**Recreation Resort Zone**

Purpose and Objectives:

1. Purposes: The recreation resort zone is established to designate certain areas within the City of Toquerville where it is desirable and beneficial to the area economy to allow for a mix of limited commercial, public, and residential uses. Specifically, to authorize recreation and resort developments in which residential dwelling units may be occupied by the owners thereof on a full or part time basis, to authorize rental of residential units on an overnight or short term (30 days or less) basis by owners who reside elsewhere; and to authorize limited commercial and public uses that are incidental to and compatible with resort developments.
2. Objectives: The objective of the recreation resort zone is to allow full service resort developments with short and long term residential use combined with those commercial and public facilities necessary to create a desirable resort atmosphere.

Scope:

The requirements of this chapter shall apply to any recreation resort zone within the city. Such requirements shall not be construed to prohibit or limit other applicable provisions of the title, or other laws except to the extent such provisions are provided by this chapter.

Minimum Acreage:

The recreation resort zone shall be applied only to projects consisting of at least five (5) acres.

Site Location:

The recreation resort zone shall only be allowed on collector or higher street classifications. However, a lower street classification may be considered if the applicant can demonstrate that the development would have no negative affect to adjoining properties.

Uses Allowed:

All uses must be shown on a preliminary site plant presented with the application to change an are on the zoning map to recreation resort.

1. Permitted Uses: Permitted uses allowed within the recreation zone are as follows:
2. Single and multiple dwelling unit residential, including condominium and townhouse complexes. Units and/or complex owners may reside in the dwelling units or offer them for rent or lease either long term or short term.
3. Any commercial use related to the support or servicing of those uses referred to in subsection A1 of this section and the facilities related thereto including, but not limited to:

Childcare facilities

Indoor and outdoor recreation facilities

On site property management

Personal care services

Professional office space related to property management

Restaurant and outdoor dining

Retails stores

Motel, hotel, bed and breakfast Inn or boarding house.

1. Prohibited Uses: Any use not listed shall be prohibited unless the zoning administrator determines the use is substantially the same as a permitted or conditional use.
2. Accessory Uses: Permitted and conditional uses set forth above shall be deemed to include accessory uses and activities that are necessarily and customarily associated with and incidental and subordinate to such uses.
3. Accessory uses shall be subject to the same regulations that apply to permitted and conditional uses in the same zone except as otherwise expressly provided in this title.
4. No accessory use, building or structure shall be allowed on a lot unless a permitted or conditional use has been established.
5. Accessory uses in residential zones shall include, but not be limited to, the following:

Hobby activities when conducted by an occupant of the premises solely for personal enjoyment, amusement or recreation and which does not conflict with any other city ordinance.

Household pets

Nurseries and greenhouses, when used for resort landscape or food production.

Playgrounds, patios, porches, gazebos, and incidental storage buildings in accordance with the approved site plan for the zone.

Short term storage and parking areas and facilities for recreational vehicles, boats, and trailers which are incidental and otherwise related to other approved uses.

Swimming pools and hot tubs; tennis and other sport courts: clubhouses: and other common recreation or sport facilities for use by residents and their guests.

Development Standards:

1. Recreation resort zones shall be established on the city zoning maps and may be amended from time to time by ordinance. The recreation resort zone is intended only for resort development directly providing the following minimum facilities and services: 1) a swimming pool and clubhouse and 2) an on-site rental or property manager. Those resort developments in which full time/permanent residential use is authorized or contemplated shall be subject to covenants, conditions, and restrictions and governed by a property owners’ association or other similar governing body.
2. Development standards within the recreational resort shall be set forth in the table of this section.

Development Standards for Recreation Resort Zone.

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| Lot Standards: |  |
|  Average Total Area | N/A |
|  Minimum lot area or acreage | 5 acres |
|  Minimum lot width and/or project frontage | 300 feet per project/30 feet per unit |
|  Maximum density per acres | 15 units/lots |
| Building Standards: |  |
|  Maximum height, main building | 35 feet (see note 1) |
|  Maximum height, accessory building | 20 feet (see note 1) |
|  Building coverage | 50 percent per site plan |
|  Distance between buildings | 20 feet |
| Setback standards- front |  |
|  Any building- pedestrian entrance | 15 feet from back of sidewalk |
|  Garage or parking building | 25 feet from back of sidewalk (see note 3) |
| Setback- rear: |  |
|  Main building | 10 feet |
|  Accessory building, including private garage | 10 feet (see note 2) |
| Setback standards- interior side yard |  |
|  Main building | 10 feet |
|  Accessory building, including private garage | 10 feet (see note 2) |
| Setback- street side yard |  |
|  Main building | 20 feet |
|  Accessory building | Not permitted |
| Parking: | See note 3 |

 Notes:

1. Except a greater height may be approved subject to a conditional use permit.
2. If located at least 10 feet from main building, 2 feet.
3. If alternate parking, such as underground parking facilities or parking structure is provided, garage setbacks may be altered by the Planning Commission.
4. An application for a zone map amendment to recreation resort zone shall be accompanied by a completed preliminary site plan application as set forth. An approved final site plan shall be required before construction or site work in a recreation resort zone may begin.

Regulations of General Applicability:

The use and development of real property in the recreation resort zone shall conform at a minimum to regulations of general applicability in the following chapters of this title:

1. Design Standards for Construction and Development (Chapter 10-21)
2. Signs (Chapter 10-22)
3. Design, Construction and Supplementary Regulations (10-19)