ORDINANCE NO. 2018-09

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING CHAPTERS 3, 5, 6, 7, 8 AND 9 OF THE ZONING ORDINANCE & RENUMBERING WHAT WAS FORMALLY CHAPTER 9 (DEVELOPMENT AGREEMENTS) AS CHAPTER 23

WHEREAS the Ivins City Planning Commission held a Public Hearing on _____, 2018, regarding the proposed overlay amendments; and

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

WHEREAS the Ivins City Council held a Public Hearing on _____, 2018, to consider the Planning Commission's recommendation; and

WHEREAS on _____, 2018, the Ivins City Council heard and considered public comment on the issue, and the Planning Commission's recommendation; and

WHEREAS, in the exercise of its legislative authority and discretion the Ivins City Council found that the proposed overlay amendments are consistent with the city's General Plan and that it would be in the interest of the general welfare of the city and its residents to approve the proposed overlay amendments;

NOW, THEREFORE, BE IT ORDAINED by the Ivins City Council that Title 16, Chapters 6, 7 and 8 of the Ivins City Code is hereby amended as follows:

TITLE 16

ZONING

* * *

CHAPTER 3

LAND USE AUTHORITIES AND DECISION MAKING

* * *

16.03.105 Sensitive lands committee. For the purposes of this title, and to promote the proper implementation of ~~the~~ sensitive lands development ~~overlay district (SL)~~, as provided by chapter 8 of this title, there is hereby created and established the Ivins City sensitive lands committee (hereinafter the "sensitive lands committee"). (Ord. 2018-09, 2018)

* * *

CHAPTER 5

AMENDMENTS TO GENERAL PLAN AND LAND USE ~~ORDINANCES~~ REGULATIONS

16.05.109 Procedures for amending land use ~~ordinances~~ regulations, zoning districts maps ~~(except map amendments to establish planned development (PD), subdivision enhancement (SE) or mixed use (MU) overlay districts)~~ and official maps. The procedures for the review and consideration of a land use ~~ordinance~~ regulation, zoning districts map ~~(except zoning map amendments to establish a Planned Development (PD), Subdivision Enhancement (SE) or Mixed Use (MU) Overlay District)~~ and official map amendment applications are identified by Figure 5-2 as set forth in this chapter. (Ord. 2018-09, 2018)

* * *

16.05.110 Repealed. (Ord. 2018-09, 2018)

* * *

FIGURE 5-2

LAND USE ~~ORDINANCE~~ REGUALTIONS, ZONING MAP AMENMENT ~~(EXCEPT PD, SE, AND MU APPLICATIONS)~~, AND OFFICIAL MAP AMMENDMENT APPLICATION PROCEDURES

(NOTE: The flow chart and text of Figure 5-2 remain unchanged.) (Ord. 2018-09, 2018)

* * *

(NOTE: Figure 5-3 is hereby Repealed.) (Ord. 2018-09, 2018)

* * *

FIGURE 5-4

COMBINED LAND USE PLAN AND ZONING DISTRICTS MAP AMENDMENT APPLICATION PROCECDCURES
~~(Except PD, SE, And MU Applications)~~

(NOTE: The remainder of Figure 5-4 remains unchanged.)

CHAPTER 6

ESTABLISHMENT OF ZONING DISTRICTS

16.06.101 Zoning by districts. The zoning districts map is incorporated herein by reference and identifies the number, shape, location, and area of each zoning district provided. All uses, activities, buildings and structures, and all required approvals, permits, and licenses shall comply with the provisions, standards, and requirements of the applicable zoning district. As provided by the Act, neither the size of a zoning district nor the number of landowners within the zoning district may be used as evidence of the illegality of a zoning district or the invalidity of any decision of a Land Use Authority.

To achieve the purposes of this title, the following zoning districts are provided: (Ord. 2017-06, 2017)

(1) Residential Agriculture Districts:

(a) Residential Agriculture (RA-5);

(b) Residential Agriculture (RA-1). (Ord. 2016-16, 2016)

(2) Residential Estates Districts:

(a) Residential Estates (RE-43.0);

(b) Residential Estates (RE-37.0);

(c) Residential Estates (RE-25.0);

(d) Residential Estates (RE-20.0);

(e) Residential Estates (RE-17.5);

(f) Residential Estates (RE-15.0);

(g) Residential Estates (RE-12.5). (Ord. 2017-06, 2017)

(3) Single-Family Residential Districts:

(a) Single-Family (R-1-10);

(b) Single-Family (R-1-7.5);

(c) Single-Family (R-1-5). (Ord. 2016-16, 2016)

(4) Multiple Residential Districts:

(a) Twinhome (R-2-10);

(b) Townhouse (TH);

(c) Multiple Residential (R-M). (Ord. 2017-06, 2017)

(5) Commercial Districts:

(a) Neighborhood Commercial (CN);

(b) Community Commercial (C-1);

(c) Resort Commercial (RC);

(d) Recreational Vehicle Resort (RV);

(e) Commercial Professional and Research (CPR);

(f) Commercial With Light Manufacturing (CLM).

~~(6) Industrial District:~~

~~(a) Industrial (I).~~

(6) Special Purpose Zoning Overlays ~~Districts~~:

(a) Open Space and Habitat Preservation ~~District~~ Overlay (OS)

(b) ~~Drinking Water Source Protection Overlay (SP);~~ Mixed Use Overlay (MU);

(c) ~~Sensitive Lands Overlay (SL);~~ Short Term Rental Overlay (STR).

(d) ~~Planned Development Overlay (PD);~~

(e) ~~Subdivision Enhancement Overlay (SE);~~

~~(f) Mixed Use Development Overlay (MU);~~

~~(g) Subdivision Lot Averaging Overlay (SLA);~~

~~(h) Short Term Rental Overlay (STRO);~~

~~(i) Historic Township Overlay (HO).~~

(7) Development Overlays

(a) Drinking Water Source Protection Overlay;

(b) Historic Township Overlay;

(c) Sensitive Lands Overlay.

(8) Administrative Enhancements

(a) Lot Averaging;

(b) Subdivision Enhancement. (Ord. 2018-09; 2018)