ORDINANCE NO. 2018-11

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING THE ZONING ORDINANCE REGARDING MULTI-FAMILY BUILDING LENGTH & STORAGE

WHEREAS the Ivins City Planning Commission held a Public Hearing on May 1, 2018, regarding proposed amendments to the Zoning Ordinance (Title 16) regarding multi-family building length and storage; and

WHEREAS the Ivins City Planning Commission voted on May 1, 2018, to recommend approval of the proposed amendments to the Zoning Ordinance with a clarification that it must be the long side of the building that abuts commercial or other compatible zoning;

WHEREAS the Ivins City Council held a Public Hearing May 17, 2018, regarding the Planning Commission's recommendation to amend the Zoning Ordinance; and

WHEREAS on May 17, 2018, the Ivins City Council voted to approve the Planning Commission's recommendation to amend the Zoning Ordinance;

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

SECTION 1. Section 16.18.105(2) of the City Code regarding multi-family building length shall be amended to now read as follows:

16.18.105 BUILDING DESIGN:

* * *

(2) Building Length: The maximum length of multi-family residential buildings shall be one hundred twenty feet (120') when the long side of a building abuts single family residential zoning. When the long side of a multi-family residential building abuts commercial zoning, the total length of the multi-family building may be increased up to fifty percent (50%). When the long side of a multi-family residential building abuts multi-family or mixed use zoning, or when the buildings are within the interior of a multi-family project, the total length of the multi-family building may be increased up to twenty-five percent (25%).

SECTION 2. Section 16.33.102, Table 33-2, shall be amended to add the following row to the table and shall be a Class V Conditional Use only under the CLM zoning column of the table:

Storage space(limited). Kayenta has remaining approximately 16,000 sq. ft. of allowed storage space in the Crescent Moon area as of May 1, 2018.

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 _____, 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