

## 16-15-030 Land Uses, Density and Intensity Allowances/Bonuses.

Morgan County requires that all MPDR proposals meet the following criteria.

1. Dedication and Preservation of Viewsheds and Environmental Features of the Area. The preservation of viewsheds shall, when possible, include the retention of all or major portions of all meadow and hillside viewsheds, all ridgelines, and significant environmental features such as all waterways and non-jurisdictional wetlands, wildlife habitat, wildfire hazard areas, historic and cultural artifacts, and geologic features. This is to be accomplished by, among other things, minimizing the removal of vegetation from the site and the amount of over-lot grading required to fit the project into the natural landscape. These important features of the pre-development landscape shall be identified on the applicable land use plan map or by field inspection at the time of a development application.
2. Consistency with Desired Neighborhood Character. Development shall be compatible with the desired community character, development patterns and policies identified in the Morgan County General Plan. Development shall ensure economy of service delivery not only for Morgan County and any service districts, but also to residents and businesses of the development. At least 60% of the total development parcel(s) that exceed base density shall be maintained as open Space in a manner that is consistent with the goals and objectives of the General Plan and Land Management Code.
3. Neighborhood Recreation Facilities. Development shall provide appropriate neighborhood recreation and trails facilities, in terms of location, type, and variety, that meet specific neighborhood resident demands that will be generated by the development project. The areas designated for such uses shall not simply be left over Spaces within a development. They shall be appropriate in terms of size and quality for the intended use. The specific recreation and trails facilities provided shall be adequate to satisfy neighborhood demand. While consideration will be given to standards established in the Code, the unique characteristics of the neighborhood shall be taken into consideration in determining specific requirements. The long-term care of these facilities shall be the responsibility of the developer or subsequent residents of the project. The adopted MPDR Plan (development agreement) shall determine permitted and conditional land uses. Commercial uses, other than home occupations and agriculture uses, are not permitted outside of designated (will each MPDR plan designate or will there be a land use map??) Town, Resort, and Village Centers, and Commercial areas identified on the Land Use Plan Maps (Morgan County has none) and Detailed Master Planned Areas approved by Morgan County.
4. Permitted uses within Town, Resort, and Village Centers nodes include:
  - a. Single family dwelling units; two family dwelling units; multi-family dwelling units, mixed residential/commercial development; short-term nightly rental of residential dwelling units; home occupations; pedestrian and equestrian trails and new open Space.
  - b. Those uses specifically identified on an adopted Detailed Master Plan for all or a portion of a Community Area.
  - c. Those uses that are consistent with the Morgan County General Plan.
5. Conditional Uses shall be determined by the adopted MPDR Plan (development agreement). Examples of conditional uses are appropriately designed and developed commercial. There must be a determination that the specific commercial use is appropriate at the proposed location and compatible with the surrounding neighborhood.