ORDINANCE NO. 2022-05

AN ORDINANCE OF IVINS CITY, UTAH, REGARDING A ZONING TEXT AMENDMENT TO THE NON-RESIDENTIAL USES (TABLE 33-2)

WHEREAS the Ivins City Planning Commission held a Public Hearing on March 15, 2022, regarding the proposed amendments to the Non-Residential Table of Uses (Table 33-2); and

WHEREAS the Ivins City Planning Commission voted on April 5, 2022, to recommend approval of the proposed amendments to the Non-Residential Table of Uses (Table 33-2); and

WHEREAS on May 5, 2022, the Ivins City Council held a public hearing on the Planning Commission's recommendation; and

WHEREAS on May 5, 2022, the Ivins City Council voted to approve the attached proposed amendments to the Non-Residential Table of Uses (Table 33-2); and

WHEREAS, in the exercise of its legislative authority and discretion, the Ivins City Council found that it would be in the interest of the general welfare of the city and its residents to approve the attached amendments to the Non-Residential Table of Uses (Table 33-2);

NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL that the proposed amendments to the Non-Residential Table of Uses (Table 33-2) attached hereto as Exhibit "A" and by this reference incorporated herein.

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

PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS 3rd DAY OF MAY, 2022 BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Dennis Mehr	_____	_____	_____	_____
Mike Scott	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Adel Murphy	_____	_____	_____	_____
Lance Anderson	_____	_____	_____	_____

_____
Chris Hart, Mayor

ATTEST:

_____
Kari Jimenez, City Recorder

EXHIBIT
tabbies
"A"

Table 33-2
TABLE OF USES
NONRESIDENTIAL ZONING DISTRICTS

Class I Uses (identified by "I") are determined to be temporary uses, subject to the requirements of Chapter 14, herein.
Class II Uses (identified by "II") are determined to be permitted uses, subject to the requirements of Chapter 15, herein.
Class III Uses (identified by "III") are determined to be permitted uses, subject to the requirements of Chapter 15, herein.
Class IV Uses (identified by "IV") are determined to be conditional uses, subject to the requirements of Chapter 16, herein.
Class V Uses (identified by "V") are determined to be conditional uses, subject to the requirements of Chapter 16, herein.
A Use, identified by "X" is determined to be a prohibited use in the zoning district.
A Use not identified in the Table of Uses is determined to be a prohibited use within Ivins City.

USE	C-N	C-1	RC	CLM	RMU	CPR
* * *						
Bar Establishment. All establishments referred to as Bar Establishments under the Utah Alcoholic Beverage Control Act.	X	X	X	V	X	X
* * *						
Commercial Car Wash. A structure with ~~machinge, or~~ hand operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles. A facility of this type may be able to accommodate more than 1 vehicle at the same time. This does not include, however, automated car washes where the ~~driver remains in the vehicle while the~~ vehicle is pulled through a tunnel car wash and dried with large, loud driers at the end.	X	IV	X	IV	X	X
* * *						
~~**Golf Course.** An area used for the purposes of playing golf, but which may include associated restaurants, commercial retail sales areas, staff offices and course maintenance facilities.~~						
* * *						
Hotel. A building or buildings offering temporary lodging accommodations, or overnight accommodations for guests, with access through a common entrance, lobby or hallway and room reservation system ~~and common check-in area~~ to 4 or more guestrooms, and which may include additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.	X	V	V	X	V	X

USE	C-N	C-1	RC	CLM	RMU	CPR
* * *						
Resort Hotel. A building or buildings offering temporary lodging accommodations, or overnight accommodations for guests, with a common room reservation system, 4 or more guestrooms, and which may include additional services, such as restaurants, meeting rooms, entertainment, and recreational facilities.	X	X	V	X	V	X
* * *						
Sexually oriented business. An activity identified and conducted in compliance with the requirements of Title 5, Chapter 6 of this Code, as applicable	X	X	X	V	X	X
* * *						
Tattoo Parlor. An establishment that fixes an indelible mark or figure upon the body by inserting a pigment under the skin or by producing scars. (This does not include aestheticians and others who apply permanent makeup, including cosmetologists, dermatologists and tattoo artists that are included in all nonresidential zones.)	X	X	X	IV	X	X