

VIRGIN TOWN

ORDINANCE # 2020-33

AN ORDINANCE AMMENDING SECTIONS OF CHAPTER 44.12 (COMMERCIAL ZONE) IN ORDER TO MAINTAIN CONTINUITY BETWEEN OTHER SECTIONS OF VULU.

RECITALS

WHEREAS, Virgin Town (“Town”) is an incorporated municipality duly organized under the laws of the State of Utah;

WHEREAS, the Town is authorized pursuant to Utah Code Annotated, Title 10, Chapter 9A, to enact ordinances necessary or appropriate for the use of land within the Town’s municipal boundaries;

WHEREAS, pursuant to Utah Code Annotated, Title 10, Chapter 3b, Section 301, the Virgin Town Council (“Town Council”) is designated as the governing body of the Town.

WHEREAS, sections of VULU Chapter 44.12 are currently not compatible with other parts of VULU,

WHEREAS, amendments to VULU Chapter 44.12 would create better continuity and compatibility within VULU,

WHEREAS, the Town, by and through its Town Council, has determined that it is in the best interests of the Town and its residents to amend sections of VULU chapter 44.12 to maintain continuity and compatibility within VULU

ORDINANCE

NOW THEREFORE be it ordained by Virgin Town, Washington County, State of Utah, acting by and through the Town Council, and for the reasons listed below, amend VULU Chapter 44.12 (Highway Resort Zone) from the current wording to the following proposed wording with proper formatting adjustments:

*Changes or additions are indicated in red text for public hearing purposes only and will be formatted to proper VULU guidelines upon approval for publishing.

Date of document preparation: 8-25-20
Name of preparer: Sean Amodt
Contact information of preparer: amodtsg@gmail.com
Reason for change: <ul style="list-style-type: none">• Excessively restrictive of land use• Not compatible with other sections of VULU• Other landscaping and buffer regulations cover this already

- Building size should be included in another section
- Reference to parking areas should be included in another section
- Trails should be included in another section

Current wording:

44.12 – Open Space.

F. OPEN SPACE. Each project shall include open space intended for use or enjoyment by all occupants and guests of a development, and often by the general public. This space may include pervious recreation-oriented areas. The maximum permissible coverage of all buildings shall not exceed twenty-five percent (25%) of all acreage unless bonus lot coverage is granted during design/conditional use review, with the remaining space being distributed between open space, landscaping, sidewalks and parking.

In no event shall building coverage exceed thirty-three percent (33%) of acreage. Impervious surfaces shall not exceed, in total, fifty percent (50%) of all acreage. Approved trails dedicated for public use do not count toward impervious coverage.

Proposed changes and additions:

~~F. OPEN SPACE. Each project shall include open space intended for use or enjoyment by all occupants and guests of a development, and often by the general public. This space may include pervious recreation-oriented areas. The maximum permissible coverage of all buildings shall not exceed twenty-five percent (25%) of all acreage unless bonus lot coverage is granted during design/conditional use review, with the remaining space being distributed between open space, landscaping, sidewalks and parking.~~ (See VULU 44.12 for specific setbacks and buffer requirements for proposed projects.)

~~In no event shall building coverage exceed thirty-three percent (33%) of acreage. Impervious surfaces shall not exceed, in total, fifty percent (50%) of all acreage. Approved trails dedicated for public use do not count toward impervious coverage.~~

Clean formatted copy:

F. OPEN SPACE. (See VULU 44.12 for setback and buffering requirements for proposed projects.)