`ORDINANCE NO. 2026-06

AN ORDINANCE OF IVINS CITY, UTAH, ADOPTING NEW RESIDENTIAL ZONING DISTRICTS (R-1-3; R-2-5) ALLOWING 3,000 SQUARE FOOT LOTS AND ~~TWINHOMES~~ TWO-FAMILY DWELLINGS ON 5,000 SQUARE FOOT LOTS AND CLASSIFYING THE EXISTING R-1-5 AND NEW R-1-3 ZONES AS BEING APPROPRIATE FOR A NEW HIGH DENSITY SINGLE FAMILY RESIDENTIAL LAND USE DESIGNATION AND THE EXISTING R-2-10, R-2-6 AND NEW R-2-5 ZONES AS BEING APPROPRIATE FOR A NEW HIGH DENSITY 2-FAMILY RESIDENTIAL LAND USE DESIGNATION, AND THE R-M, AND R-TH~~, AND THE NEW R-2-5~~ ZONES AS BEING APPROPRIATE FOR A NEW HIGH DENSITY MULTI-FAMILY RESIDENTIAL LAND USE DESIGNATION

WHEREAS the city council for Ivins City (the "City Council") is authorized by law to exercise its legislative powers through ordinances as are necessary for carrying into effect the duties and powers of the City Council and as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of Ivins City and its inhabitants, and for the protection of property in Ivins City;

WHEREAS before the City Council can pass an ordinance regulating land use the planning commission for Ivins City (the "Planning Commission") must consider the regulation and conduct a public meeting regarding the proposed land use regulation;

WHEREAS after conducting a public meeting regarding this ordinance on February 3, 2026 the Planning Commission recommended that the City Council approve this ordinance;

WHEREAS current city regulations prohibit any single-family residential zone from having lots any smaller than 5,000 square feet;

WHEREAS the City Council recognizes that allowing lots smaller than 5,000 square feet will likely provide potential home buyers with a home option that is less expensive than larger lots because of the smaller price of the land;

WHEREAS the City Council has investigated appropriate lot sizes and considered whether creating a new residential zone allowing lots with a minimum size of 3,000 square feet will provide potential home buyers with an additional home option that is less expensive than larger lots;

WHEREAS developers have indicated a willingness to use a new residential zone allowing lots with a minimum size of 3,000 square feet to offer potential home buyers an additional home option that is less expensive than larger lots;

WHEREAS the City Council finds that a new residential zone allowing lots with a minimum size of 3,000 feet will likely provide potential home buyers with an additional home option that is less expensive than larger lots.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Ivins City as follows:

Section 1. Amendment to Sections 16.06.101 and 102, 16.08.102, 16.09.104, 16.11.126, 16.33.101 and 16.33.103 of the Ivins City Code. Sections 16.06.101 and 102, 16.08.102, 16.09.104, 16.11.126, 16.33.101 and 16.33.103 of the Ivins City Code are hereby amended as follows:

See Exhibit A

Section 2. Land Use Map. The official land use plan map for Ivins City is hereby amended to show the following land use areas, with the available zones for the land use areas as follows:

HDRSF High Density Single Family Residential Area
Available Zones: R-1-5, R-1-3

HDR2F High Density Two-Family Residential Area
Available Zones: R-2-10, R-2-6, R-2-5

HDRMF High Density Multi Family Residential Area
Available Zones: ~~R-2-10, R-2-6, R-2-5,~~ R-M, R-TH

Section 3. Severability. If any section, clause, or portion of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

Section 4. 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 _____, 2026, BY THE FOLLOWING VOTE:

	AYE	NAY	ABSTAIN	ABSENT
Mike Scott	_____	_____	_____	_____
Wayne Pennington	_____	_____	_____	_____
Sharon Barton	_____	_____	_____	_____
Sharon Gillespie	_____	_____	_____	_____
Dillon Hurt	_____	_____	_____	_____

_____
Kevin Smith, Mayor

ATTEST:

_____
Kari D. Jimenez, City Recorder

EXHIBIT A*

*This sentence and the underlined, *italicized* text with a gray background and white font in brackets [ ] on lines 14-15, 23, 33, 46-47, 81, 86, 98, 102-105, 115-117, 126-127, and in Table 33-1 are instructions to the codifier and are not intended to be part of the resulting codified code sections or table.

16.06.101: ZONING BY DISTRICTS:

The zoning districts map is incorporated herein by reference and identifies the number, shape, location, and area of each zoning district provided. All uses, activities, buildings and structures, and all required approvals, permits, and licenses shall comply with the provisions, standards, and requirements of the applicable zoning district. As provided by the Act, neither the size of a zoning district nor the number of landowners within the zoning district may be used as evidence of the illegality of a zoning district or the invalidity of any decision of a Land Use Authority.

To achieve the purposes of this title, the following zoning districts are provided:

[*Subsections (1) through (3)(c) remain unchanged; the following subsections (3)(d) through (5) are amended:*]

(d) Single-Family (R-1-3).

(4) ~~Multiple~~ Two-Family Residential Districts:

(a) ~~Twinhome~~ Two-Family Dwelling (R-2-10);

(b) Small Two-Family Dwelling (R-2-5).

~~(b) Townhouse;~~

~~(c) Multiple Residential (R-M).~~

(5) Multiple Residential Districts:

~~(a) Twinhome (R-2-10);~~ (~~b~~a) Townhouse (R-TH);

(~~c~~b) Multiple Residential (R-M).

[*Subsections (5) through (7) are renumbered, with the subsections within them unchanged:*]

(~~5~~6) Commercial Districts:

***

(~~6~~7) Industrial District:

***

(~~7~~8) Special Purpose Districts:

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.

[*Subsections (1) and (2) remain unchanged; the following subsections (3) and (4) are amended:*]

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

(4) Two-Family Residential Districts: The Two-Family Residential Districts (R-2-10, and R-2-5) are provided to allow higher density two-family dwellings. Each of the dwelling units contained in any single two-family dwelling unit can be separately owned. The R-2-6 District is no longer available; any area zoned R-2-6 may be developed pursuant to the standards for the R-2-5 District.

(45) Multiple Residential Districts: The Multiple Residential Districts (R-M and ~~, Townhouse~~ R-TH~~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.

[*Subsections (5) through (7) are renumbered only, with the text and subsections within them unchanged, except that the following subsection (8)(d) is amended:*]

(~~5~~6) Commercial Districts:

***

(~~6~~7) Commercial With Light Manufacturing District:

***

(~~7~~8) Special Purpose Districts:

***

(e) Subdivision Enhancement Overlay (SE): The Subdivision Enhancement Overlay District is provided as an overlay zoning district to encourage and reward subdivisions located in the RE-20.0, RE-17.5, RE-15.0, RE-12.5, R-1-10, ~~and~~ R-1-7.5, R-1-5, and R-1-3 Zoning Districts for the provision of subdivision and community features not typically required by the subdivision requirements of the City. These features may include street enhancement and improvement dedications, subdivision landscaping, buffering, and compatibility features, and amenities. The Subdivision Enhancement Overlay District (SE) is provided by the City as an "overlay zone" to encourage the provision of desirable and attractive Residential Estates (RE-20.0, RE-17.5, RE-15.0, and RE-12.5) and Single-Family Residential (R-1-10, ~~and~~ R-1-7.5, R-1-5 and R-1-3) subdivision areas.

16.08.102: USES ALLOWED WITHIN MIXED USE DEVELOPMENT OVERLAY DISTRICT; DISTRICT ESTABLISHMENT:

The Mixed Use Development Overlay District (MU) allows a combination of uses within the same building or on the same lot or parcel, according to an approved mixed use project plan, as provided herein.

The uses allowed by the establishment of a Mixed Use Development Overlay District (MU) shall be a combination of those uses allowed by one (1) of the zoning districts identified in table 8-1, column A of this section, with those uses allowed by one (1) of the zoning districts identified in table 8-1, column B of this section. The uses allowed within a Mixed Use Development Overlay District (MU) may be further restricted by the Council as identified in the required and approved mixed use project plan and development agreement, as applicable.

TABLE 8-1
MIXED USE DEVELOPMENT OVERLAY DISTRICT USE COMBINATIONS

Allowed Zoning Districts	
A	B
Residential Agriculture (RA-5)	Neighborhood Commercial (CN)
Residential Agriculture (RA-1)	Community Commercial (C-1)
Residential Estates (RE-43.0)	Resort Commercial (RC)
Residential Estates (RE-37.0)	
Residential Estates (RE-25.0)	
Residential Estates (RE-20.0)	
Residential Estates (RE-17.5)	
Residential Estates (RE-15.0)	
Residential Estates (RE-12.5)	
Single-Family (R-1-10)	
Single-Family (R-1-7.5)	
Single-Family (R-1-5)	
Single Family (R-1-3)	
Multiple Residential (R-M)	

Townhome (R-TH)	
~~Twinhome~~ Two-Family Dwellings (R-2-10)	
Small Two-Family Dwellings (R-2-5)	

16.09.104: ~~CONTENT~~ITEMS TO CONSIDER IN A DEVELOPMENT AGREEMENT:

(1) The city should consider the following sections for possible inclusion in any development agreement, as applicable:

[*Subsections (1)(a) through (g) remain unchanged; subsection (1)(h) is amended as follows:*]

(h) In high density single family residential zones (R-1-5 and R-1-3), 2-family residential zones (R-2-10, R-2-6, R-2-5) and multifamily residential zones (R-M, R-TH~~to Multi-Family~~), developments having twenty-five units or more shall have a requirement that a minimum of fifty percent (50%) of the units are sold to owner occupants.

[*Subsection (1)(i) remains unchanged; subsection (2) is deleted as follows:*]

~~(2) If the development agreement restricts an applicant's rights under clearly established state law, the development agreement must contain a clear disclosure, using bold type and a larger font, of the rights being restricted.~~

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-1-3, R-2-10, R-2-6, R-2-5, R-TH~~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.

[*Subsections (2) through (5)(a)(v) remain unchanged*]

16.33.101: TABLE 33-1, TABLE OF USES, RESIDENTIAL ZONING DISTRICTS:

I	Class I uses are determined to be temporary uses, subject to the requirements of chapter 14 of this title.

II	Class II uses are determined to be permitted uses, subject to the requirements of chapter 15 of this title.
III	Class III uses are determined to be permitted uses, subject to the requirements of chapter 15 of this title.
IV	Class IV uses are determined to be conditional uses, subject to the requirements of chapter 16 of this title.
V	Class V uses are determined to be conditional uses, subject to the requirements of chapter 16 of this title.
A use identified by "X" is determined to be a prohibited use in the zoning district.	
A use not identified in the table below is determined to be a prohibited use within Ivins City.	

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107 [*In the table of uses, all columns except the RE-17.5 and Townhouse columns remain unchanged; the*
108 *RE-17.5 and Townhouse columns are amended and a new R-2-5 column immediately to the left of the*
109 *existing Townhouse column and a new R-1-3 column immediately to the right of the existing R-1-5*
110 *column is added as follows:*]

Use	RE-17.5	R-1-3	R-2-5	~~Town house~~ R-TH
Accessory building. A building customarily incidental and clearly subordinate to the existing primary building and located on the same lot as the primary building, and meeting all requirements of the building codes and land use ordinances, as adopted by the City. (See sections 16.12.103, 16.12.104 and 16.12.105 of this title.)	II	II	II	II
Accessory dwelling unit for owner or employee. An attached, or detached, dwelling unit for an employee or owner and incidental and clearly subordinate to the existing primary building or use and located on the same lot as the primary building or use, and meeting all requirements of the Building Code and land use ordinances, as adopted by the City. (See section 16.12.106 of this title.)	X	X	X	X
Accessory use. A use clearly incidental and subordinate to the existing primary use and customarily found in connection with the primary use and located on the same lot as the primary use. (See section 16.12.103 of this title.)	II	II	II	II
Agricultural building. A structure used solely in conjunction with an allowed agriculture use, and not for human occupancy, and	X	X	X	X

complying with the requirements of section 58-56-4, Utah Code Annotated, 1953, as amended. To qualify as an agricultural building the structure must be located outside of a residential area, as defined by section 58-56-4(1), Utah Code Annotated, 1953, as amended.				
Agriculture. An area of 5 contiguous acres, or larger, which is used for the commercial production, keeping, or maintenance for sale of plants and domestic animals typically found in southern Utah, or lands devoted to a soil conservation or forestry management program, but excluding the keeping of prohibited animals, commercial plant nursery, as defined herein, concentrated animal feeding operation, as defined by the Utah Code Annotated, 1953, as amended, and subject to the Utah pollutant discharge elimination system (UPDES), or similar activities.	II	II	II	II
Animal hospital (veterinary clinic), with outdoor holding facilities. A facility for the diagnosis, treatment, hospitalization, and boarding of animals and includes outdoor holding facilities.	X	X	X	X
Animal hospital (veterinary clinic), without outdoor holding facilities. A facility for the diagnosis, treatment, hospitalization, and boarding of animals and does not include outdoor holding facilities.	X	X	X	X
Barn, corral, stable, coop, pen or animal run. A structure or fenced area, and its associated buildings and structures, for the feeding, housing, or confinement of domestic animals, as defined herein. Stable includes a building, or a portion thereof, used to shelter and feed horses and ponies. (See section 16.12.113 of this title.)	X	X	X	X
Bed and breakfast inn. A residential structure, located on a legal lot (as defined in chapter 34 of this title), offering transient lodging accommodations in separate guestrooms and where meals may be provided. A bed and breakfast inn shall provide no more than 3 guestrooms and shall meet all applicable requirements of the Building Code and land use ordinances, as adopted by the City. A guestroom is 1 room having no kitchen facilities. (See section 16.12.116 of this title.) Bed and breakfast inn is determined to be a commercial business for the purposes of the Written Text for Padre Canyon Estates Phases 1, 2, and 3, and a prohibited use in Padre Canyon Estates Phases 1, 2, and 3. (See appendix A of this title.)	IV	X	X	X
Beekeeping. See title 6, chapter 9 of this Code.	X	X	X	X
Casita or guesthouse (associated with the construction of the primary dwelling unit). A dwelling unit attached, or detached,	II	X	X	X

from the primary dwelling unit and located on the same lot as the primary dwelling unit for the occupancy of family members or nonpaying guests of the owner. (See section 16.12.107 of this title.)				
Casita or guesthouse (proposed at any time after the construction of the primary dwelling unit). A dwelling unit attached, or detached, from the primary dwelling unit and located on the same lot as the primary dwelling unit for the occupancy of family members or nonpaying guests of the owner. (See section 16.12.107 of this title.)	II	X	X	X
Church. A facility principally used as a location for people to gather for religious worship or other religious activities. 1 accessory dwelling unit for the housing of the pastor or similar church leader of the church and their family may be permitted as an accessory use.	*[Same language as existing columns for "Church" use]*			
Class I use. A special event or use established for a maximum period of 45 days, such event, or use being discontinued after the expiration of 45 days, and conducted in compliance with all the requirements of this title. Such use shall be allowed only after the approval of a Class I use application, as established by the provisions of this title. (See chapter 14 of this title.)	I	I	I	I
Commercial kennel. Any premises or establishment where 4 or more dogs, older than 4 months, are kept for the purpose of boarding, breeding, raising or training dogs for a fee or on a nonprofit basis. (See section 16.12.115 of this title.)	X	X	X	X
Domestic livestock and fowl. Limited to domesticated horse (Equus caballus), domesticated cattle (Bos taurus and Bos indica), domesticated sheep (Ovis aries), domesticated goat (Capra hircus) and domestic fowl, but excluding the keeping of pigs (Suidae), peacocks, guinea fowl, emus and ostriches. Domestic livestock and fowl do not include inherently or potentially dangerous animals, fowl, reptiles, or exotic animals. (See section 16.12.113 of this title.)	X	X	X	X
Dwelling, condominium. An individually owned dwelling unit, the ownership of which includes an undivided interest in the land and other common areas and facilities, as provided and recorded in a property deed or other instrument, as required by Utah law, and which are typically maintained by an association of the owners. Must meet allowed density requirements.	X	X	X	X

Dwelling, multiple-family. A building containing 3 or more dwelling units.	X	X	X	IV
Dwelling, single-family. A building containing 1 dwelling unit.	II	II	II	II
Dwelling, two-family. A building containing 2 attached dwelling units.	X	II	II	II
Educational facility (public or private). Public schools, colleges or universities qualified by the State of Utah Board of Regents or State of Utah Board of Education to provide academic instruction. Privately owned buildings and uses for educational activities that have a curriculum for technical or vocational training, kindergarten, elementary, secondary or higher education.	II	II	II	II
Home based business. An activity carried out for gain by a resident of the dwelling unit.	*[Same language as existing columns for "Home based business" use]*			
Home daycare. The care of children who are family and nonfamily members in an occupied dwelling unit, and complying with all State standards and licensing, by a resident of the dwelling unit at least twice a week for more than 3 children, but fewer than 9 children. The total number of children being cared for shall include children under the age of 4 years residing in the dwelling unit, who are under the supervision of the provider during the period of time the childcare is provided. When a caregiver cares for only 3 children under age 2, the group size, at any given time shall not exceed 6. Home daycare shall comply with all requirements of title 5, chapter 3 of this Code, as applicable.	*[Same language as existing columns for "Home daycare" use]*			
Home preschool. A preschool program complying with all State standards and licensing for nonfamily members in an occupied dwelling unit, by residents of that dwelling unit, in which lessons are provided for not more than 6 children for each session of instruction. Sessions shall last for not more than 4 hours and shall not overlap. Individual children may attend only 1 preschool session in any 24 hour period. Home preschool shall be considered, and shall comply with all requirements of title 5, chapter 3 of this Code, as applicable.	*[Same language as existing columns for "Home preschool" use]*			
Household pets (noncommercial). Domesticated animals and birds ordinarily permitted in a dwelling unit and kept for company or pleasure of the owner, including, but not limited to, dogs, cats, and caged birds, in compliance with all applicable requirements of title 6 of this Code. Household pets do not include domestic livestock or fowl, as defined herein, or inherently or potentially dangerous	II	II	II	II

animals, fowl, reptiles, or exotic animals. (See section 16.12.112 of this title.)				
Major facility of a public utility. Any overhead or underground electric transmission lines (greater than 115,000 volts), substations of electric utilities; gas regulator stations, transmission and gathering pipelines and storage areas of utilities providing natural gas or petroleum derivatives; and their appurtenant facilities, water treatment plant, sewage treatment plant, or similar public or quasi-public use or activity.	X	X	X	X
Minor facility of a public utility. Any water, sewer, power, gas, telephone, cable television, or other utility, distribution line, or facility, which is located underground and buried beneath the surface of the ground.	II	II	II	II
Model home. A dwelling unit having all of the following characteristics: (1) The dwelling unit is constructed upon a lot in a subdivision for which a final plat has been recorded. (2) The dwelling unit is intended to be temporarily utilized as an example of the dwelling units that are proposed to be built in the same subdivision.	II	II	II	II
Nursing home, convalescent care center. A facility that provides 24 hour residential care to persons who are not related by blood, marriage, or adoption to the owner, operator, or manager of the facility. A nursing home or convalescent care center provides some level of skilled nursing or medical service to the residents.	X	X	X	X
Public uses and utilities. A use operated exclusively by a public body or quasi- public body, such use having the purpose of serving the public health, safety, or general welfare, and including streets, parks, recreational facilities, administrative and service facilities, and public utilities, and found to conform to the General Plan, as adopted. Public uses and utilities do not include "major facility of a public utility", as defined herein.	V	V	V	V
Residence for persons with a disability. A residence in which more than 1 person with a disability resides; and is licensed or certified by the Department of Human Services under title 62A, chapter 2, Licensure of Programs and Facilities; or is licensed or certified by the Department of Health under title 26, chapter 21, Healthcare Facility Licensing and Inspection Act. See definition	V	V	V	V

of "disability" in chapter 34 of this title. (See section 16.12.108 of this title.)				
Residence for persons with a disability that are substance abuse facilities located within 500' of a school. A residence in which more than 1 person with a disability resides; and is licensed or certified by the Department of Human Services under title 62A, chapter 2, Licensure of Programs and Facilities; or is licensed or certified by the Department of Health under title 26, chapter 21, Healthcare Facility Licensing and Inspection Act. See definition of "disability" in chapter 34 of this title. (See section 16.12.109 of this title.)	V	V	V	V
Residential facility for elderly persons. A single-family or multiple-family dwelling unit that does not operate as a business and is owned by 1 of the residents, or an immediate family member of 1 of the residents, or the title is placed in trust for a resident, and that meets the requirements of the Utah Code Annotated, as amended, meeting all applicable building codes, as adopted, land use ordinance requirements, and is occupied on a 24 hour per day basis by 8 or fewer elderly persons in a family type arrangement. Adequate off street parking shall be provided and the facility must be capable of use as a residential facility for elderly persons without structural or landscaping alterations that would change the structure's residential character. No person being treated for alcoholism or drug abuse shall be placed in a residential facility for elderly persons; and placement in a residential facility for elderly persons is on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. "Elderly person" means a person who is 60 years old or older, who desires or needs to live with other elderly persons in a group setting, but who is capable of living independently. (See section 16.12.110 of this title.)	III	III	III	III
Solar - Individual Solar Photovoltaic System. An onsite solar power generation system that back feeds a primary structure. Excess electricity produced can be distributed to the utility grid.				
Roof Mounted	II	II	II	II
Ground Mounted	II	II	X	X
Short term residential rental (only with approved overlay). The use, occupancy, rent or lease, for direct or indirect remuneration, of a residential dwelling unit or portion thereof for an effective term of less than 30 days. (See chapter 7, part 8 of this title.)	V	V	V	V

Sign, awning. A sign displayed on or attached flat against the surface of an awning. (See chapter 21 of this title.)	X	X	X	X
Sign, canopy. A sign attached to, or constructed in, a canopy, typically located over a fuel island. (See chapter 21 of this title.)	X	X	X	X
Sign, freestanding monument. A sign attached to the ground or a foundation in the ground, and where there are no poles, braces, or other visible means of support other than the attachment or foundation to the ground. (See chapter 21 of this title.)	X	X	X	X
Sign, projecting. A sign attached to a building and extending no more than 5' perpendicular from the building wall to which the sign is attached. (See chapter 21 of this title.)	X	X	X	X
Sign, temporary/Class I use sign. A sign intended to be displayed for a limited period, not to exceed 45 days. (See chapter 21 of this title.)	I	I	I	I
Sign, wall. A sign displayed upon or against the wall of a building, where the exposed face of the sign is parallel to the wall and extends not more than 12 inches horizontally from the face of the wall. (See chapter 21 of this title.)	X	X	X	X
Sign, window. A sign attached to a window to be visible from outside of the building. (See chapter 21 of this title.)	X	X	X	X
Storage of recreational vehicles (limited). The storage and parking of recreational vehicles, including motor homes, boats, caravans, trailers, or similar, for a period exceeding 48 hours, and owned by the property owner. (See section 16.12.111 of this title.)	II	II	II	II
Swimming pool. An artificial body of water having a depth in excess of 18 inches, designed, constructed and used for swimming, dipping or immersion purposes by men, women or children, and located on a same lot or parcel as a dwelling, or dwellings. (See section 16.12.119 of this title.)	II	II	II	II
Tennis court/sports court. An improved area used for the playing of tennis or other sports activities, including, but not limited to, basketball and volleyball, and located on a same lot or parcel as a dwelling, or dwellings.	II	II	II	II
Townhouse. A townhouse building having 4 units or less with a 2 car garage. Setbacks for this type of townhouse reduced to 10'.	X	X	IV	IV
Townhouse (R-M). A single-family dwelling unit constructed in a group of 3 or more attached units in which each unit extends from	X	X	IV	X

the foundation to roof and with a yard or public way on at least 2 sides.				
~~Twinhome~~Two-Family dwelling. 2 attached single-family dwellings having a firewall separation from the lowest level to flush against the underside of the roof. The entire exterior and roof materials shall be of the same color, quality and consistency. Each dwelling unit shall have its own attached 2-car garage.	X	X	II	X
Wireless telecommunications site/ facility. A facility used for the transmission or reception of electromagnetic or electro-optic information, including wireless telecommunications facilities such as "cellular" or "PCS" (personal communications systems) communication and paging systems. This use is not required to be located on a separate lot or to comply with the minimum lot size requirement for the district in which it is located but is required to meet the design and locational requirements, as established for such uses, as provided by this title. Telecommunications site/facility does not include radio antennas complying with the ruling of the Federal Communications Commission in "amateur radio preemption, 101 FCC 2nd 952 (1985)" or a regulation related to amateur radio service adopted under 47 CFR part 97. (See section 16.12.122 of this title.)	X	X	X	X

Notes:

1. Contact the Building and Zoning Department for specific requirements.
2. See chapter 18 of this title.

16.33.103: TABLE 33-3, SUMMARY TABLE OF DEVELOPMENT STANDARDS FOR PRIMARY BUILDINGS IN RESIDENTIAL ZONES:

This table is a summary table only. All required development standards are contained within the various chapters of this title, and more particularly chapters 11, 12, 18, 19, 20, 21, 22 and 2~~2~~3 of this title

[In the table of standards for primary buildings all existing columns remain unchanged; a new R-1-3 column immediately to the right of the existing R-1-5 column and new R-2-5, and R-TH columns immediately to the right of the existing R-2-10 columns are added as follows]

Development Standards	R-1-3	R-2-5	R-TH
Site plan approval	As required by Ch 19 of this title.	As required by Ch 19 of this title.	See note 1

Buildable area	As required by section 16.11.1182~~1~~ of this title.	As required by section 16.11.1184~~12~~1 of this title.	See note 1
Minimum lot size	3,000 sq. ft.	5,000 sq. ft.	See note 1
Lot frontage required	As required by section 16.11.121 of this title.	As required by section 16.11.121 of this title.	See note 1
Building requirements	As required by Ch. 19 and section 16.11.124 of this title.	As required by Ch. 19 and section 16.11.124 of this title.	See note 1
Site lighting	As required by Ch. 19 and 23~~0~~ of this title.	As required by Ch. 19 and 23~~0~~ of this title.	See note 1
Off street parking	As required by Ch 20 of this title.	As required by Ch 20 of this title.	See note 1
Garage requirements	Single car garage 240 sq. ft minimum.	Double car garage, 400 sq. ft. minimum - see sections 16.11.124 and 16.12.103 and 16.12.104 of this title.	See note 1
Required enclosed storage	As required by section 16.11.124~~5~~ of this title.	As required by section 16.11.124~~5~~ of this title.	See note 1
Minimum building height	As required by section 16.11.125 of this title.	As required by section 16.11.125 o~~0~~f this title.	See note 1
Maximum building height	As required by section 16.11.126 o~~0~~f this title.	As required by section 16.11.126 o~~0~~f this title.	See note 1
Mechanical equipment screening	(l) As required by section 16.11.130 o~~0~~f this title. (2) Must comply with all requirements of Ch. 19 of this title.	(1) As required by section 16.11.130 o~~0~~f this title. (2) Must comply with all requirements of Ch. 19 of this title.	See note 1
Minimum lot width	33'	50'	80’
Minimum front yard	20'	20’	20’
Minimum rear yard	10’	10’	10'
Minimum side yard	5'	5' and 10'	See note 1
**Minimum side yard exception	n/a	n/a	n/a
Minimum side yard for corner lots	15'	25’	20’
Minimum floor area for dwelling	900 sq. ft	900 sq. ft	900 sq. ft
Minimum floor area first story (grade level) of two-story	600 sq. ft	600 sq. ft.	600 sq. ft.

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Architecture and landscaping plans required	n/a	n/a	n/a
Landscape required	n/a	n/a	n/a
Adequate public facilities	As required by section 163.11.111 of this title.	As required by section 136.11.111 of this title.	See note 1
Culinary water and sanitary sewage systems	As required by section 16.11.112 of this title.	As required by section 16.11.112 of this title.	See note 1
Utilities	As required by section 16.11.113 of this title.	As required by section 16.11.113 of this title.	See note 1
Required streets, curb, gutter, sidewalks, and trails	As required by section 16.11.114 of this title.	As required by section 16.11.114 of this title.	See note 1
Clear view areas	As required by section 16.11.116 and section 116.11.117 of this title.	As required by section 16.11.116 and section 116.11.117 of this title.	See note 1

Note:

1. See chapter 18 of this title.

16.33.104: TABLE 33-4, SUMMARY TABLE OF DEVELOPMENT STANDARDS FOR ACCESSORY BUILDINGS IN RESIDENTIAL ZONES:

This table is a summary table only. All required development standards are contained within the various chapters of this title, and more particularly chapters 11, 12 and 19 of this title.

[In the table of standards for accessory buildings all existing columns remain unchanged; new R-1-3, R-2-5 and R-TH columns immediately to the right of the existing R-1-5 column are added as follows]

Development Standards	R-1-3	R-2-5	R-TH
Site plan approval	As required by Ch 19 of this title.	As required by Ch 19 of this title.	~~As required by Ch 19 of this title.~~See note 6.
Primary building required	As required by section 16.12.103 of this title.	As required by section 16.12.103 of this title.	See note 6.~~As required by section 16.12.103 of this title.~~
Building requirements	As required by section 16.12.103 of this title.	As required by section 16.12.103 of this title.	See note 6.~~As required by section 16.12.103 of this title.~~

Building codes	As required by section 16.12.103 of this title.	As required by section 16.12.103 of this title.	See note 6.~~As required by section 16.12.103 of this title.~~
Utility connections	As required by section 16.12.103 of this title.	As required by section 16.12.103 of this title.	See note 6.~~As required by section 16.12.103 of this title.~~
Accessory building location	As required by section 16.12.103 of this title ~~n/a.~~	As required by section 16.12.103 ~~and 16.12.103~~ of this title.	~~n/a~~Not allowed
Maximum garage height	As required by section 16.12.104 of this title.	As required by section 16.12.104 of this title.	See note 6.~~As required by section 16.12.104 of this title.~~
Number of allowed garages	As required by section 16.12.104 of this title.	As required by section 16.12.104 of this title.	See note 6.~~As required by section 16.12.104 of this title.~~
Maximum garage size	Single car garage 240 sq. ft. Minimum.	Double car garage, 400 sq. ft. minimum. ~~s~~See also section 16.11.124 and 16.12.103 and 16.12.104 of this title.	See note 6.~~Double car garage, 400 sq. ft. minimum. sSee also section 16.11.124 and 16.12.103 and 16.12.104 of this title.~~
Maximum accessory building height	As required by section 16.12.1034 of this title~~n/a.~~	As required by section 16.12.1034 of this title ~~n/a.~~	See note 6. ~~Not allowedn/a~~
Maximum total size of garage(s) and other accessory buildings	As required by section 16.12.1034 of this title~~n/a.~~	As required by section 16.12.1034 of this title ~~n/a.~~	See note 6.~~Not allowedn/a~~
Minimum distance between accessory building housing animals and dwelling unit on adjacent lot	n/a~~.~~	n/a~~.~~	See note 6.~~Not allowedn/a~~
Minimum rear and side yards for accessory buildings housing animals	n/a~~.~~	n/a~~.~~	See note 6.~~Not allowedn/a~~

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Notes:

1. See section 16.12.113 of this title.
2. See subsection 16.12.113(4) of this title.
3. See subsection 16.12.113(5) of this title.

4. See subsection 16.12.113(9) of this title.

5. Contact the Building and Zoning Department for specific requirements.

6. See chapter 18 of this title.