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 on 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 April 5, 2018, the Ivins City Council voted to approve the following amendments to Chapter 18 of the Zoning Ordinance to provide setback requirements in the Twinhome and Townhouse zoning districts;

NOW, THEREFORE, BE IT ORDAINED by the Ivins City Council that Chapter 18 of the Zoning Ordinance be amended as follows:

SECTION 1. Section 16.18.101 shall be amended to now read as follows:

CHAPTER 18

MULTI-FAMILY RESIDENTIAL DESIGN GUIDELINES AND STANDARDS

16.18.101 GENERAL: The general intent of these multi-family residential design guidelines and standards is to improve the overall quality of multi-family development in Ivins City to ensure the compatibility of multi-family development with surrounding land uses. These multi-family design guidelines and standards shall apply to all new multi-family development within Ivins City. ~~that occurs in the R-M (Multiple Residential Zoning District.~~

SECTION 2. 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 walls 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. For two story Twinhomes

with walls greater than sixty feet (60') in length adjacent to interior property lines, the building setback shall be increased by fifty percent (50%).

(ii) Townhouse zoning district: Single story Townhouses may have a maximum building wall length of eighty feet (80') before increasing setbacks. For two story Townhouses with walls greater than sixty feet (60') in length adjacent to interior property lines, the building setback shall be increased by fifty percent (50%).

SECTION 3. 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 4. 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 APRIL, 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