

Recreation Commercial (RC)

Intent:

The intent of the Resort Commercial (RC) Zone is provide for the exclusive development of commercial recreation and resort facilities, including but not limited to,

- residential units of various types
- commercial uses designed to serve and provide for the convenience of guests and visitors
- destination recreation amenities and opportunities

in a more creative and imaginative fashion than generally is possible under conventional zoning.

A. Lot and Site Requirements

Except as otherwise provided in this code, no building permit will be issued for uses allowed in this zone unless such lot is has the area, width, depth and frontage as required.

Lot Coverage

Maximum lot coverage for structures, roads, driveways and parking areas shall not exceed 50%.

Floor Area Ratio

The floor area ratio is the total square feet of a building divided by the total square feet of the lot the building is located on.

In the Recreation Commercial (RC) zone the maximum floor area ratio on any lot shall not exceed *(To Be Determined)* measured exterior wall to exterior wall.

Setbacks

Unless otherwise indicated below, on a recorded Plat or an approved Site Plan the minimum Setbacks shall be:

| | |
|---------------|---------|
| Front Setback | 30 FEET |
| Side Setback | 15 FEET |
| Rear Setback | 20 FEET |

Height

The maximum height for all structures shall be fifty feet (50') above existing grade.

B. Approvals Required

Prior to any development activity, the applicant shall receive the following approvals:

1. A positive recommendation for a rezone to Recreation Commercial (RC) and a Master Plan Development from the Eastern Summit County Planning Commission.

2. Approval of a rezone to Recreation Commercial (RC) and a Master Plan Development from the Summit County Council.

C. **Master Planned Development Standards**

Prior to final approval of an application to rezone a property to RC, the applicant shall receive approval of a Master Planned Development application and associated Development Agreement. Standards for approval are as follows:

1. The Resort Recreation Commercial development shall be designed and developed in a manner that addresses/mitigates adverse consequences to existing development in the immediate vicinity of the project site.
2. Site planning on the perimeter shall provide for the protection of the surrounding areas from potentially adverse influences within the development, including flooding, erosion, subsidence, sloping of the soil or other dangers, annoyances or inconveniences. Condition of the soil, groundwater level, drainage and topography shall be appropriate to both kind and pattern of use intended.
3. Whether existing or proposed utility and public services will be adequate to support the proposed Master Planned Development at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources
4. All properties shall have frontage on and vehicular access from a dedicated street unless the Summit County Engineer has approved an alternative access.
5. All properties shall have a secondary point of access/emergency access unless otherwise mitigated to the satisfaction of the Summit County Engineer.
6. All outdoor lighting shall be down directed and shielded toward the object it is lighting. Illumination of the United States Flag is exempt from this provision.
7. A landscape plan shall be reviewed and approved by the Planning Commission.
8. Off-street parking shall comply with the provisions of this Code.
9. Signs shall comply with the provisions of this Code.
10. Recreation Commercial developments shall be designed to integrate into the topography of the site, shall make suitable provision for the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas and shall be designed to use and retain these natural features and amenities to the best advantage. The Commission and/or Council shall ensure that the public welfare and safety is preserved and that provisions are made for harmonious and appropriate development of the land by requiring, as needed, the following:
 - a) Preservation of significant natural features as defined by the Planning Commission, such as vegetated areas, hilltops, watercourses and archaeological and historical sites;
 - b) Architectural plans of building design in addition to a comprehensive plan for the development;
 - c) Proof of adequate sanitary sewage and water systems;
 - d) Adequate fire protection;
 - e) Schedule of plan implementation
 - f) Additional mitigation measures to address issues of public health, safety and welfare.