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) Density Calculation: In all multi-family High Density Residential zoning districts, densities shall be calculated as a percentage of the total square footage of the horizontal cross section of all residential structures at their largest point as compared to the total square footage of the parcel(s) included in the multi-family development. In addition to structures intended for human habitation, residential structures include but are not limited to garages, storage units, covered patios, and any similar structures. In no event, 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.

(b) Maximum Density with No Density Bonus: The maximum allowed base densities with no bonus improvements are as follows:

(i) fifteen percent (15%) for multi-family developments with standard height restrictions.

(ii) twenty percent (20%) for multi-family developments limiting the height of all structures located within 50 feet of the outside boundary of the multi-family development to 18 feet.

(iii) twenty-five percent (25%) for multi-family development limiting the height of all structures to 18 feet.

(c) Maximum Density with Density Bonus: The maximum allowed base densities with bonus improvements are as follows:

(i) an additional ten percent (10%) for multi-family developments with standard height restrictions.

(ii) an additional fifteen percent (15%) for multi-family developments limiting the height of all structures located within 50 feet of the outside boundary of the multi-family development to 18 feet.

(iii) an additional twenty percent (20%) for multi-family development limiting the height of all structures to 18 feet.

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For purposes of this section, the 10%, 15%, and 20% respective bonuses are referred to as the "Density Bonus".

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(3) Bonus Improvements:

(a) Density Bonus Calculations. To qualify for a Density Bonus, or any portion thereof, a multi-family development may include any of the improvements listed below. Any Density Bonuses will be awarded proportionally based on the square footage of the improvements compared to the recommended size indicated, but in no event will qualify for a bonus higher than the maximum percentage of the Density Bonus indicated. Any single multi-family development may include any combination of the improvements listed below but in no event will be awarded a Density Bonus in excess of the maximum bonus listed in Section (1)(c) above.

(b) Outdoor Activity Improvements. A multi-family development may qualify for up to 40% of its allowable Density Bonus by including outdoor activity improvements, such as a basketball court, volleyball court, pickleball court, or other amenity intended to be used for active, organized activities, with a recommended size of 75 square feet of outdoor activity improvements per unit in the multi-family development.

(c) Outdoor Recreation Improvements. A multi-family development may qualify for up to 30% of its allowable Density Bonus by including outdoor recreation improvements, such as a children's play area, barbeque area, picnic area, or other amenity intended to be used for simple recreation, with a recommended size of 75 square feet of outdoor recreation improvements per unit in the multi-family development.

(d) Swimming Pool Improvements. A multi-family development may qualify for up to 30% of its allowable Density Bonus by including a swimming pool, with a recommended size of 40 square feet of swimming pool, and related amenities, per unit in the multi-family development. At least half of the square feet per unit must be surface area of the swimming pool.

(e) Indoor Improvements. A multi-family development may qualify for up to 25% of its allowable Density Bonus by including indoor improvements, such as a weight room, exercise room, pickle ball court, meeting room or other amenity intended to be used indoors, with a recommended size of 40 square feet of indoor improvements per unit in the multi-family development.

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	_____	_____	_____	_____

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Derek Larsen	_____	_____	_____	_____
Sue Gordhammer	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder

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