ORDINANCE NO. 2019-08

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING THE DENSITY ALLOWANCES FOR MULTI-FAMILY

WHEREAS, the Ivins City Council desires to amend density allowances for Multi-family projects;

NOW, THEREFORE, BE IT ORDAINED by the Ivins City Council that Section 16.18.102 of the Ivins City Code be amended as follows:

* * *

(1) Lot Coverage and Density:

(a) In the Twinhome (R-2-10) ~~and Townhome (R-TH)~~ zoning district:

(i) Allowed base density: Fifteen percent (15%) ~~_____ units per acre~~.

(ii) Maximum density with bonus: Twenty-five percent (25%) ~~Thirty (30) _____ units per acre~~.

(b) In Townhouse (TH) and Multi-Family (R-M) zoning districts: ~~Thirty (30)~~ _____ units per acre.

(i) Allowed base density: Fifteen percent (15%) ~~_____ units per acre~~.

(ii) Maximum density with bonus: Twenty-five percent (25%) ~~Thirty (30) _____ units per acre~~.

Alternative: In all multi-family High Density Residential zoning districts, the allowed base density shall begin at fifteen percent (15%) with no density bonus improvements provided. The maximum density shall be twenty-five percent (25%) with density bonus improvements. In no event, however, shall a property owner be allowed a base density that is less that the density that would be achieved using an R-1-5 zoning district.

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(3) Design Incentives:

(a) ??? Incentive For Additional Open Space: The City may approve a ~~ten percent (10%)~~ _____ increase in permitted density for each ~~twenty five percent (25%)~~ _____ of open space above the required minimum.

(b) Incentive For Recreation Amenities: Recreation amenities shall be categorized as A, B, C and D amenities.

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(i) Category A recreation ~~amenity~~ amenities includes~~s~~ appropriately sized full service clubhouses. Category A amenities ~~may provide up to a forty percent (40%)~~ qualify for a two percent (2%) density bonus unless the maximum density has been reached.

(ii) Category B recreation amenities include swimming pools~~, tennis courts, multiuse sports courts, or other amenities of similar value and weight~~ nature. Category B amenities ~~may provide up to a twenty percent (20%)~~ qualify for a four percent (4%) density bonus unless the maximum density has been reached.

(iii) Category C recreation amenities include children play areas, sandbox, picnic tables, barbeques,~~basketball court~~, pavilion/gazebo, walking paths, and other amenities of similar ~~value and weight~~ nature. Category C amenities ~~provide up to a five percent (5%)~~ qualify for a five percent (5%) density bonus unless the maximum density has been reached.

(iv) Category D recreation amenities include ~~security lighting, outdoor barbeque, picnic tables, sandbox,~~ basketball court, pickleball court, splash pad, volleyball court, horseshoe pitching area, or other amenities of similar ~~value and weight~~ nature. Category D amenities ~~provide up to a five percent (5%)~~ qualify for a five percent (5%) density bonus unless the maximum density has been reached.

???(c) Incentive For a Crime Prevention Program: ~~The City may approve up to five percent (5%) density bonus for a~~ A long term crime prevention program reviewed and recommended by the Ivins City Public Safety Director qualifies for a _____ density bonus.

Effective Date: This Ordinance shall become effective immediately upon passage and publication.

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS ____ DAY OF _____, 2020 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Derek Larsen	_____	_____	_____	_____
Sue Gordhammer	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder

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