ORDINANCE NO. 2018-05

AN ORDINANCE OF IVINS CITY, UTAH, CLARIFYING SETBACKS IN THE TWINHOME & TOWNHOUSE ZONING DISTRICTS

WHEREAS the Ivins City Planning Commission held a Public Hearing on February 27, 2018, regarding proposed amendments to the Zoning Ordinance (Title 16) to clarify setbacks in the Twinhome and Townhouse zoning districts; and

WHEREAS the Ivins City Planning Commission voted on February 27, 2018, to recommend approval of the proposed amendments; and

WHEREAS the Ivins City Council held a Public Hearing March 15, 2018, regarding the Planning Commission's recommendation to amend the Zoning Ordinance to clarify setbacks in the Twinhome and Townhouse zoning districts; and

WHEREAS on March 15, 2018, the Ivins City Council voted to approve the Planning Commission's recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Ivins City Council that the Zoning Ordinance be amended as follows:

SECTION 1. Section 16.18.103 (1) shall be amended as follows:

16.18.103 GENERAL UTILITY REQUIREMENTS:

(1) Site layout guidelines:

* * *

(d) For multi-family buildings with wall greater than sixty feet (60') in length adjacent to interior property lines, the building setback shall be increased by one hundred percent (100%) from such interior property lines when adjacent properties are zoned for single-family dwellings.

(i) Twinhome zoning district: Single story Twinhomes may have a maximum building wall length of eighty feet (80') before increasing setbacks.

(ii) Townhouse zoning district: Townhouses greater than sixty feet (60') in length may have two separate wall planes, one wall plane meeting the required setback and the second wall plane being offset by at least ten feet (10') from the first wall plane.

SECTION 2. Severability. If any section, clause or 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.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon passage.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF MARCH, 2018 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Miriah Elliott	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder