Chapter 104-11 Commercial Valley Resort Recreation Zone CVR-1

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Sec 104-11-1 Intent and Purpose

a. The purpose of this CVR-1 zone is to provide locations where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.

b. CVR-1 Zone recognizes and provides for the orderly development of certain properties as a tourist, recreation, hospitality, business and gathering destination and may include a cohesive and complimentary mixture of land uses including commercial, residential, and recreation.

c. In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general sitting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission.

Sec 104-11-2 Submittal Requirements

Detailed plans shall be filed with planning division staff for review. Site plan submittals shall include all requirements set forth in this chapter, including fully dimensioned architectural elevations, in color, of all proposed structures.

Sec 104-11-3 Permitted Uses

The following uses are permitted in the Commercial Valley Resort Recreation Zone CVR-1:

	CVR-1	
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P	
Art gallery	P	
Bank	P	
Bookstore/newsstand	P	
Beauty shop/barbershop	P	
Day spa/fitness center	P	
Deli/small grocery store	P	
Florist shop	P	
Gift shop, boutique	P	
Music and video store	P	
Restaurants, excluding those with drive-up windows	P	
Restaurant: fast food, excluding those with drive-up windows	P	
Sporting goods store	P	
Sports clothing store	P	
Public and private swimming pools	P	
Recreation resort complex	P	
Tavern	P	
Vendor, short term	P	
Bed and breakfast inn	P	
Bed and breakfast hotel	P	
Dry cleaning pickup station	P	
Dwelling unit, when a part of a recreation resort development	P	
Horse rentals (up to ten horses per acre, if stabled), horse feed store and haystack yard	P	
Indoor facilities for rental to clubs, private groups, parties and organizational groups for recreation activities, including dancing	P	
Liquor store	P	
Medical/dental office	P	
Outfitters base camp	P	
Pet grooming and supply store	P	
Real estate office	P	
Ski equipment, snowmobile, boat, and bicycle rentals	P	
Short Term Rentals pursuant to Title 108-7	P	
Outdoor skating rink (ice or roller)	P	

	CVR-1	
Accessory building incidental to the use of a main building; main building designed or used to accommodate the main use to which the premises are devoted; and accessory uses customarily incidental to a main use	P	
Skateboarding course	P	
Nordic ski trails	P	
Equestrian trails	P	
Public parks	P	
Miniature golf	P	
Conference/education center	P	
Condominium rental apartment, including lockout rooms	P	
Gazebo, pavilion	P	
Time share condominiums including lockout rooms	P	
Travel agency	P	
Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use	P	
Residential property rental and management agency	P	
Service stations	P	
Reception/banquet facilities	P	

Sec 104-11-4 Conditional Uses

a. Public utility substations.

Sec 104-11-5 Additional Design Requirements

To meet the intent of this chapter the following design standards are required:

a. All projects shall consist of a minimum of twenty percent gross square footage of buildings are commercial area.

b. A minimum of 50% of building ground floor square footage must be commercial/service space.

c. Multiple or mixed uses shall be allowed in a single building. For example, a building housing apartments may also include restaurants, gift shops and sports clothing stores.

d. In approving site plans, the land use authority shall find that proposed buildings and uses are sized in proportion to the recreational amenities for which they will provide goods and services. For example, a recreational project may have a small grocery and sporting goods store, but neither should be sized to be an attraction independent of the provided recreational amenity. In other words, the recreational amenity remains the attraction.

Sec 104-11-6 Minimum Overall Project Development Area, Width, And Yard Regulations

a. ***Area.*** The following minimum overall project development area is required for the uses specified, but never less than two and one-half acres:

USE	AREA
Condominium rental apartment dwelling or other overnight lodging use:	7,500 square feet of overall net developable area, as defined in Section 101-2-21-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Dwelling unit, if approved as part of a Master Planned Development agreement:	7,500 square feet of overall net developable area, as defined in Section 101-2-21-7, per building, plus 2,000 square feet of overall net developable area for each dwelling unit in excess of two dwelling units per building.
Lockout sleeping room:	500 square feet of overall net developable area.
Other uses:	None

b. ***Width.*** 150-foot minimum overall project development width is required, as measured at the yard setback and the street frontage.

c. ***Yard setback***. The minimum yard setbacks from the overall project development boundary are as follows:

YARD	SETBACK
Front:	30 feet
Side:	20 feet minimum, except as otherwise required by this or any other county ordinance. 30' min when adjacent to residential zone
Rear:	20 feet minimum, except as otherwise required by this or any other county ordinance. 30' min when adjacent to residential zone

d. ***Building height.*** The maximum height for a building shall be 35 feet

Sec 104-11-7 Signs

Signs shall be as permitted in title 110 Signs.