ORDINANCE NO. 2021-14

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING SECTION 16.12.104(4)(a) OF THE ZONING ORDINANCE REGARDING GARAGE SIZE ON LOTS LESS THAN ½ ACRE

WHEREAS the Ivins City Council desires to amend Section 16.12.104(4)(a) of the Zoning Ordinance regarding garage size on lots less than ½ acre; and

WHEREAS the on June 1, 2021, the Ivins Planning Commission recommend that Section 16.12.104(4)(a) remain unchanged; and

WHEREAS the Ivins City Council held a public hearing on the Planning Commission's recommendation on July 15, 2021, and desires to amend Section 16.12.104(4)(a) as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that Section 16.12.104(4)(a) of the Zoning Ordinance be amended to now read as follows:

16.12.104: LIMITATIONS ON HEIGHT, SIZE AND LOCATION OF GARAGES AND OTHER ACCESSORY BUILDING IN RESIDENTIAL ZONES:

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(4) Size, Location and Construction of Attached and detached Garages and Other Accessory Building in Residential Zones.

(a) Size of Attached Garages.

(i) The total square footage of any attached garage shall not be greater than fifty percent (50%) of the square footage of the footprint of the primary structure excluding the attached garage on lots less than one-half (0.5) acre, however, that percentage may increase up to sixty percent (60%) provided the garage frontage is less than fifty-five percent (55 %);

(ii) sixty percent (60%) on lots one-half (0.5) acre but less than one acre; and

(iii) seventy percent (70%) on lots one acre or larger.

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

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PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF AUGUST, 2021 BY THE FOLLOWING VOTE:

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

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder