

17.14.020: GENERAL REQUIREMENTS:

- A. Property shall be rezoned through the county rezone process (section [17.02.060](#) of this title) prior to the master plan submittal.
- B. Development within the RR zone shall adhere to the standards set forth in this land use ordinance and the Utah condominium ownership act as set forth in Utah Code Annotated title 57, chapter 8, as amended.
- C. In order to support the intended recreational uses of the RR zone and allow for open spaces and buffer zones within proposed developments, the minimum acreage within the zone is two thousand (2,000) acres.
- D. Properties adjacent to an RR zone property and wishing to rezone to the RR zone must either:
1) meet the RR zone requirements independently; or 2) establish agreements between the property owners' association and submit for amendment of the master plan of the adjacent RR zone property.
- E. The primary uses shall be resort and recreation oriented, and shall include, but not be limited to, ski and/or golf facilities and at least one residential/commercial core village. For clarification of this section, the following definition shall be used:
1. A ski area as a minimum shall include not less than two (2) double chair lifts.
 2. A golf facility shall be as a minimum a certified regulation eighteen (18) hole golf course with not less than par seventy (70) as per the USGA.
- F. Culinary water, sewer, power, telecommunications, and other utility services shall be provided by central systems serving the entire master plan development area (e.g., service districts, private companies, public utilities, etc.).
- G. Construction, development, maintenance and snow removal on interior roads shall be the responsibility of the developer and, as appropriate, will become the responsibility of the property owners' association, as defined in the development agreement.
- H. The county shall require such an arrangement of structures and open space within the RR zone as necessary to assure that the purpose of this zone is achieved:
1. In no case shall total coverage of hard surface development, buildings and structures be greater than ten percent (10%) of the total project area.
 2. Perimeter fencing of homesites and development parcels will not be permitted.
 3. The county may require perimeter fencing of the property boundary, as necessary.
 4. Commercial areas should provide the density, building mass, scale and visual feeling of a pedestrian mountain resort community.
 5. A buffer zone of open space, setbacks or yards between the RR zone and adjacent land, with noncompatible uses, shall be required in accordance with applicable state or local laws.
 6. Subdivision boundaries within the RR zone shall conform to county lines.

7. Unit clustering is encouraged, especially in commercial or "village" areas. (Ord. 2004-10, 8-10-2004)