# ORDINANCE NO. 2022-16

## AN ORDINANCE OF IVINS CITY, UTAH, AMENDING MAXIMUM BUILDING HEIGHT REGULATIONS FOR ONE OR TWO FAMILY DWELLINGS

**WHEREAS,** the Ivins City Council desires to amend the zoning ordinance text regarding maximum building height regulations for one or two family dwellings as set forth herein; and

**WHEREAS**, in the exercise of its legislative authority and discretion, the Ivins City Council finds that it would be in the interest of the general welfare of the city and its residents to approve the proposed zoning text amendment as set forth herein;

**NOW, THEREFORE, BE IT ORDAINED BY THE IVINS CITY COUNCIL** that the Section 16.11.126(1) of the Ivins City Zoning Ordinance is hereby amended to now read as follows:

**16.11.126: MAXIMUM HEIGHT OF ALL PRIMARY BUILDINGS:**

(1) No primary building located on a lot or parcel in any RA-5, RA-1, RE-43.0, RE-37.0, RE-25.0, RE-20.0, RE-17.5, RE-15.0, RE-12.5, R-1-10, R-1-7.5, R-1-5, R-2-10, Townhouse, or R-M District, such lot or parcel being and created after the effective date hereof, shall be constructed to a height greater than twenty five feet (25'), including the height of all roof mounted mechanical and ancillary equipment, and including, but not limited to, towers, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls. Additional height restrictions and architectural restrictions may apply in accordance with section 16.11.134 Grading and Drainage for lots that abut existing developments that lie downhill from the new development.

(a) The foregoing notwithstanding, the maximum height for all one or two family dwellings shall be fifteen feet (15') for flat roofs and seventeen feet (17') for pitched roofs. However, if a development agreement is entered into that specifically agrees to abide by all applicable Ivins City zoning ordinance design guidelines, then the maximum height for one or two family dwellings shall be twenty-five feet 25" as set forth in paragraph (1) above. (Ord. 2022-16, 2022)

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

**PASSED AND ADOPTED BY THE IVINS CITY COUNCIL, STATE OF UTAH, ON THIS _____ DAY OF _____, 2022 BY THE FOLLOWING VOTE:**

| | AYE | NAY | ABSTAIN | ABSENT |
|---|---|---|---|---|
| Dennis Mehr | _____ | _____ | _____ | _____ |

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|---|---|---|---|---|
| Mike Scott | _____ | _____ | _____ | _____ |
| Jenny Johnson | _____ | _____ | _____ | _____ |
| Adel Murphy | _____ | _____ | _____ | _____ |
| Lance Anderson | _____ | _____ | _____ | _____ |

_____

Chris Hart, Mayor

ATTEST:

_____

Kari Jimenez, City Recorder