ORDINANCE NO. 2026-11

AN ORDINANCE OF IVINS CITY, UTAH, AMENDING SECTIONS OF THE IVINS CITY CODE REGARDING THE RESORT COMMERCIAL ZONE

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 (see Utah Code § 10-8-84; Ivins City Code §§ 2.01.301, et seq.)

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 April 14, 2026 the Planning Commission recommended that the City Council approve this ordinance;

WHEREAS the City Council has investigated and considered that it is no longer a General Plan goal of Ivins City to become a destination and resort community,

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

Section 1. Amendment to Section __ of the Ivins City Code. Section ___ of the Ivins City Code is hereby amended in its entirety as follows:

See Exhibit A

Section 2. 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 3. 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	_____	_____	_____	_____
Sharon Barton	_____	_____	_____	_____
Sharon Gillespie	_____	_____	_____	_____
Dillon Hurt	_____	_____	_____	_____

Wayne Pennington _____ _____ _____ _____

_____
Kevin Smith, Mayor

ATTEST:

_____
Kari D. Jimenez, City Recorder

Exhibit A

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.

***

(6) 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.

16.33.102: TABLE 33-2, TABLE OF USES, NONRESIDENTIAL ZONING DISTRICTS:

Use	CN	C-1	RC	CLM	RMU	CPR
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.)	X	X	~~IV~~ II	X	~~IV~~ II	X

16.33.105: TABLE 33-5, SUMMARY TABLE OF DEVELOPMENT STANDARDS FOR PRIMARY BUILDINGS IN NONRESIDENTIAL 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, 19, 20, 21 and 22 of this title.

To view Table 33-5, click HERE

Development Standards	CN	C-1	RC	RMU	CPR	CLM
Site plan approval	Required by chapter 19 of this title					
Lot standards	As required by sections 16.11.119 and 16.11.120 of this title.					
Buildable area	As required by section 16.11.118 of this title.					
Lot frontage required	As required by section 16.11.121 of this title					
Building requirements	As required by chapter 19 of this title.					
Site lighting	As required by chapters ~~19 and 22~~ 23 of this title.					
Minimum building height	As required by section 16.11.125 of this title.					
Site and building signage	As required by chapters 19 and 21 of this title.					
Maximum building height	As required by section 16.11.126 of this title.					
Mechanical equipment screening	As required by section 16.11.130 and chapter 19 of this title.					
Maximum building size	~~3,000 square feet~~. No separate building larger than 30,000 square feet.					
Minimum lot size	Lot size sufficient to meet all requirements of chapter 19 of this title.					
Minimum lot width	Lot width sufficient to meet all requirements of chapter 19 of this title.					
Minimum front yard	(1) Front yard sufficient to meet all requirements of chapter 19 of this title. (2) When a front yard abuts a residential zone, the front yard requirements of the adjacent residential zone shall apply or as required by the					

	Land Use Authority to meet the requirements of chapter 19 of this title.
Minimum rear yard	(1) Rear yard sufficient to meet all requirements of chapter 19 of this title. (2) When a rear yard abuts a residential zone, the rear yard requirements of the adjacent residential zone shall apply or as required by the Land Use Authority to meet the requirements of chapter 19 of this title.
Minimum side yard	(1) Side yard sufficient to meet all requirements of chapter 19 of this title. (2) When a side yard abuts a residential zone, the side yard requirements of the adjacent residential zone shall apply or as required by the Land Use Authority to meet the requirements of chapter 19 of this title.
Off street parking requirements	Must comply with all requirements of chapter 20 of this title.
Adequate public facilities	As required by section 16.11.111 of this title.
Culinary water and sanitary sewage systems	As required by section 16.11.112 of this title.
Utilities	As required by section 16.11.113 of this title.
Required streets, curb, gutter, sidewalks, and trails	As required by section 16.11.114 of this title.
Clear view areas	As required by sections 16.11.116 and 16.11.117 of this title

31