

## ORDINANCE NO. 2019-08

### AN ORDINANCE OF IVINS CITY, UTAH, AMENDING THE DENSITY ALLOWANCES FOR MULTI-FAMILY

**WHEREAS**, the Ivins City Council desires to amend density allowances for Multi-family projects;

**NOW, THEREFORE, BE IT ORDAINED** by the Ivins City Council that Section 16.18.102 of the Ivins City Code be amended as follows:

\* \* \*

(1) Lot Coverage and Density:

(a) In Twinhome (R-2-10) and Townhome (R-TH) zoning districts:

(i) Allowed base density: Fifteen (15) \_\_\_\_\_ units per acre.

(ii) Maximum density with bonus: Thirty (30) \_\_\_\_\_ units per acre.

(b) In Multi-Family (R-M) zoning districts: Thirty (30) \_\_\_\_\_ units per acre.

(i) Allowed base density: Fifteen (15) \_\_\_\_\_ units per acre.

(ii) Maximum density with bonus: Thirty (30) \_\_\_\_\_ units per acre.

\* \* \*

(3) Design Incentives:

(a) Incentive For Additional Open Space: The City may approve a ~~ten percent (10%)~~ \_\_\_\_\_ increase in permitted density for each ~~twenty five percent (25%)~~ \_\_\_\_\_ of open space above the required minimum.

(b) Incentive For Recreation Amenities: Recreation amenities shall be categorized as A, B, C and D amenities.

(i) Category A recreation ~~amenity~~ amenities includes appropriately sized full service clubhouses. Category A amenities ~~may provide up to a forty percent (40%)~~ qualify for a \_\_\_\_\_ density bonus.

(ii) Category B recreation amenities include swimming pools, tennis courts, multiuse sports courts, or other amenities of similar ~~value and weight~~ nature. Category B amenities ~~may provide up to a twenty percent (20%)~~ qualify for a \_\_\_\_\_ density bonus.

(iii) Category C recreation amenities include children play areas, basketball court, pavilion/gazebo, walking paths, and other amenities of similar ~~value and weight~~ ~~nature~~. Category C amenities ~~provide up to a five percent (5%) qualify for a~~ ~~density bonus.~~

(iv) Category D recreation amenities include security lighting, outdoor barbeque, picnic tables, sandbox, volleyball court, horseshoe pitching area, or other amenities of similar ~~value and weight~~ ~~nature~~. Category D amenities ~~provide up to a five percent (5%) qualify for a~~ ~~density bonus.~~

(c) Incentive For a Crime Prevention Program: ~~The City may approve up to five percent (5%) density bonus for a~~ ~~A~~ long term crime prevention program reviewed and recommended by the Ivins City Public Safety Director ~~qualifies for a~~ ~~density bonus.~~

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 \_\_\_\_\_, 2019 BY THE FOLLOWING VOTE:**

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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Dennis Mehr	_____	_____	_____	_____
Cheyne McDonald	_____	_____	_____	_____
Jenny Johnson	_____	_____	_____	_____
Miriah Elliott	_____	_____	_____	_____
Ron Densley	_____	_____	_____	_____

Chris Hart, Mayor

ATTEST:

Kari Jimenez, City Recorder