**Chapter 15**

 **Recreation Resort Zone Overlay**

#  PURPOSE AND OBJECTIVES:

1. Purpose: 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 the 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. Objective: 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 necessaries 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 this title, this code, 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 classification. 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 plan presented with the application to change an area on the zoning map to recreation resort.

1. Permitted Uses: Permitted uses allowed within the recreation resort zone are as follows:
	1. Single and multiple dwelling unit residential, including condominium and townhouse complexes. Unit and/or complex owners may reside in the dwelling units or offer them for rent or lease either long term or short term.
	2. 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.

Retail stores.

Sales and rental offices.

* 1. 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 as provided
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.
	1. 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.
	2. No accessory use, building, or structure shall be allowed on a lot unless a permitted or conditional use has been established.
	3. 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 product ion.

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

A. Recreation resort zones shall be established on the city zoning map 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.

1. Development standards within the recreational resort shall be as set forth below.
	1. Resort Zones must comply with Chapter 19 of this code when subdividing parcels or property.
	2. The development of resort zones must comply with chapter 21 of this code.

DEVELOPMENT STANDARDS IN RECREATION RESORT ZONE:

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|  **Lot Standards**:  |  |
|  Minimum lot area | 20,000 square feet |
|  Minimum lot width | 180 feet |
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| **Building Standards**: |  |
|  |  |
|  Maximum height-main building |  35 feet see footnote 1 |
|  Maximum height-accessory building |  20 feet |
|  Building coverage |  50 percent per site plan |
|  Minimum distance between buildings |  20 feet |
|  |  |
| **Setback Standards**: |  |
|  |  |
|  Any building- front |  25 feet |
|  Garage or parking building-front |  30 feet |
|  Main building- rear  |  10 feet |
|  Accessory building- rear |  10 feet |
|  Interior side yard- any building |  10 feet |
|  Any building- street side yard |  25 feet |
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Notes:

* 1. Except a greater height may be approved subject to a conditional use permit.

C. An application for a zone map change to recreation resort zone shall be accompanied by a completed preliminary site plan application. An approved final site plan shall be required before construction or site work in a recreation resort zone.

#  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 as set forth:

1. Site plan approval will require off-street, improved parking as follows:
2. Residential units- 2 parking spaces
3. Short term rental units- 1parking space per sleeping room
4. Landscaping and screening:
5. A landscaping plan shall be submitted as part of the Site plan for approval.
6. Motor vehicle access:
7. Road width and design will be determined in accordance with City Standards and Specifications.
8. Off-site parking is required.
9. Emergency vehicle access must be provided to all locations.
10. Signs:

1. Signs in the Resort Zone shall comply and conform to Chapter 22 of this code.

1. . Supplementary development standards:
2. Supplementary and additional standards may be required after preliminary Site Plan review.