Ivins City Staff Report
City Council Meeting 3/15/18

Agenda Item: Discuss and consider Planning Commission's recommendation to approve a proposed Zoning Text Amendment regarding setbacks in the Twinhome and Townhouse zoning districts

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Planning Commission Action: Staff and Planning Commission recommends approval.

BACKGROUND: The existing zoning text requires that setbacks for multi-family buildings be increased by 100% when adjacent to single family zones. In order to allow compatible development of Twinhomes and townhomes in the Townhome zone it is recommended to amend the zoning text to limit the length of Twinhome buildings to 80 feet and to allow Townhomes in a TH zone to have wall plane offsets of at least 10 feet.

FINDINGS AND ANALYSIS:

- Planning Commission recommended approval on 2/27/18.

SUPPORT MATERIALS:

- Draft Ordinance 2018-05
- 16.18.105 Site Layout and Development Pattern

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager