CHAPTER 17
RESORT REQUIREMENTS

SECTION:

Part 1. Resort Mixed Use Requirements

16.17.101: Requirements

Part 2. Recreational Vehicle Resort Requirements

16.17.201: Purpose

16.17.202: Definitions

16.17.203: RV Resort Application

16.17.204: General Standards For RV Resorts

16.17.205: Prohibitions

16.17.206: RV Resort Management

16.17.207: Time Limit On Occupancy

16.17.208: Utilities

16.17.209: Landscaping And Recreation

16.17.210: Individual RV Site Design Standards

16.17.211: Accessory Facilities

PART 1. RESORT MIXED USE REQUIREMENTS

16.17.101: REQUIREMENTS:

(1) A Resort mixed use development shall include at least 50% of the footprint and no more than 75 % of the footprint of buildings that are containing the following; 1 level underground parking, 1 level of commercial, and up to 2 levels of residential. The remainder of the building coverage shall consist of required residential buffer as required in 2(a).

(2) A buffer is required when any property in the resort mixed use district abuts residential property.

(a) This buffer shall consist of a reasonably compatible residential use, i.e., a single-family residential buffer is required where the abutting property has a single-family use. Except where a Resort Mixed use is buffered on at least two sides the Planning Commission can recommend Approval and the City Council can Approve up to

two sides unbuffered if parking is not allowed on the adjacent street and the Developer Does not exceed two stories on unbuffered frontage.

(b) The residential buffer shall extend to properties immediately adjacent and shall be 75 feet in depth.

~~(2) An area of open space is required and shall be thirty five percent (35%) of the remaining total square footage of the property after the square footage of the buffer required in subsection (1) of this section has been deducted.~~

~~(3) As an integral part of the resort mixed use district, an additional residential component notwithstanding the buffer is required for the remaining total square footage of the property.~~

~~(a) A minimum of fifty percent (50%) of the commercial structures must have a residential component.~~
~~(b) If any structure containing a residential use is two (2) or more stories, there will be no residential on the ground floor.~~
~~(c)~~

(3) Amenities are required to be a combination of indoor and/or outdoor facilities. Amenities are calculated per parcel and accumulative based on residential density.

2a. 1-10 residential units a pickle ball or basketball court or workout room.

2b. 11-25 residential units an additional dog park and/or a play area equalling 3000 sq.ft.

2c. 26-50 residential units an additional pool area or splash pad of 75 sqft per unit.

2d. 51 or more residential units 10 additional sqft of open space or amenity per unit.

2e. The Planning Commission can recommend and city Council can approve an alternate equivalent amenity plan.

(4) Open space is required to be ???? percentage of the total square footage of the development. Spread proportionately throughout development.

(5) See chapter 19 for design guidelines.

Set moderate income housing parameters.

PART 2. RECREATIONAL VEHICLE RESORT REQUIREMENTS

16.17.201: PURPOSE:

The purpose of this part is to direct the development of facilities for a recreational vehicle (RV) resort in the RV resort zoning district, to set forth development requirements necessary to ensure that the RV resort is developed as a "resort", rather than as an RV park or campground, providing guests with a relatively higher quality experience than found in an RV park or campground, and to protect the integrity, characteristics and values of the districts and land uses contiguous to or near the location of the RV resort, and to ensure that the city collects transient room tax on the rental of spaces within the RV resort. (Ord. 2016-07, 2016)

16.17.202: DEFINITIONS:

CABIN: A living space equipped with sleeping area, kitchen area and full bathroom facilities connected to a sewer system, with electricity and culinary water available inside the cabin. The cabin must be constructed in compliance with applicable building codes, be a minimum of one hundred fifty (150) square feet but not more than four hundred (400) square feet. No more than eighteen percent (18%) of the total sites in an RV resort may be cabin sites.

CABIN SITE: An area within an RV resort that contains a short term rental cabin as well as one paved/concrete automobile parking space within the site. Cabin sites must be a minimum of one thousand six hundred (1,600) square feet in size and cabins must be separated from one another by at least the distance (or type of firewall) required by the international fire code as adopted by the city.

PERSON: Any individual, partnership, corporation, association, limited liability company, firm, company, trust, or any other legal entity (public or private).

RV RESORT: A parcel of land under the control of any person wherein two (2) or more RV sites, along with the amenities, facilities, and services designed to provide guests with a higher quality experience than found in an RV park or campground, are offered for short term rental to the public and complies with the requirements of this chapter. RV resorts shall not consist of more than 7.5 sites for RVs, cabins, and tents per gross usable acre.

RV SITE: An area within an RV resort that may be rented to place an RV and parking for the towing vehicle if not a self- propelled RV.

RECREATIONAL VEHICLE (RV): (1) Dependent: An RV not containing sanitary facilities and/or devices for connecting said facilities to a community waste disposal system. Dependent RV sites are only allowed adjacent to tent sites. No more than ten percent (10%) of the total sites in an RV resort may be dependent RV sites.

(2) Independent: A motor home, travel trailer or fifth wheel trailer containing sanitary facilities and devices for connecting said facilities to a community waste disposal system. This type of RV may also be referred to as a self-contained recreational vehicle.

TENT: A portable shelter for one or more individuals, consisting of synthetic fabrics or natural skins attached to any type of framework, including tent trailers (a.k.a. "pop ups"). No more than ten percent (10%) of the total sites in an RV resort may be tent sites.

TENT SITE: An area within an RV resort that may be rented to place one tent on an improved, but not paved/concrete, tent pad. The site must also provide one automobile parking space within the site that is paved or concrete. Tent sites shall be a minimum of one thousand (1,000) square feet. (Ord. 2016-07, 2016)

16.17.203: RV RESORT APPLICATION:

(1) An applicant shall submit a written application for approval for the development of an RV resort on an application form provided by the city. Accompanying the RV resort application shall be the following:

(a) Application fee;

(b) Property address, acreage, boundary and tax identification number;

(c) Proposed name of the project;

(d) Property owner of record and developer;

(e) Vicinity map showing the project location relative to city boundaries, major roads and minor roads that serve the property;

(f) Date, scale and north arrow;

(g) Existing streets, rights of way widths, major utilities, easements, fencing, parks, trails, open space and infrastructure on or adjacent to the property;

(h) Site layout including, proposed open space, amenities, space sizes and gross density;

(i) Traffic impact study, as required by the transportation master plan, in both paper copy and electronic format;

(j) Geotechnical report in accordance with the standard specifications, in both paper copy and electronic format;

(k) Preliminary hydrology report in accordance with the standard specifications, in both paper copy and electronic format;

(l) Preliminary title report verifying ownership;

(m) Recent list of names and addresses, and two (2) sets of address labels and postage, for owners of record at the Washington County recorder's office of the subject property and properties within three hundred feet (300') of the boundary line of the subject property;

(i) List must be no older than thirty (30) days from date of submission.

(ii) Developer is responsible for the completeness and accuracy of the list of owners of record but is entitled to rely upon the records in the Washington County recorder's office.

(iii) Failure to provide an accurate list may delay the approval of the project;

(n) Plan for continued maintenance of the project amenities;

(o) Proposed site plan: Provide two (2) twenty four inch by thirty six inch (24" x 36") or larger copies of the proposed project, ten (10) eleven inch by seventeen inch (11" x 17") reduced copies of the proposed project, and one copy of the proposed project in electronic format, including the names, addresses and phone numbers of applicant, engineer, surveyor and/or architect;

(p) Existing streets (with names) and right of way widths, buildings, culverts, bridges, waterways, irrigation ditches and systems, wells, springs, utilities, fencing, easements, rights of way, flood boundary, surface watercourse features, geologic hazards, parks, trails, open space, storm drain and sanitary sewer systems, topography (contours at maximum 2 foot intervals), survey monuments, section lines, other features and infrastructure on or adjacent to the property or as requested by the city engineer or other appropriate city staff member;

(q) Proposed grading plan in accordance with the standard specifications;

(r) Proposed landscaping plan that meets the requirements of chapter 22 of this title;

(s) Proposed lighting plan that meets the lighting standards set forth in title 14, chapter 10 of this code;

(t) Proposed traffic circulation and parking plan within the RV resort;

(u) All property lines of adjacent properties within one hundred fifty feet (150') of the boundary of the proposed subdivision with the names of the owners and the parcel tax identification numbers. (Ord. 2016-07, 2016)

16.17.204: GENERAL STANDARDS FOR RV RESORTS:

(1) Any application for a recreational vehicle (RV) resort shall be processed as a class V conditional use as set forth in chapter 16 of this title.

(2) Once a property has been developed as an RV resort it may not be subdivided. It must remain as a single parcel for property tax purposes and to continue to meet all the requirements of this chapter.

(3) The minimum parcel size on which an RV resort may be developed is twenty (20) acres.

(4) RV resorts shall not consist of more than 7.5 RV sites per gross usable acre.

(5) All streets within an RV resort shall be paved and all pads on RV sites shall be concrete.

(6) All RV resorts are considered lodging facilities for tourists and are subject to the transient room tax.

(7) RV resorts shall be designed by appropriate licensed professionals, such as architects, landscape architects, engineers, or land use planners, All plans and drawings for buildings, structures, grading, utilities, etc., shall be signed and stamped by the professional who prepared them.

(8) All exterior boundaries shall be screened from surrounding streets and abutting uses by a solid six foot (6') colored masonry or colored stucco covered concrete/block privacy wall, unless it is a portion of property that due to topography is not used for RV sites, tent sites, cabins or is not visible from surrounding streets and abutting uses. Whatever material is used for the front wall must be used for the side walls as well. The privacy wall along a public street shall be modulated by 1.5 to four feet (4') every forty (40) linear feet; if the public street is Highway 91, it must be consistent with the wall installed on Center Street.

(9) A minimum buffer of thirty feet (30') shall be required between any RV site and any property boundary. The minimum buffer for cabin sites, however, may be reduced to twenty feet (20') if they are located along boundaries abutting private property.

(10) RV resorts shall provide streets in such a pattern as to provide convenient and safe traffic circulation and emergency access within the RV resort. Two-way streets shall be a minimum of twenty four feet (24') and one-way streets shall be a minimum of twenty feet (20') wide.

(11) Due to the large size and slow speeds of most RVs, and the dangers created thereby, in addition to any other required right of way improvements, if the street used for RV resort access and egress is classified as an arterial (major or minor) street, then the developer of the RV resort shall install, and dedicate any additional right of way necessary to install paved deceleration/acceleration lanes for all vehicles entering and exiting the RV resort in both directions of the arterial street. The minimum length of the deceleration lanes shall be three hundred twenty five feet (325'), which may include the taper zone, plus one hundred twenty feet (120') for queuing. The minimum length of the acceleration lane shall be four hundred feet (400'), which may include the taper zones. Asphalt shoulders shall be extended in accordance with arterial cross sectional requirements for the accommodation of bicycle lanes. Pavement thickness shall be in accordance with the geotechnical recommendations for asphalt thickness for an arterial street.

(12) RV sites, tent sites and cabin sites shall each provide one paved space suitable for automobile parking, which may either be a separate parking space within the site or may be added to the minimum dimensions for an RV pad. Additional parking spaces shall be placed throughout the park at a ratio of one parking space per every ten (10) RV, tent and cabin sites. All parking spaces must be at least nine feet (9') wide and twenty feet (20') long.

(13) Pets (dogs/cats) traveling with guests shall be kept inside the RV overnight. If kept outside during daytime hours they shall be kept on a leash or tethered. No more than two (2) pets shall be allowed per guest site. No other animals are allowed to be brought onto the RV resort premises by any guest of the RV resort.

(14) The RV resort shall include a designated storage area for utility trailers (tow dollies, "toy haulers", etc.), motorized vehicles (excluding primary car/truck), bicycles, etc. This storage area shall occupy no more than five percent (5%) of the gross area of the resort. Such storage shall be for the exclusive use of registered guests only during

the period the guest is a registered and paying occupant of an RV site. Storage areas shall be fully screened.

(15) Equestrian RV sites are allowed when the RV resort is directly adjacent to BLM managed property with equestrian use permitted and the RV resort has written permission to access BLM property. Equestrian RV sites shall be located a minimum of one hundred feet (100') from any property line other than abutting BLM equestrian use property. All equestrian stalls shall be cleaned daily. No more than five percent (5%) of the total sites in an RV resort may be equestrian RV sites. (Ord. 2016-07, 2016)

16.17.205: PROHIBITIONS:
The following are prohibited within an RV resort:

(1) No separate mailboxes, street address designations, or other similar accessories which could give the appearance of permanence to occupants within the resort.

(2) No freestanding fuel tanks permitted within an RV site, tent site or cabin site. All fuel tanks within any site must be securely mounted upon or attached to the RV they serve, unless used solely for cooking purposes.

(3) No open storage of personal property, accessory building, shed or cabinet within any RV site, tent site or cabin site.

(4) No campfires within any RV site, tent site or cabin site. Propane or natural gas firepits are allowed with approval of the Ivins City fire chief.

(5) Other than operating the RV resort itself, no employee or guest of the RV resort may operate any type of business within the RV resort.

(6) Camping outside of an RV or cabin is only allowed on a tent site.

(7) Removal of axles, wheels or tires from an RV within the RV resort, except in the case of an emergency repair. If the repair cannot be completed within twenty four (24) hours, then the RV shall be removed from the RV resort.

(8) Parking RVs anywhere within the RV resort other than a designated RV space is prohibited. No on street parking is permitted for any vehicle.

(9) RVs shall not be stored, displayed for sale, or sold within the RV resort. (Ord. 2016-07, 2016)

16.17.206: RV RESORT MANAGEMENT:

(1) A resort manager, or another employee of the resort, must be on duty within the resort at all times. RV resort management shall maintain a patron log consisting of names, dates of occupancy, and number of spaces used. Upon request, patron logs shall be made available to inspection by representatives of the city during reasonable business hours. Representatives of the city shall also be allowed to drive through the RV resort during reasonable business hours to verify compliance with this chapter.

(2) RV resort management shall, at all times, maintain the resort and its facilities in a clean, orderly and sanitary condition. Management shall only allow independent RVs

that are in good condition to stay at the RV resort, i.e., no visible rust, no leaking fluids, visible license plate with current registration sticker, no significant damage, no visible patching material or primer paint, no chipping paint, and no paint that appears to have been applied by spray can or brush. Management shall enforce quiet times between the hours of ten o'clock (10:00) P.M. and six o'clock (6:00) A.M., although arriving guests may be allowed to check into the RV resort up until twelve o'clock (12:00) midnight.

(3) RV resort management shall be responsible for the regular and proper collection and disposal of all refuse, garbage, and litter accumulated within the RV resort. Collection shall be no less than once a week. Garbage shall be placed in central dumpsters only that are set back from public streets and neighboring properties by at least fifty feet (50') from inside the buffer. Dumpsters shall be screened so they are not visible from public streets or neighboring properties. (Ord. 2016-07, 2016)

16.17.207: TIME LIMIT ON OCCUPANCY:
Seventy percent (70%) of the total RV resort sites will be limited to a maximum occupancy period of twenty nine (29) consecutive days or the time period specified by Utah statutes to qualify for transient room tax, whichever period is shorter. Thirty percent (30%) of the total RV resort sites may be occupied up to a maximum of one hundred eighty (180) consecutive days in a one year period beginning on the initial date of occupancy. Note: Only independent RVs are allowed occupancy longer than twenty nine (29) days. (Ord. 2016-07, 2016)

16.17.208: UTILITIES:
(1) RV resorts shall be connected to Ivins City utilities for water, sewer (wastewater), storm drain (if applicable). For utilities not provided by Ivins City, RV resorts shall be connected to the applicable utility having a franchise agreement with the city.

(2) RV resorts shall provide adequate water supply hookups to each RV site. Culinary water shall also be provided to all tent sites and cabins. All water supply lines shall be installed with an approved backflow prevention device per code.

(3) RV resorts shall provide wastewater disposal hookup to each RV site and shall also provide a sanitary dumping station for RV resort users. Traditional septic systems are prohibited in RV resorts.

(4) RV resorts shall provide electrical outlets of appropriate voltage to each RV site, tent site, and cabin sites. The use of a generator within the RV resort is prohibited.

(5) All lighting within the RV resort shall comply with the city's outdoor lighting chapter. (Ord. 2016-07, 2016)

16.17.209: LANDSCAPING AND RECREATION:
(1) The following landscape requirements shall apply to RV resorts:

(a) Provide a minimum of one tree for each RV site, tent site and cabin site.

(b) Provide a minimum of three (3) trees clustered every thirty (30) linear feet along all property boundaries of the RV resort. Each cluster of trees shall include a mixture of trees so that each cluster provides adequate screening year round.

(c) All open areas, except undisturbed sensitive lands, driveways, parking areas, walking paths, utility areas or patios shall be improved and maintained with landscaping with plants that are approved by the parks and recreation director.

(2) RV resorts shall provide a minimum of five percent (5%) of the developable acreage as common recreational/open space. This excludes any required landscape buffer areas, recreational facilities, offices, storage facilities, garbage areas, bathrooms, laundry facilities, guest parking areas, or other structures. At a minimum, an RV resort must also provide the following recreational amenities:

(a) Clubhouse;

(b) Pool; and

(c) Playground. (Ord. 2016-07, 2016)

16.17.210: INDIVIDUAL RV SITE DESIGN STANDARDS:

(1) Each RV site shall be plainly marked and numbered for identification.

(2) Each RV site shall be an average of forty feet by eighty feet (40' x 80') in size.

(3) RVs shall be separated from each other and from other structures by at least twenty feet (20'). Any accessory, such as attached awnings, steps or pop outs, shall be considered part of the RV.

(4) No more than one RV shall be placed on an individual RV site. (Ord. 2016-07, 2016)

16.17.211: ACCESSORY FACILITIES:

(1) Office: RV resorts shall include a permanent building for office use. The building may also include a small store and/or a single-family dwelling for the exclusive use of the owner or manager. The building must comply with the design guidelines set forth in chapter 19 of this title. The single-family dwelling area shall not exceed one thousand six hundred (1,600) square feet of floor space.

(2) Laundry Room: RV resorts shall have one or more laundry rooms providing sufficient washing machines and dryers for the number of sites developed within the RV resort. The use of laundry drying lines is prohibited.

(3) Restroom And Shower Facilities: Communal restrooms, including toilets, showers, and lavatories, shall be provided to conveniently and adequately serve the number of sites developed within the RV resorts. The following are the minimum requirements for these facilities:

Number Of RV Sites	Toilets		Urinals	Lavatories		Showers	
	M	F	M	M	F	M	F
1 - 40	1	2	1	1	1	1	1
41 - 80	2	4	2	2	2	2	2
81 - 120	3	6	3	3	3	3	3

121 - 160	5	8	3	4	4	4	4
161 - 200	6	10	4	4	4	4	4

(Ord. 2016-07, 2016)

PART 3. Resort Commercial Requirements

16.17.301: GENERAL:
The general intent of these resort commercial design guidelines and standards is to improve the overall quality of resort commercial development in Ivins City, to ensure the compatibility of Resort Commercial development with surrounding land uses. These multi-family design guidelines and standards shall apply to all new multi-family development within Ivins City. (Ord. 2018-05, 2018)

16.17.302: SITE PLANNING:
These guidelines and standards are intended: to improve site planning, to enhance the image of the City, reflect unique site characteristics, and provide strong neighborhood environments; to protect natural site features, open space and use and incorporate such features and areas as community amenities; and to provide usable open space and maintain significant natural areas for the use and enjoyment by residents of the multi-family development.

(1) Lot Coverage And Density:

(a) Density Calculation: In all resort commercial zoning districts, densities shall be calculated as a percentage of the total square footage of the horizontal cross section of all 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.

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

(i) Fifteen percent (15%) for Resort Commercial developments with standard height restrictions.

(ii) Twenty percent (20%) for resort commercial limiting the height of all structures located within fifty feet (50') of the outside boundary of the resort commercial development to eighteen feet (18').

(iii) Twenty-five percent (25%) for Resort Commercial development limiting the height of all structures to eighteen feet (18').

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

(i) An additional ten percent (10%) for Resort Commercial developments with standard height restrictions.

(ii) An additional fifteen percent (15%) for Resort Commercial limiting the height of all structures located within fifty feet (50') of the outside boundary of the multi-family development to eighteen feet (18').

(iii) An additional twenty percent (20%) for Resort Commercial development limiting the height of all structures to eighteen feet (18').

For purposes of this section, the ten percent (10%), fifteen percent (15%), and twenty percent (20%) respective bonuses are referred to as the "Density Bonus".

(2) Open Space: The intent of this section is to create areas of usable open space for passive and active recreation that are easily accessed by residents, provide focal points for community recreation and interaction, and add to the overall quality of life for residents. Usable open space should be integrated purposefully into the overall design of the development and not merely be residual areas left over after buildings and parking lots are sited.

(a) Minimum Usable Open Space Required:

(i) All new Resort Commercial developments shall set aside at least a minimum area of site acreage as usable open space for the passive and active recreational use and enjoyment of the development's residents. The usable open space shall be aggregated into meaningful, quality open spaces. Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings. Open space shall be clearly identified on the development plan.

(ii) The minimum amount of usable open space shall be eight hundred (800) square feet for the first two (2) units and two hundred (200) square feet for each additional unit.

(b) Areas Not Allowed As Part Of Usable Open Space: The following shall not count toward usable open space set aside requirements:

(i) Private lots, yards, balconies and patios dedicated for use by a specific unit;

(ii) Public right-of-way or private streets and drives;

(iii) Open parking areas and driveways for dwellings;

(iv) Land covered by structures, except for ancillary structures associated with the use of open space such as gazebos, picnic shelters and approved recreational amenities;

(v) Designated outdoor storage areas;

(vi) Required perimeter setback areas;

(vii) Land and area between buildings and parking lots of less than twenty feet (20'); or

(viii) Detention/retention areas, including drainage swales except when accessible and usable, as determined by the City, for use by residents (e.g., picnic areas, passive recreation areas, playgrounds, etc.).

(c) Design Criteria For Usable Open Space: Usable open space may include:

(i) Planting areas and trees;

(iii) Grass areas;

(iv) Seating;

(v) Pedestrian scaled lighting;

(vi) Walkways/paths;

(vii) Gazebos/covered picnic;

(viii) Play structures for children; and

(ix) On site community recreation amenities.

(d) Preservation Of Natural Features: On a case by case basis, the preservation of significant natural features or areas may be considered as open space for density bonus purposes.

(3) Bonus Improvements:

(a) Density Bonus Calculations: To qualify for a Density Bonus, or any portion thereof, a Resort Commercial 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 resort Commercial 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 subsection (1)(c) above.

(b) Outdoor Activity Improvements: A Resort Commercial development may qualify for up to forty percent (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 seventy five (75) square feet of outdoor activity improvements per unit in the Resort Commercial development.

(c) Outdoor Recreation Improvements: A Resort Commercial development may qualify for up to thirty percent (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 seventy five (75) square feet of outdoor recreation improvements per unit in Resort Commercial development.

(d) Swimming Pool/splash pad Improvements: A Resort Commercial development may qualify for up to thirty percent (30%) of its allowable Density Bonus by including a swimming pool, with a recommended size of forty (40) square feet of swimming pool or splash pad , and related amenities, per unit in the Resort Commercial development. At least half of the square feet per unit must be surface area of the swimming pool.

(e) Indoor Improvements: A Resort Commercial development may qualify for up to twenty five percent (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 forty (40) square feet of indoor improvements per unit in the Resort Commercial development. (Ord. 2008-21, 2009; Ord. 2019-08, 2020)

16.17.303: SITE LAYOUT AND DEVELOPMENT PATTERN:
It is the intent of this section to ensure that buildings relate appropriately to surrounding developments and streets; to create a cohesive identity for the neighborhood and attractive street scene; promote efficient site layout in terms of vehicular and pedestrian circulation patterns.

(1) Site layout guidelines:

(a Resort Commercial buildings shall be clustered or grouped to form neighborhoods and shall be oriented or arranged in a manner to enclose required common open spaces, recreation amenities and parking areas.

(b) The minimum setbacks for all buildings shall be twenty five feet (25') front setback, ten feet (10') side setback, ten feet (10') rear setback, twenty five feet (25') side setback on street side corner.

(c) The minimum separation between buildings, including accessory buildings, on the same lot or development shall be twenty feet (20'). (Ord. 2013-09, 2013)

(d) For buildings with walls greater than sixty feet (60') in length adjacent to interior property lines, the building setback shall be increased by one hundred percent (100%) from such interior property lines when adjacent properties are zoned for single-family dwellings.

16.18.110: EQUIPMENT AND SERVICE AREA SCREENING:
Service areas, trash collection areas, and mechanical/utility equipment create visual and noise impacts on surrounding uses and neighbors. These standards provide visual and noise buffers from public rights-of-way and adjacent uses.

(1) Service And Trash Collection Areas:

(a) To the maximum extent feasible, trash containers and collection areas shall be oriented toward rear or interior service corridors.

(b) Trash collection areas and containers shall be located a minimum of twenty feet (20') from any public street, public sidewalk or property line adjacent to a residential use.

(c) Trash collection areas shall be enclosed by a six foot (6') solid masonry wall. The entrance into the service area shall be a closable gate that provides screening.

(2) Mechanical/Utility Equipment:

(a) Mechanical equipment including HVAC units, swamp coolers, AC condensers, shall not be located on pitched roofs or attached to the sides of structures.

(b) Mechanical equipment may be located on flat roofs when fully screened by appropriate parapet walls that blend with the architecture of the structure. Parapet screening walls shall be included in the original architectural drawings and not installed as an afterthought. Parapet walls shall be constructed and designed to reduce noise from mechanical equipment.

(c) Ground mounted mechanical/utility equipment screening shall be an integral part of the building structure and architecture and shall not give the appearance of being "tacked on" to the structure. (Ord. 2008-21, 2009)

16.06.102: ZONING DISTRICTS PURPOSE:

The zoning districts of the City are provided to achieve the purposes of the General Plan, the purposes of all land use ordinances, including this title, and the purposes of the Act. (Ord. 2017-06, 2017)

(1) Residential Agriculture Districts: The Residential Agriculture Districts (RA-5 and RA-1) are provided to allow low density residential uses with the opportunity for the keeping of domestic livestock and the operation and maintenance of small farms and hobby farms. The primary land uses allowed are small farms, single-family dwellings, and associated and compatible incidental or accessory uses. (Ord. 2016-16, 2016)

(2) Residential Estates Districts: The Residential Estates Districts (RE-43.0, RE-37.0, RE-25.0, RE-20.0, RE-17.5, RE-15.0, and RE-12.5) are provided for low density and medium density residential estates neighborhoods with a quality of openness. These districts are intended to promote, preserve, and protect single-family residential development. The principal land use allowed is single-family dwellings and incidental and accessory uses provided in recognition and sensitivity to the physical environment of the district. (Ord. 2017-06, 2017)

(3) Single-Family Residential Districts: The Single-Family Residential Districts (R-1-10, R-1-7.5, R-1-5) are provided to maintain and protect medium density and high density single- family residential areas for single-family residential dwellings. (Ord. 2016-16, 2016)

(4) Multiple Residential Districts: The Multiple Residential Districts (R-M, Townhouse and R-2-10) are provided to allow high density and multiple-family residential uses. These districts allow the development of twinhomes, townhouses, apartments and other high density residential dwellings with provisions of adequate light, air, open space, and landscaped areas. The principal land use is multiple-family residential uses and incidental or accessory uses. (Ord. 2017-06, 2017)

(5) Commercial Districts: The Neighborhood Commercial (CN), Community Commercial (C-1), Resort Commercial (RC), Recreational Vehicle Resort (RV Resort), Resort Mixed Use (RMU), and Commercial Professional and Research (CPR) Districts are provided to allow a variety of commercial uses and intensity of uses, with differing development standards that provide a diversity of commercial uses to meet the needs of City residents ~~and visitors. It is a General Plan goal of Ivins City to become a destination and resort community, sensitive to the high quality of the surrounding desert environment, landscape, and views.~~ The commercial districts provided are designed to provide locations for commercial uses with the establishment of uses sensitive to the goals of the City. All commercial uses are required to enhance and add to the character of the City by providing site and building features sufficient to achieve the goals of the General Plan and this title.

(6) Commercial With Light Manufacturing District: The Commercial With Light Manufacturing District (CLM) is provided to recognize and provide areas of the City used for light industrial uses. All uses provided shall be clean, light manufacturing or industrial activities that do not create any nuisances to adjoining properties, complement the character of the City, and promote the goals of a destination resort community. The Commercial With Light Manufacturing District will only be established to provide clean industrial and manufacturing uses, sufficient to meet the needs of residents of the City.

Parking

16.20.101: Purpose

16.20.102: General Provisions

16.20.103: Size Of Off Street Parking And Loading Spaces

16.20.104: Access Requirements

16.20.105: Combination Of Uses

16.20.106: Required Adjoining Parking Area Connections

16.20.107: Location Of Required Off Street Parking

16.20.108: Required Off Street Parking Area Landscaping

16.20.109: Required Off Street Parking Area Lighting

16.20.110: Maintenance Of Parking Spaces And Areas

16.20.111: Number Of Required Off Street Parking Spaces

16.20.112: Disabled Persons Parking

16.20.113: Reduction Of Off Street Parking Requirements

16.20.114: Off Street Loading Requirements

16.20.115: Location Of Loading Spaces

16.20.101: PURPOSE:

The purpose of this chapter is to achieve the purposes of the general plan, this title, all other land use ordinances, and to promote traffic and pedestrian safety and efficiency by:

(1) The minimization of hard surfaced areas to reduce environmental impacts, storm water runoff, visual impacts, and prevent heat buildup while providing adequate parking sufficient to support the associated use or activity.

(2) Requiring off street parking at locations that respect the natural environment and view amenities of the city.

(3) Requiring off street parking areas to respect the image and character of the city. (Ord. 2005-13, 2005)

16.20.102: GENERAL PROVISIONS:

(1) Off street parking spaces shall be provided, meeting the requirements of this chapter, for all new buildings, all additions or enlargements to an existing building, the establishment of any new use, or the expansion of any existing use.

(2) If an existing, legally established building is expanded by more than thirty percent (30%) of the existing gross floor area, all off street parking spaces and areas shall comply with the requirements of this chapter, as applicable.

(3) Required off street parking spaces and areas located in commercial and industrial zoning districts shall not be used for the repair of motor vehicles, or the display or sale of goods and services of any kind, unless authorized by a class I use application approval, as provided by chapter 14 of this title.

(4) Oil separators and other pollution control devices may be required as part of use application approval, as recommended by the city engineer, and required by the land use authority.

(5) No sidewalk, trail or required landscape area shall be used for the off street parking of any vehicles, or as a loading area.

(6) Off street parking is prohibited in all accessways, fire lanes or similar areas not designated for parking purposes. These areas shall be posted with "no parking" signs and/or other means as required by the land use authority or fire department. (Ord. 2005-13, 2005)

(7) On street parking and off premises parking is not permitted for any resort or commercial properties without an approved event permit.

16.20.103: SIZE OF OFF STREET PARKING AND LOADING SPACES:

(1) The minimum dimensions of all off street parking spaces, other than parallel spaces, shall be ten feet (10') wide by eighteen feet (18') long. The minimum dimensions of all parallel off street parking spaces shall be nine feet (9') wide by twenty five feet (25') long.

(2) All required loading spaces shall have minimum dimensions as required by the land use authority, depending on the nature of the use. (Ord. 2005-13, 2005)

(3) Recreational Vehicle Parking Spaces shall be eleven feet (11') by fifty feet (50') long.

16.20.104: ACCESS REQUIREMENTS:

(1) All ingress and egress locations from an adjacent road or street to any off street parking areas, including curb cuts, drive approaches or other accesses, shall be approved by the city, county or the state department of transportation, as applicable.

(2) A single-family residential lot shall have no more than two (2) driveways, each of which shall be a maximum of twenty feet (20') wide at the street lot line. Such driveways shall not be closer to each other than twelve feet (12'). No driveway shall be closer to a side property line than three feet (3').

(3) The location and dimensions of all driveways shall be as approved by the land use authority with use approval, as applicable. (Ord. 2005-13, 2005)

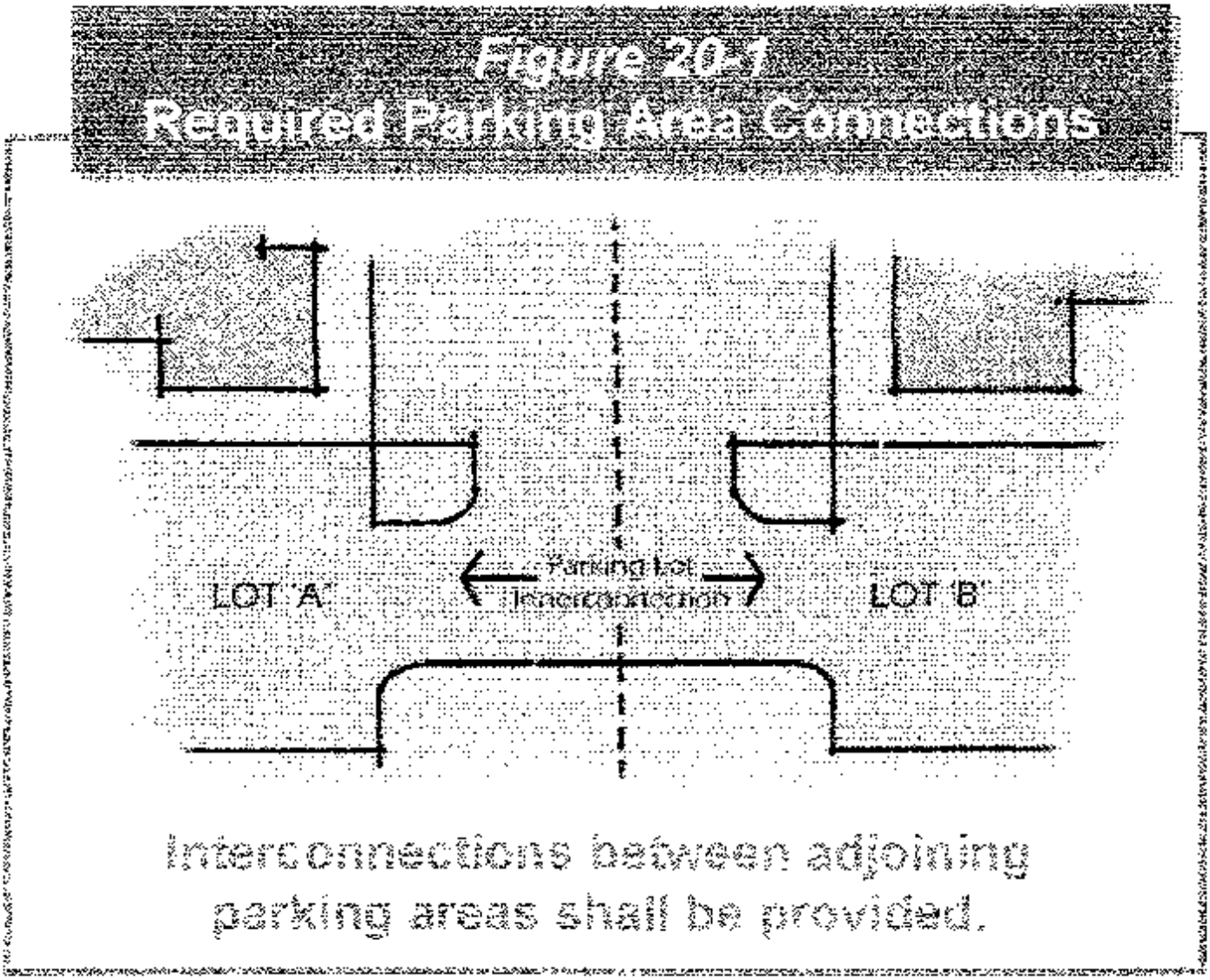
(4) In all zones parking

16.20.105: COMBINATION OF USES:

Where there is a combination of uses on the same lot, the total number of off street parking spaces provided shall be the sum of the off street parking requirements for each individual use. The total number of spaces required may be reduced if the land use authority, as part of application review, approves a parking study, conducted by a professional traffic engineer, demonstrating that a reduction of parking spaces is appropriate, with shared parking possible by the nature of the uses proposed. (Ord. 2005-13, 2005)

16.20.106: REQUIRED ADJOINING PARKING AREA CONNECTIONS:

Interconnections between adjoining parking areas, located on adjacent lots, shall be required by the land use authority as part of use approval, and necessary to promote efficiency, convenience and safety of vehicle movements. Permanent cross access and maintenance agreements shall be required by the land use authority as part of use approval.



(Ord. 2005-13, 2005)

16.20.107: LOCATION OF REQUIRED OFF STREET PARKING:
All required off street parking spaces shall be located on the same lot as the use or building it serves, except required off street parking spaces may be allowed on a separate lot that is within three hundred feet (300') of the use or building it serves, provided the two (2) lots are not separated by a major street, if a nonrevocable written parking agreement is in place prior to, or concurrent with, use approval. (Ord. 2005-13, 2005)

16.20.108: REQUIRED OFF STREET PARKING AREA LANDSCAPING:
To minimize the environmental and visual impacts created by large areas of hard surfacing, all off street parking areas shall be designed and constructed to meet the following minimum landscape requirements. A land use authority may require additional parking area landscaping to achieve the purposes of this title.

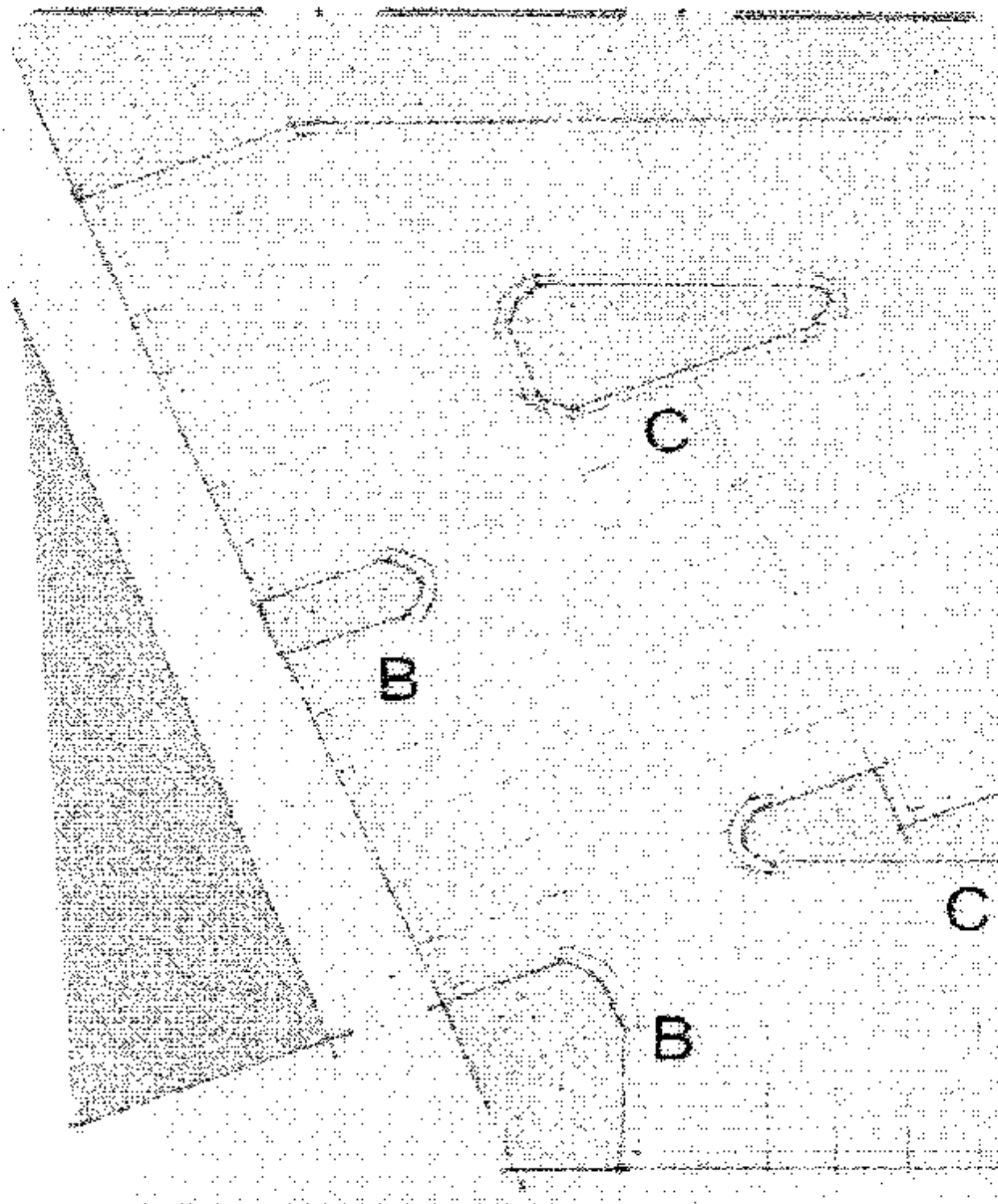
(1) Minimum Parking Area Landscaping: All off street parking areas, providing twenty (20) or more parking spaces, shall provide a minimum of fifteen percent (15%) of the total parking area as landscape areas. Areas to be landscaped may include:

(a) Traffic islands separating adjacent parking spaces.

(b) Peninsulas parallel to individual parking spaces.

(c) Planter areas located at the ends of parking rows or other planter areas located within the off street parking area.

Figure 20-2
Required Parking Area Landscaping



(2) Greatest Area: For the purposes of this section, the area provided for off street parking shall be the greatest area defined by the distance from the curb lines or edges of the outermost parking space, aisle or driveways.

(3) Setback Areas Not Included: For the purposes of this section, no required setback areas shall be included as meeting the required parking area landscaping as required by this section.

(4) Materials: Landscaping shall consist of trees and other plant materials suitable for planting in a desert environment. A list of approved parking area landscape trees and plant materials is available from the zoning administrator.

(5) Irrigation And Maintenance: All required landscaped areas shall be provided with a permanent and adequate means of irrigation and regularly maintained, including weed control.

(6) Surfacing: All parking lot hard surfacing shall provide a sufficient area around all trees and landscaping to permit water absorption and prevent soil compaction. (Ord. 2005-13, 2005)

16.20.109: REQUIRED OFF STREET PARKING AREA LIGHTING:
All off street parking area lighting shall be designed and installed to meet the following minimum requirements:

(1) Parking lot lighting may be provided in all parking areas, with emphasis placed on appropriate lighting at entrances and exits. All parking lot lighting shall be integrated with landscape features.

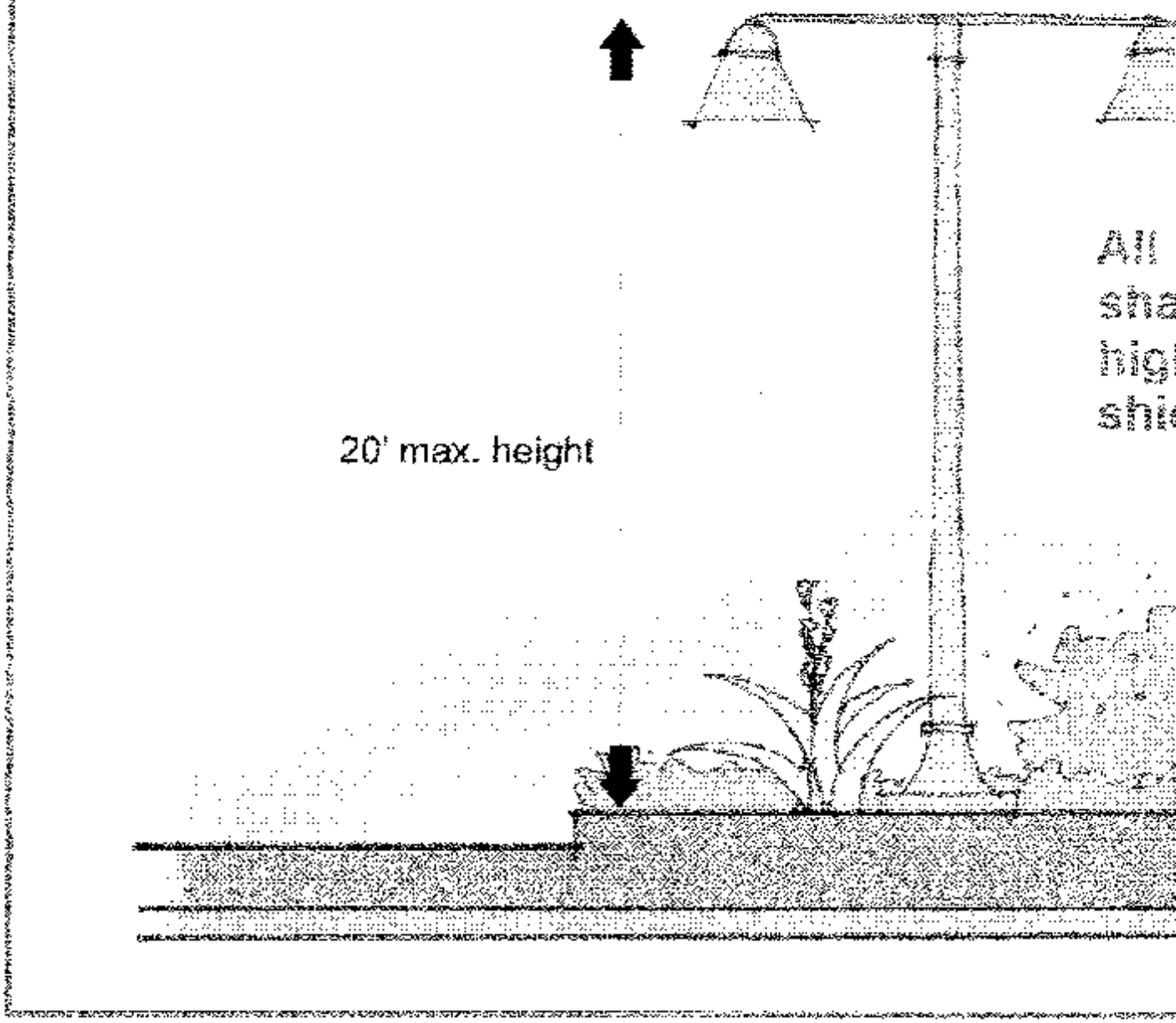
(2) All off street parking area lighting shall meet the applicable requirements for outdoor lighting, as applicable, and as required by chapters 19 and 22 of this title.

(3) All lighting fixtures and poles shall be of a decorative nature and painted or stained a color in harmony with a desert environment.

(4) The height of all pole mounted lighting fixtures shall not exceed twenty feet (20'), measured to the top of the pole or luminary from the finished or natural grade, whichever is lower.

(5) All light fixtures, including security lighting, shall be fully hooded or shielded and aimed and so that all direct illumination shall be confined to the property boundaries of the source. All motion sensing light fixtures shall be fully shielded and adjusted, according to the manufacturer's specifications, to turn off when detected motion ceases.

Figure 20.3
Parking Area Lighting



(Ord. 2005-13, 2005)

16.20.110: MAINTENANCE OF PARKING SPACES AND AREAS:
Every parcel of land used as a public or private off street parking area shall be constructed and maintained in compliance with the following requirements:

(1) Surfacing: All off street parking areas shall be surfaced with a surface adequate in relation to its location and use. All parking areas shall be surfaced to provide a dustless surface. Storm water drainage systems shall be provided for all off street parking areas, as recommended by the city engineer and required by the land use authority. If storm water is to be carried to adjacent streets, adequate detention shall be required to meet city requirements, and it shall be piped under all sidewalks.

(2) Screening: The sides and rear of any off street parking area that adjoins a residential zone shall be screened by a masonry wall or solid visual barrier fence, meeting the requirements of section 16.11.135 of this title.

(3) Landscaping: All off street parking areas shall be landscaped and permanently maintained as required by section 16.20.108 of this chapter, and chapters 19 and 22 of this title.

(4) Traffic Control Signs: Traffic control signs and/or striping shall be provided, as adopted by the city, or recommended by the city engineer, and required by the land use authority necessary to minimize vehicular and pedestrian conflicts.

(5) Maintenance: All off street parking and loading areas shall be maintained as required for use approval. (Ord. 2005-13, 2005)

16.20.111: NUMBER OF REQUIRED OFF STREET PARKING SPACES:
The number of required off street parking spaces shall be provided as required by table 20-1, "Table Of Off Street Parking Requirements", of this section:

TABLE 20-1

TABLE OF OFF STREET PARKING REQUIREMENTS

Use		**Minimum Off Street Parking Requirements**
Use		**Minimum Off Street Parking Requirements**
Accessory dwelling unit for owner or employee Dwelling, single-family Dwelling, two-family Dwelling, condominium		2 spaces per unit (2 car garage required with 10 feet of driveway length, section 16.11.124 of this title). 4 spaces per unit if located on steep or very steep slope areas (subsection 16.08.209(12) of this title).
Casita or guesthouse		1 space per unit with 10 feet of driveway length,
Dwelling, multiple-family		2 spaces per unit with 10 feet of driveway length if parking is integral with the unit,, 1 space of

		which shall be covered (section 16.11.123 of this title)
Animal hospital (veterinary clinic), with outdoor holding facilities		1 space for 500 square feet of gross floor area
Animal hospital (veterinary clinic), without outdoor holding facilities		1 space for 500 square feet of gross floor area
Art studio		1 space for each 500 square feet of gross floor area
Automotive self-service station		1 parking space for each 400 square feet of gross floor area
Bank, credit union or other financial institution		1 space for each 400 square feet of gross floor area
Bed and breakfast inn		1 parking space for each guestroom in addition to parking requirements for the owner/occupant
Campground		1 space for each campsite
Car wash		$^1/_2$ space, plus 2 stacking spaces per each wash bay/facility, excluding any spaces located in the wash bay/wash facility
Church		1 parking space for each 4 seats in the assembly area
Class I use		As approved by the zoning administrator or sensitive lands committee with class I use approval and depending on the type and nature of the use
Commercial daycare/preschool center		1 parking space for each staff member, plus 1 space for each 10 students
Commercial kennel		1 space for each 800 square feet of gross floor area

Commercial plant nursery		1 space for each person employed during regular working hours, plus 1 space for each 800 square feet of gross plant display area
Commercial recreation (indoor) Commercial recreation (outdoor)		1 parking space for each 3 persons, based on the maximum anticipated capacity of all facilities capable of simultaneous use as determined by the zoning administrator
Community and resort commercial retail sales and services		1 space for each 350 square feet of gross floor area
Contractor's office		1 space for 400 square feet of gross floor area
Convenience store		1 space for each 350 square feet of gross floor area, plus 2 spaces per each gasoline pump provided
Daycare center/assisted care center		1 parking space for each staff member, plus 1 space for each 8 attendees/patients
Drive-through/drive-up facility		1 space located at the facility, plus a minimum of 60 feet of stacking area to accommodate the stacking of 3 vehicles in the drive-through/drive-up lane. The location of drive-through/drive-up must meet the requirements of section 16.12.121 of this title
Educational facility		As approved by the land use authority with use approval, dependent on the type and nature of the educational facility

Emergency care facility		1 space for each 200 square feet of gross floor area
Golf course		4 spaces per green
Hospital		1 parking space for each patient bed
Hotel		1 space for each sleeping unit, plus 1 space for each employee on the regular shift
Light manufacturing		1 space for each person employed during regular working hours, 1 space for each company owned vehicle
Major facility of a public utility		As approved by the land use authority with use approval, dependent on the type and nature of the facility
Medical and dental clinic		1 space for each 200 square feet of gross floor area
Model home		2 spaces
Mortuary, funeral home		1 parking space for each 4 fixed seats in the assembly area, plus 1 per each commercial funeral vehicle
Motel		1 space for each sleeping unit, plus 1 space for each employee on the regular shift
Neighborhood commercial retail sales and services		1 space for each 300 square feet of gross floor area
Nursing home, convalescent care center		1 parking space for each 2 patient beds
Outdoor theater		1 parking space for each 3 persons, based on the maximum anticipated capacity of all facilities capable of simultaneous

		use as determined by the zoning administrator
Personal services		1 space for each person employed during regular working hours, plus 1 space for each 400 square feet of gross floor area
Private club		1 space for each 200 square feet of gross floor area
Professional offices		1 space for each 400 square feet of gross floor area. Offices and clinics for physicians, dentists or similar healthcare professionals are required to meet the off street parking requirements for medical and dental clinics
Public uses and utilities		As approved by the land use authority with use approval, dependent on the type and nature of the facility
Reception hall, reception center		1 parking space for each 4 fixed seats in the assembly area, or 1 space for each 200 square feet of gross floor area, whichever is less
Recycling collection center		2 spaces for each collection bin/area
Residential facility for elderly persons		2 spaces, plus 1 space for each 2 employees during regular working hours
Residential facility for persons with a disability Residential facility for persons with a disability (substance abuse facility located within 500 feet of a school)		2 spaces, plus 1 space for each 2 employees during regular working hours
Resort		1 parking space for each 3 persons, based on the maximum anticipated capacity of all facilities capable of simultaneous

		use as determined by the zoning administrator
Restaurant, fast food		1 space for each 4 seats or 1 space for each 100 square feet of gross floor area, whichever is less
Restaurant, sit down		1 space for each 4 seats, or 1 space for each 100 square feet of gross floor area, whichever is less
Storage of recreational vehicles (limited)		1 space for each vehicle
Telecommunications site/facility		As approved by the land use authority for use approval, dependent on the type and nature of the facility

Resort Hotel		1 space for each 500 square feet of gross floor area of living space. For each 10 spaces required 1 additional recreation vehicle stall is required.
Short term rentals		See ordinance: 16.07.806 (1)(k)
Bicycle rental		?

(1) Fractional Amount: In calculating the total number of required off street parking spaces, fractional amounts shall be rounded to the nearest whole number.

(2) Unspecified Uses: The land use authority, based on the requirements for similar uses, shall determine the off street parking requirements for any use not specifically listed. (Ord. 2005-13, 2005)

16.20.112: DISABLED PERSONS PARKING:
Designated parking for disabled persons shall be provided for all uses as designated by the Americans with disabilities act. Each accessible parking space shall be painted on the ground with an international accessibility symbol and posted by a sign in accordance with the Americans with disabilities act, and located as close as practical to an accessible entrance to the building. The sign must be placed so that a vehicle parked in that space does not obscure it. The striping specifications for accessible parking spaces shall comply with the Americans with disabilities act. (Ord. 2005-13, 2005)

16.20.113: REDUCTION OF OFF STREET PARKING REQUIREMENTS:

Requests to reduce off street parking requirements may be granted by the land use authority, with use approval, if the applicant shows:

(1) The unique nature of the existing or proposed land use, or an unusually large number of pedestrian or transit trips, below normal parking demands, will be generated.

(2) A reduced number of off street parking spaces will meet the demands of the proposed use without increasing traffic or on street parking problems in adjacent areas and neighborhoods. (Ord. 2005-13, 2005)

16.20.114: OFF STREET LOADING REQUIREMENTS:
Every building or use receiving or distributing materials or merchandise by truck, shall provide and maintain on the same lot as the building or use, adequate off street loading space, as required by the land use authority. No loading space shall be considered as meeting any off street parking requirements of this chapter. (Ord. 2005-13, 2005)

16.20.115: LOCATION OF LOADING SPACES:
No required off street loading spaces shall be permitted in any front yard or in any street side yard. All loading spaces shall be screened from view from any road or street. Off street loading spaces are encouraged to be located in rear yard areas, and encouraged to be partially or entirely enclosed within a building. The location of all loading areas shall not interfere with parking lot circulation patterns. (Ord. 2005-13, 2005)