

F. Dude Ranch or Destination Resort

All dude ranch or destination resort shall comply with the standards of this section:

- 1.** Accommodation units may be provided for temporary overnight occupants or for employees;
- 2.** Accessory facilities may include restaurants, gift shops, employee housing, equestrian facilities and health spas;
- 3.** Visual impacts of structures and parking as viewed from public rights-of-way and high use areas shall be substantially mitigated through use of building siting, screening, landscaping or increased setbacks;
- 4.** Utilize earth-tone colors with low light reflective values that minimize contrast with the surrounding landscape;
- 5.** The proposed project and accommodations density shall be compatible with the surrounding land uses and suitable for the proposed site;
- 6.** Utilize indigenous, regional architecture styles and materials;
- 7.** Provide adequate public facilities and services based on the type and scope of the development proposed; a private water and/or sewerage system may be required where the capacity of available public water system and/or sewage treatment system is insufficient to serve current zoned density;
- 8.** Provide public trail and/or road right-of-way dedications as necessary to maintain historic access to public lands;
- 9.** Limit the height of all accommodations units to 24 feet and the main lodge structure to 35 feet;
- 10.** Limit the number of primary structures on site to an average of one (1) per 5 acres;
- 11.** Incorporate varied roof lines and wall off-sets as necessary to break-up the perceived mass and scale of all structures larger than a typical single family home;
- 12.** Provide complete food service for all guests;
- 13.** Provide a recreational amenity package suitable for the scale of the project.
- 14.** Signs allowed on site shall comply with the requirements of Sec. 6.5, provided, however, that:
 - a.** Maximum allowable signage, defined as the aggregate total square footage of signs onsite, shall be as determined by the Planning Commission up to a maximum of 192 square feet, provided that no individual sign shall be larger than 92 square feet; and
 - b.** Signs that are not visible from off-site shall not be considered in the maximum allowable signage.
- 15.** The density of accommodations units shall be limited to one (1) per 2.5 acres, and the average size of all accommodations units shall not exceed 600 square feet; provided, however, that the County may permit bonus density up to one (1) unit per acre and/or bonus average unit size, where the County specifically finds that a proposed development will provide significant and substantial public benefit, as compared to alternative uses for the subject property, by exceeding county standards with respect to:
 - a.** Protection of sensitive lands on the site;
 - b.** Dedication of view shed easements across the property from high public use areas;
 - c.** Dedication of 80 percent or more of the site as open space;
 - d.** Protection and enhancement of wildlife habitat; and
 - e.** Diversification of the local economy.