

Sec. 15-1-47.1. Recreation Community District.

(A) *Purpose.* The purpose of the Recreation Community District (RCD) is to further the intent of the Show Low general plan to:

(1) Promote the development of high quality, stable and environmentally compatible residential areas that contain necessary ancillary commercial, public and semi-public facilities and services. Additionally, such mixed use areas shall be associated with golf or other significant recreational uses.

(a) Support various housing types located by appropriate and specific buildable areas.

(b) Create quality development standards which provide a variety of options.

(e) Encourage and promote the development of lodging, resort and retreat use areas that are compatible with adjacent land uses.

(d) Encourage neighborhood businesses, offices, services and retail uses to be located adjacent to collector streets and other suitable locations.

(2) Continue to emphasize recreation as a major attraction to Show Low's residents and tourists by providing, protecting and improving public and private recreational opportunities to meet projected neighborhood, community and regional needs.

(a) Promote outdoor recreational activities as an amenity to residents and visitors.

(b) Encourage greenbelts and open spaces in developing areas that will connect with existing local, regional and national forest open space.

(3) Minimum site area. A minimum of three hundred (300) acres of contiguous land shall be required, unless the city council finds that a site containing less acreage than the minimum required is suitable as a Recreation Community District by virtue of its unique topography, historical character of other features and the uniqueness of the proposed development use and design.

(B) *Permitted uses.*

- (1) All uses permitted in single-family and multifamily residential districts, excluding the mobile home district, subject to the restrictions, conditions and limitations outlined herein.
- (2) All of the following uses, other than outdoor facilities, shall be of permanent construction type. Manufactured housing or structures are prohibited.
 - (a) Buildings containing apartments, condominiums, townhouses, patio homes and other attached and semi-detached and detached residences.
 - (b) Quasi-public uses, churches and parish houses, child and adult day care, schools, and professional occupations which are ancillary and subordinate to a residence.
 - (c) Attached or detached dwelling or room for guests with full living accommodations, which is subordinate to a residence. Such an accessory dwelling when associated with a principal residence situated on a lot smaller than twenty thousand (20,000) square feet may be an efficiency unit only (i.e., combined living and sleeping room) and no larger than seven hundred (700) square feet. Setbacks for detached guest quarters shall conform with CC&Rs, but shall be no less than twenty (20) feet from any side or rear property line.

Any such accessory dwelling, when associated with a principal residence situated on a lot twenty thousand (20,000) square feet or larger that is limited to a maximum of forty (40) percent disturbable area may be larger than seven hundred (700) square feet and need not be an efficiency only. Such accessory dwellings that are detached and equipped with full living accommodations shall not be counted towards the allowed number of total dwelling units for the project.

- (d) Inns, bed-and-breakfasts, lodges, retreat and resort hotels, and related businesses, and ancillary facilities, indoor and outdoor restaurants and lounges, meeting rooms, rental and time-share cottages, casitas and guest rooms.
- (e) Real estate sales offices, rental offices, information centers, model homes used for the sale, resale and management of the RCD properties.

- (f) Office and nonresidential buildings not exceeding two (2) stories or thirty-five (35) feet, in height, for specialty retail, neighborhood groceries, personal services shops, pro shops, and other related support businesses scaled to meet the needs of the community.
 - (g) Private and semi-public recreation clubs and attendant uses and facilities, including: golf, swimming and spa, athletic and health, tennis, croquet, skating, polo, horseback riding, country clubs and similar clubs as may be approved in conjunction with master plan, and may be allowed as an outdoor use.
 - (h) Comfort stations, cart and equipment/maintenance buildings, and community centers, clubhouses and other similar facilities.
- (3) Outdoor uses:
- (a) Plant propagation facilities for onsite landscaping purposes.
 - (b) Private, semi-public and public park facilities, including: pavilions, picnic, play and outdoor exercise areas, trails, swimming pools, fishing and water feature ponds, botanical gardens, and riding stables.
- (4) Mixed uses: To meet the intent of the Show Low General Plan and the purpose statement (subsection (A)) above, a Recreation Community District shall be comprised of a variety of uses as permitted in this section in accordance with the following minimum mixture:
- (a) Two (2) or more types of residential housing types including, but not limited to, those permitted in residential districts and those permitted in subsection (B)(2)(a) above. The types, numbers and densities of dwellings shall be as determined and approved by city council action on the RCD master plan.
 - (b) One (1) or more of the significant recreational facilities, clubs and amenities including, but not limited to, those permitted in subsection (B)(2) above and other forms of greenbelts and open space.
 - (c) Any one (1) or more of the guest lodging, food and beverage establishments, or other businesses permitted in subsections (B)(2)(d), (e), and (f) above.

- (d) Neighborhood retail uses and other nonresidential uses that include, but may not be limited to, those uses enumerated in the C-1 district. These uses may be specifically and selectively authorized as to type and size when integrated in areas designated on the RCD master plan and conform with the buffer requirements of subsection (D)(2) outlined herein.
 - (e) The city council may approve other mixtures of land uses which meet the intent and purpose of this section.
- (5) All uses and densities as specified within the Recreation Community District are subject to approval of an RCD master plan as specified in subsection (C), application and development plan, and subsection (D), development standards as specified in this section.
- (C) *Application and development plan.*
- (1) *Zoning.*
 - (a) An application to establish a RCD zone shall be processed in accordance with the rezoning procedures outlined in section 15-1-31 of this Code.
 - (b) Master plan. The request for RCD zoning shall be accompanied by an RCD master plan.
 - (c) The master plan may be conceptual in nature, but should sufficiently document graphically and otherwise the nature and mix of residential, nonresidential and recreational/open space uses. The master plan shall include the following:
 - 1) Identification and approximate location of residential and nonresidential uses by planning sub-area.
 - 2) Individual planning sub-areas shall demonstrate the use types and ranges of the maximum residential densities and general intensity of nonresidential uses. Residential densities of each planning area shall not exceed the cumulative total of actual developed dwelling units permitted by the RCD master plan.
 - 3) Conceptual plans and/or reports identifying design compatibility and preservation techniques intended for landscaping, natural features, screening, lighting, and

other site/building design elements in the RCD master plan.

(2) *Preliminary development plan.*

- (a) Upon approval of an RCD master plan by city council, a preliminary development plan shall be submitted for residential platting which may be submitted in phases.
- (b) All preliminary development plans shall be prepared in substantial conformance with the approved RCD master plan.
- (c) Preliminary development plans for residential subdividing shall conform with the requirements and procedures of section 15-1-47(G) and (H) of the city code.

(3) *Final development plan.*

- (a) Application for final development plan approval may be submitted following city council approval of the preliminary development plan.
- (b) Final development plan approval for residential subdivisions shall conform with requirements and procedures of section 15-1-47(I) of the city code.
- (c) Final plan approval under the RCD zone shall constitute final plat approval under city subdivision regulations and recorded with Navajo County in the same manner as a final plat.
- (d) Final development plans for nonresidential sites shall conform with the plan review requirements and procedures of section 15-1-33 of the city code.
- (e) Where a subdivision plat contains highly sensitive or significant natural features, "no build" restriction areas shall be placed within designated boundaries on the final plat for their preservation. "No build" restriction areas for highly sensitive natural areas shall be used to ensure preservation of such open space in perpetuity. To further protect sensitive natural areas, "nondisturbable area envelopes" may be used, the locations and sizes of which shall take into account preservation of the view corridors from both common areas and from individual lots to the fullest extent practicable. These "no build" areas may include, but are not

limited to significant features such as major rock outcrops, mature stands of trees, or drainage areas within the site.

- 1) If it is found that a significant portion of the site and/or lots are to be labeled with "no build" restrictions, a separate map depicting these areas may be required as separate from the final plat.
- 2) The "no build" area(s) shall not require legal descriptions, but shall be recognized by the planning and zoning administrator as an approved document to be used to review development plans of individual lots or tracts. Minimum areas, stated as square footage, shall be noted for each lot or tract. The building permit applicant shall indicate on a site or plot plan, the same identifiable "no build" areas outlined on the final plat for that lot or tract.

(D) *Development standards.* All Recreation Community Districts shall meet the following development standards:

- (1) *Landscaping.* This landscape section shall apply to the entire area of sites where no significant native vegetation and trees exist. The undisturbed portion of sites which meet the following criteria shall be exempted. If the site contains significant stands of mature trees, and special care is given to remove only those trees and shrubs where approved improvements are to be constructed, and a conscientious effort has been made to preserve the surrounding natural vegetation, then the portion of the site which has not been disturbed shall be deemed to be landscaped and is exempt from the requirements of this section. For the purpose of this section, undisturbed shall mean areas where no native vegetation has been removed and no grading or other damage to the native surface has taken place.
 - (a) *Single and multifamily residential.* Single and multifamily development shall maintain a "nondisturbable area envelope." The envelope is to ensure minimal disturbance of the natural grade and vegetation of areas outside the envelope. The total area of the disturbable area envelope (excluding pedestrian walkways, parking areas and courtyards) shall be no greater than forty (40) percent of the area of the single-family lot or multifamily residential (townhouse, condominium) development. All disturbed areas not taken up by structures or other impervious surfaces shall be re-vegetated with native or commonly

accepted equal trees, shrubs and other vegetative ground cover.

(b) *Nonresidential.* A minimum of thirty (30) percent of each lot or site shall be landscaped, which at a minimum shall include the following:

- 1) The required front and street side yards shall be entirely landscaped, except for necessary driveways, parking areas and pedestrian paths. Such landscaped areas shall be planted, with a minimum of one (1) fifteen-gallon tree and two (2) five-gallon shrubs per fifty (50) linear feet.
- 2) All parking areas for four (4) or more vehicles shall contain landscaped islands at all entry/exit points to the parking area, at ends of parking aisles and between lengths of twelve (12) parking spaces in a row; such landscaped islands shall have a minimum width of seven (7) feet and a length equal to that of the adjacent parking space; such landscaped islands shall be planted with a minimum of one (1) fifteen-gallon deciduous tree and three (3) five-gallon shrubs.

(c) *General requirements.*

- 1) In addition to the minimum on-site landscaping, the areas in public street rights-of-way not used for vehicular or pedestrian traffic and lying adjacent to individual properties shall be landscaped; such areas shall contain one (1) fifteen-gallon tree and three (3) five-gallon shrubs for every fifty (50) feet of lineal street frontages unless native vegetation is maintained in its natural state as approved and set forth in subsection (D)(1) above. Plant species shall be used that are noninvasive to underground utility lines. Such trees and shrubs may be clustered and located within the street right-of-way or partially within the adjacent ten (10) feet of the site. Adequate vision clearances at driveways and street intersections shall be maintained.
- 2) All landscaping shall be compatible with adjacent properties within the RCD. All trees, shrubs and ground cover should be a high altitude tolerant native or commonly accepted equal species.

- 3) Rock material used in landscaping shall be subordinate to and not a substitute for plant material.
- (2) *Buffer.* Buffers are required at district boundaries and to separate dissimilar uses within a RCD project. Buffers specified herein should not be viewed as an additional requirement above and beyond respective building setback requirements. Required building setbacks constitute a portion of the required buffer.
 - (a) Minimum natural and/or enhanced landscape buffers between any residential and nonresidential uses shall be a minimum of twenty (20) feet. At zoning district boundaries, this buffer shall be a minimum of thirty-five (35) feet.
 - (b) Buffers between adjacent land uses may be required by the city council to obtain greater separations than the specified setbacks required in the land use designation where necessary to protect existing adjacent residential, business, commercial or industrial uses.
 - (3) *Screening.* The following screening regulations are provided to mitigate unsightly areas, objects and equipment, and to provide privacy between dissimilar uses. Screening, where required, shall be the responsibility of the property owner.
 - (a) Outdoor storage of materials, equipment, vehicles, trailers and similar items, outdoor refuse container areas, ground mounted mechanical equipment, loading docks and service bays shall be screened from view with materials compatible with the architecture of the principal building on the same site pursuant to subsection (D)(6).
 - (b) Nonresidential parking areas shall be screened from street view by a three-foot high screen consisting of masonry or other type walls, earth berms or dense landscaping, or a combination of two (2) or more of these elements. Such walls or earth berms shall be enhanced by appropriate vegetative landscaping materials. Such walls shall be designed to be compatible with the architecture of the principal building on the same pursuant to subsection (D)(6) building, structures and site design.
 - (c) Where any nonsingle-family lot line adjoins a single-family residential lot, a six-foot high solid material fence shall be constructed along the property line in addition to the

landscaped buffer required in subsection (D)(2) herein. Similar screening may be required between other dissimilar uses, as determined by the planning and zoning administrator or designee.

- (d) Openings no greater than six (6) feet wide in screening walls and buffer landscaping necessary to facilitate pedestrian and bicyclist traffic may be required where determined by the planning and zoning administrator.
 - (e) The use of solid material fences for the purpose of privacy screening between dissimilar uses may be waived if the applicant can provide alternatives for adequate screening to be determined by performance (i.e., by completely concealing or disguising the unsightly areas, object or equipment). In all cases, the applicant shall bear the burden of proving adequacy of required screening by including renderings, photographs or plans to accompany application or building permits. Preservation of view corridors shall be treated as good cause for flexibility in the requirement for visual screening.
 - (f) Fencing around tennis courts or driving ranges shall have a maximum height of twelve (12) feet.
 - (g) Roof-mounted mechanical equipment shall be screened from view on all sides by materials that are an integral part of the design and finish of the building upon which they are mounted; such materials shall be equal to or greater in height than the mechanical equipment they are intended to screen.
- (4) *Site design and building orientation.* Site design and building orientation shall preserve the natural environment and protect the privacy of adjacent users as much as practicable. With this intent, the following standards and alternatives apply when, in the opinion of the planning and zoning administrator, alternatives or reductions will minimize the impact upon or the preservation of existing mature trees, vegetation, major rock outcrops, and riparian areas, and will not be detrimental to the use of the property or to adjacent properties:
- (a) Loading areas and service bays shall not be located on any side of any building fronting upon a street, unless such location would cause undue destruction of significant natural environmental features; if located on a side of a building

fronting upon a street, such loading areas and bay doors shall be screened from view using the same screening requirements as in subsection (D) outlined herein.

[(b) Reserved.]

(5) *Building separations and setbacks:*

- (a) Minimum setbacks for single-family residential detached structures with lots twenty thousand (20,000) square feet or greater shall conform to the AR-43 zoning district requirements of the City Code. All other single-family and multifamily developments shall conform to the setbacks in the R1-15 zoning district, except as specifically set forth herein.
- (b) Minimum setbacks for commercial developments shall meet the setback requirements of the Neighborhood Commercial zoning district.
- (c) Where more than one (1) detached, multifamily residential building occupies one (1) lot or one (1) tract or multiple contiguous tracts, there shall be a minimum separation of twenty (20) feet between such residential buildings of one (1) story and/or fifteen (15) feet in height. Such separation shall be increased by five (5) feet for each story and/or each fifteen (15) feet in height above the first story.
- (d) There shall be a minimum separation of twenty (20) feet for any one (1) story building, other than a detached, single-family residence, which is located adjacent to a single-family residence, or lot; such separation shall be increased by ten (10) feet for each story and/or each fifteen (15) feet in height above the first story and/or thirty-five (35) feet in height.
- (e) Where existing mature trees, significantly tall rock outcrops or other terrain features provide adequate privacy screening between buildings as described in subsections (D)(5)(b) and (c) above, the planning and zoning administrator may reduce the building separations and setbacks required herein.
- (f) Where special architectural design elements create privacy through the location of windows, doors, walls and private yards or courts or other design features, the building separations and setbacks required in subsections (D)(5)(b) and (c) above may be reduced if, in the opinion of the

planning and zoning administrator, the intent of this section is provided.

- (g) Where reduction of building setbacks and separations, parking and loading requirements and locations pursuant to subsections (D)(5)(a) through (f) above are desired by the applicant, the applicant must submit a site plan of existing conditions, visual analysis, construction documents or other reasonable proof in support of such reductions or deviations when filing for a building permit.
- (6) *Building, structure and site design.* It is the intent of the Recreation Community District that buildings, structures and landscaping be compatible with the natural environment and existing nearby neighborhoods within the Recreation Community District. To further this intent, the developer shall be required to form property owners' associations to review and approve the compatibility of proposed buildings, structures, walls and other screening and landscaping, site plans and grading plans. Evidence of such approval must be provided by the applicant at the time of submittal for building and grading permits. A documented determination of incompatibility shall be cause to obtain the compatibility to sign off by the property owners' association. The city's role in enforcement of compatibility shall be tied to the property owners' association's determination of compatibility or incompatibility at the building/site/grading plan permitted stages only.
- (7) *General provisions.* The provisions of section 15-1-44 shall apply unless otherwise specified herein.
- (8) *Signs.* The provisions of section 15-1-45 shall apply unless otherwise specified herein.
- (9) *Parking and loading.* The provisions of section 15-1-46 shall apply unless otherwise specified herein.
- (10) *Outdoor lighting.* The provisions of sections 15-1-71 through 15-1-77 shall apply unless otherwise specified herein.

(Ord. No. 407, § 1, 1-7-97; Ord. No. 472, § 1, 4-4-00)