

VIRGIN TOWN

ORDINANCE# 2024-XX

AN ORDINANCE AMENDING CHAPTER 40 AND CHAPTER 2 OF THE VIRGIN UNIFORM LAND USE ORDINANCES ('VULU').

RECITALS

WHEREAS, -Utah Code provides for the adoption and amendment of Town land use ordinances by the Land Use Authority, which in Virgin is the "Town Council with recommendation by the Planning and Zoning Commission"; and

WHEREAS, the Virgin Land Use Authority finds that the existing Virgin Town Code (VULU) Chapter 40 and 2, and the various sub sections found within, require updating to meet the changing needs of the town; and

WHEREAS, Virgin Town is currently facing a shortage of affordable and workforce housing and live/work units are a way to alleviate some of the shortages; and

WHEREAS, Virgin Town Code (VULU) does not currently include live/work units as a permitted use; and

WHEREAS, Virgin Town Code (VULU) does not currently include a definition of live/work units; and

WHEREAS, the Virgin Land Use Authority finds that, to accommodate the towns desire to provide clarity and continuity within VULU; and

WHEREAS, the Virgin Town Planning and Zoning Commission held properly noticed Public Hearings on these amendments on _____, 2024, and voted to recommend its draft amendment ordinance to the Virgin Town Council at a regular meeting on _____, 2024;

NOW, THEREFORE BE IT ORDAINED by the Land Use Authority of Virgin, Utah that, in order to provide for the health, safety and general welfare of the citizens of Virgin, Utah, the VULU Ordinance is hereby amended to incorporate the following changes:

ORDINANCE

NOW THEREFORE be it ordained by Virgin Town, Washington County, State of Utah, acting by and through the Town Council:

Virgin Town Code (VULU) Chapter 40.08 Permitted Uses, be amended to include;

P. Live/Work units

And Chapter 2.12 be amended to add the definition;

Live/work unit. A single or multiple of units consisting of both commercial space and a residential component occupied by a business and a resident(s) related to the business.

And Chapter 40.40 shall be amended to include;

D. Live/work Units

1. Business use types shall be limited to those that do not create excessive dust, odor, smoke, noise and vibration.
2. Off-Street Parking shall be provided as follows; One (1) parking space for each two hundred (200) square feet of commercial floor area. No parking shall be required for the residential square footage.
3. No parking shall be required for the residential square footage, providing;
 - A. There is only one (1) residential unit per commercial unit.
 - B. If there are more than one (1) residential units per commercial unit, then each additional residential unit shall be required to have 1 parking space per six hundred (600) square feet of residential floor area.
4. 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.
5. Conflicts/Repealer. This Ordinance repeals and supersedes the provisions of any prior ordinance in conflict herewith.
6. Effective Date. This Ordinance shall become effective immediately upon adoption by the Virgin Town Council and execution by the Virgin Town Mayor.

ADOPTED AND APPROVED BY THE VIRGIN TOWN COUNCIL ORDINANCE NUMBER

_____ will become effective on this _____ day of _____ month, 2024

Based upon the following vote:

Council Member:

Jean Krause, Mayor	AYE____	NAE____
Mistie Baird	AYE____	NAE____
Paul Luwe	AYE____	NAE____
April McKeon	AYE____	NAE____
Marci Holm	AYE____	NAE____

VIRGIN TOWN
a Utah municipal corporation

Jean Krause, Mayor

ATTEST:

Krystal Percival, Town Clerk