

5.11 MOUNTAIN RECREATION DEVELOPMENTS

5.11.1 Intent

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Mountain Recreation Developments may be constructed only in those zones in which they are specifically a permitted use and shall be subject to compliance with the following conditions and procedures.

5.11.2 Permitted Uses

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Uses permitted in a Mountain recreation development shall be limited to the following:

- A. Mountain recreation vehicle courts subject to all design and improvement standards for such uses as adopted by the County.
- B. Restaurants, gasoline service stations, convenience food stores, bait shops, and similar commercial establishments when included as an integral but incidental part of a mountain recreation vehicle court.
- C. Guest cabins.
- D. One-family dwellings, conventional construction and factory built when used as a caretaker dwelling subject to the conditions of [Section 3.3.26](#) of this Code. Also, customary residential accessory structures.
- E. Camping and picnic facilities.
- F. Driveways, streets, parking areas, common storage areas, landscape features, and similar uses and structures.
- G. Recreation vehicle watering and sanitary dump stations.

5.11.3 Area Requirements

Each development shall contain not less than four (4) acres.

5.11.4 Approval Procedure

Planned mountain recreation projects shall be approved as required under [Section 5.14](#).

5.11.5 Plan Required – Content

A detailed site plan of the proposed development shall be submitted. Said plan shall contain the following:

- A. A site plan showing the location of all buildings and facilities proposed for the development and designating the intended use of all areas.
- B. Engineering plans showing the location of proposed water and sewer lines and facilities, fire hydrants,

and utilities.

5.11.6 Design Requirements

The layout and design of the development and the content of all required plats, engineered plans, and other required submissions shall be in accordance with County standards.

5.11.7 Water Rights Requirements

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Satisfactory evidence of title to a permanent water right from a reliable water source in the amount necessary, as determined by the County, to meet minimum State Health requirements for all features of the project shall be submitted.

5.11.8 Improvement Requirements

The following improvements shall be installed in the developments, provided that where a particular improvement is inapplicable for the project proposed, the County may waive the requirement. All required improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be required as a condition of approval. Said assurances shall be in accordance with the provisions of [Section 7](#).

- A. Streets, driveways, and off-street parking areas.
- B. Drainage and flood control structures and facilities.
- C. Water and sewer mains, both on-site and off-site.
- D. Culinary water supply and domestic sewage disposal facilities.
- E. Fire hydrants.
- F. Gas, electric, and telephone lines.
- G. Landscaping in the open space area.
- H. Fences, walls, and all other common areas, facilities, systems, and structures proposed for the development as shown on the final plans.
- I. Common storage area (when applicable).
- J. Overhead lighting.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a mountain recreation development.

5.11.9 Required Documents

The following documents shall be prepared and submitted by the developer for each development, provided, that where a particular document required under this Section is inapplicable for the particular project proposed, the

County may waive the requirement.

- A. Documents indicating satisfaction of water rights, water supply and sewage disposal requirements.
- B. Development agreement.