE 16 OF OF THE IVINS CITY CODE ENTITLED "ZONING REGULATIONS"

WHEREAS, some prior amendments to Title 16 require some additional changes for consistency and the City Council desires to amend the parking requirements for multi-family residential projects;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF IVINS CITY, STATE OF UTAH:

Title 16 of the Ivins City Code entitled "Zoning Regulations" is hereby amended as follows:

Section 1. Tables 33-1, 33-3 and 33-4 shall change the column heading for R-2-6 to R-2-10. All entries to which that column applies shall remain unchanged. Similarly, the reference to R-2-6 in Table 8-1 shall be changed to R-2-10.

Section 2. Sections 16.06.102(7)(d) and 16.07.704 shall be amended to strike references to the RE-75.0 zoning district

Section 3. Section 16.05.114(1)(b) is amended to now read as follows

(b) In the manner provided by ~~section 16.05.109, 16.05.110 or 16.05.111 of~~ this chapter, and before the application is submitted, the city has formally initiated proceedings to amend its land use ordinances, zoning districts map or official maps in a manner that would prohibit approval of the application as submitted.

Section 4. Section 16.12.111 (2)(a)(i) shall be amended to now read as follows:

(2)(a)(i) Up to two (2) vehicles used in association with a licensed home ~~occupation~~ based business that are capable of being parked in the garage and limited to a maximum size of one ton gross vehicle weight.

Section 5. Section 16.12.117 entitled "Home Occupations" shall be repealed in its entirety.

Section 6. The definition of "Home occupation" in Table 33-1 and 33-2 shall be amended to now read as follows:

Home ~~occupation~~ based business. An activity carried out for gain by a resident of the dwelling unit~~, identified, and conducted in compliance with the requirements of title 5, chapter 3 of this code, as applicable~~.

Section 7. The defined term entitled "Home Occupation" in Section 16.34.102 shall be amended to "Home Based Business." The definition for that term shall remain the same.

Section 8. The row in Appendix A of Title 16 entitled "Home occupations" shall be repealed in its entirety.

Section 9. Section 16.18.104 regarding the parking requirements for multi-family residential shall be amended as follows:

16.18.104: Parking and Pedestrian Access: The following parking standards for multi-family developments are intended: to reduce the predominance and visibility of parking lots and covered parking from perimeter streets; to improve the appearance of parking lots, especially through increased landscaping; and to ensure that dwelling units have convenient access to parking.

(1) Parking Amount and Type:

(a) Parking shall be provided in the following amounts:

Dwelling Unit	**Number Of Spaces Per Dwelling Unit**
Studio/efficiency	1
1 bedroom	1 .5
2-3 bedrooms	2
More than 3 bedrooms	2 .5
Guest parking	0 .25

(b) Covered parking ~~shall~~ may be provided if it is not located along perimeter public streets and is screened from view by landscaping, landscaped berms and/or walls ~~at a minimum rate of one covered parking space per unit~~.

(2) Parking Location and Layout:

* * *

(e) Carports and Detached Garages. Carports and detached garages shall be limited to

one hundred twenty feet (120') in length. No more than three (3) detached garage structures or three carport structures shall be located adjacent to each other end to end. The minimum separation between adjacent detached parking structures (detached garages and carports) shall be twenty feet (20'), and such separation area shall be landscaped. ~~Metal~~ Carports must be ~~completely concealed~~ screened from view with landscape, landscaped berms and/or walls and preferably located within the interior of the development rather than along perimeter public streets. (Ord. 2017-16, 2017)

Section 10. The opening paragraph of Section 16.16.107 entitled "Reasonable Conditions Authorized" is hereby amended as follows:

16.16.107: ~~Reasonable Conditions Authorized~~ Applicable Standards for Determining Reasonable Conditions. As may be necessary for ~~the findings required by subsection 16.16.106(6) of this chapter~~ determining reasonable conditions that could be imposed to mitigate reasonably anticipated detrimental effects of the proposed use at the proposed location, the commission for class IV use applications, and the city council for class V use applications, should consider applicable standards which include, but may not necessarily be limited to, the following: ~~may impose reasonable conditions necessary to mitigate anticipated detrimental effects of the proposed use, at the proposed location, and secure the purposes of this title, this chapter, all other land use ordinances, and the act~~. ~~These reasonable conditions may include:~~

* * *

(Ord. 2017-17, 2017)

Severability: If any section/portion of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Effective Date: This Ordinance shall take effect immediately upon its adoption and posting.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF _____, 2017 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Steven Roberts	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder