

Chapter 17.32 SAR, SENSITIVE AREA RESORT ZONE

17.32.010 Objectives and characteristics.

A. The sensitive area resort zone [SAR Zone] has been established as a zone in which large-scale master planned resort communities can be established in a more creative fashion than is possible under conventional zoning. At the same time, the SAR zone preserves the spectacular beauty and natural character of the surrounding landscapes.

B. The SAR zone is designed to facilitate development in harmony with the surrounding landscape, natural formations, and vegetation. The SAR zone allows developers to create resort communities, intermixing private residences, overnight accommodations, and commercial activities in accord with resort operations and activities. A major aspect of the SAR zone is preservation of the natural feel and look of the landscape, preservation of internal and external view sheds, and emphasis on pedestrian and nonmotorized transportation within the developments themselves.

C. Characteristics of the SAR zone include:

1. Promotion of large-scale master planned resort communities;
 2. A mix of housing types including overnight accommodations, monthly rentals, employee/workforce housing, and private homes in a variety of dwelling types, including one-family dwellings, multifamily dwellings, lodges and hotels;
 3. Promotion of design concepts that minimize the disruption of ecological processes, thereby preserving the recreational and aesthetic character of the area;
 4. Building form, massing, and coloring that complements, rather than contrasts with, the surrounding landscapes;
 5. Building designs that present an appealing visual appearance;
 6. A de-emphasis on automobile travel within the development;
 7. Streets, parking areas and other automobile infrastructure that, to the extent practicable, are visually minimized;
 8. Buildings clustered together and an abundance of pedestrian and nonmotorized trails;
 9. Trail access from developments to nearby scenic and recreational areas;
 10. Significant preservation of open space;
 11. Preservation of existing topography by encouraging minimal excavation and site grading;
 12. Retail businesses primarily providing goods and services to overnight guests and to development residents;
 13. Special attention to limiting the effect of night lighting on surrounding areas and on the night sky.
- (Ord. 06-16 (part), 2006)

17.32.020 Use regulations.

A. Permitted Uses. Permitted uses include:

1. Residential:

Single-family dwellings;

Multifamily dwellings;

Condominiums;

Live/work units;

Caretaker or guard residences;

Employee/workforce housing.

2. Overnight Accommodations:

Hotels;

Condominiums/town homes;

Bed and breakfast.

3. Retail and Commercial:

Spas/personal care services;

Restaurants (indoor and outdoor seating);

Private clubs/taverns;

Conference facilities;

Recreational facilities (tennis courts, golf courses, stables, etc.);

Theaters (indoor);

Theaters (outdoor);

Recreational tour companies, outfitters and guide services;

Vehicle rental businesses (under five thousand square feet total floor space including outdoor storage);

Individual retail units (under five thousand square feet total floor space);

Grocery and convenience stores (under five thousand square feet total floor space);

Art/photo galleries;

Artisan/hand manufacturing;

Professional offices;

Home occupations;

Parking lots associated with permitted uses.

4. Public or Civic:

Municipal facilities and services;

Schools;

Public buildings and public parks.

5. Accessory:

Accessory buildings and uses.

6. Other uses as determined by the Moab planning commission to be in harmony with the objectives and characteristics of the zone, and that do not pose a potential noise, pollution, dust, dirt, odor, visual, or safety problem for guests, residents and employees within the development and within the SAR zone as a whole.

B. Prohibited Commercial Uses. Commercial uses shall be prohibited if the uses:

1. Detract from the ambiance and character of a resort area;

2. Create impediments to the enjoyment of the surrounding natural environment;

3. Visually detract from the surrounding landscape; or

4. Pose an environmental threat to wildlife, water resources, or other natural resources and attributes of the area.

Examples of prohibited uses include but are not limited to: industrial, manufacturing and warehousing businesses, automotive service facilities, retail outlets five thousand square feet or larger, gasoline and fuel stations, and freight transportation services. (Ord. 06-16 (part), 2006)

17.32.030 Area, width and location requirements.

A. Minimum Development Area. All development projects in the SAR zone must have a minimum of forty acres.

B. Area, Width, Location and Density. There shall be no area, width and location requirements within the SAR zone, with the exception that there shall be a maximum density of two dwelling units per acre. For the purposes of determining the maximum density of a development, total acreage of the development, including open space, shall be used.

C. Height Limits. Building and structure height limits shall be as follows:

1. The maximum allowable height for residential and commercial buildings and structures shall be thirty feet.

2. The maximum allowable height for accessory buildings shall be sixteen feet.
3. Wireless telecommunications towers shall be permitted provided the conditions as set forth in Moab City Code Chapter 17.76 are met and that the towers' design meets the intent of the SAR zone. (Ord. 06-16 (part), 2006)

17.32.040 Special provisions.

A. Master Planned Development Required. All development projects in the SAR zone shall be defined as master planned developments and shall follow the provisions of the master plan development ordinance.

B. Open Space.

1. A primary aim of the SAR zone is the preservation of the wide open character of Moab's enveloping desert and canyon landscape. To maintain this character, clustering of buildings and structures shall be encouraged.

2. All developments in the SAR zone shall reserve a minimum of seventy percent of the land as open space.

C. Landscaping.

1. Landscaping of open space shall be consistent with the natural vegetation and topography of the area with the exception of introduced shade trees.

D. View Shed Protection.

1. Significant natural features within the development parcel shall be preserved according to the requirements of the master planned developments ordinance.

2. All development within the SAR zone shall be developed to minimize the visual contrast of colors and materials against the surrounding natural landscape.

3. All buildings and structures within the SAR zone shall not break the horizon of nearby significant ridgelines when viewed from key observation points, as determined by the planning commission during the initial concept plan approval.

E. Streets and Streetscapes.

1. Public streets shall be designed and constructed in accordance with city of Moab Public Improvements Standards. Private streets within the SAR zone are allowed subject to the review and approval of the city engineer.

2. Streetscapes shall include narrow roads, low speed limits and other traffic calming measures where practicable.

3. Streetscapes shall be designed to minimize the visual impact of automobiles and automobile infrastructure, such as driveways, garages, and parking lots.

4. Utilizing technological advances in permeable paving within the SAR zone shall be encouraged.

F. Trails.

1. Developments within the SAR zone shall be pedestrian-friendly. Pedestrian and bicycle trails shall be extensive and shall provide a primary method of transportation within and between nodes of activity within SAR zone developments.

2. Trails shall follow the natural topography wherever practicable.

3. Pedestrian and bicycle trail systems shall provide access to trails leading to nearby recreational and scenic areas.

4. Development within the SAR zone shall provide for permanent public access to surrounding public lands and nearby recreational and scenic areas.

5. In lieu of sidewalks, developments may substitute an acceptable comprehensive nonmotorized trail system.

G. Parking.

1. Developments in the SAR zone shall be governed by the provisions of the Moab parking

requirements in Supplementary Requirements and Procedures Applicable within Zones (Chapter 17.09 of this title) with the exception of the following:

- a. Curbing requirements in Section 17.09.330(A) and (C) may be waived provided that the applicant demonstrate acceptable alternative methods of controlling and limiting pavement deterioration, controlling erosion of nearby soils, and adequate control and channeling of stormwater.
2. Parking areas shall be obscured from view as practicable. Parking areas that are colored to match and blend in with the surrounding landscape are encouraged and shall require less obscuration.
3. Parking areas shall be located on the sides or behind structures wherever practicable.
4. Accessory vehicles not stored in garages or in driveways shall be parked or stored in separate common parking areas obscured wherever practicable from vision from public roads by vegetation and landscape formations. Examples of accessory vehicles include but are not limited to trailers and vehicles towed by trailer or loaded on a truck bed.
5. Accessory vehicle parking areas shall be situated and designed to minimize visible automobile infrastructure.
6. Utilizing permeable surfaces for parking areas within the SAR zone shall be encouraged.

H. Outdoor Signs. Signage within the SAR zone shall be governed by the Moab Sign Code (Chapter 15.44 of the Moab City Code) with the exception of the following:

1. One development entry sign shall be permitted at each entrance to the development.
2. Development entry signs shall be monument or landscape wall signs no higher than eight feet above grade and limited to a maximum of twenty-four square feet (in the case of landscape wall signs, the letters, characters and logos shall be all contained within a twenty-four square foot section of the wall).
3. One development complex sign identifying the businesses shall be permitted at each entrance to the development.
4. Development complex signs shall be monument or landscape wall signs no higher than six feet above grade and limited to a maximum of eighteen square feet.
5. Outdoor commercial signs within a development shall be limited to a maximum of eighteen square feet.
6. Commercial signs shall be attached to buildings and shall be architecturally integrated into the design of the building.
7. Commercial signs shall not exceed the height of the building rooflines.
8. One outdoor commercial sign shall be allowed per business.
9. Outdoor informational signs shall be limited to a maximum of twelve square feet and shall contain no commercial messages.
10. Directional and way finding signs shall have a maximum height of six feet above grade and shall have a maximum size of four square feet. The company/business name and/or logo shall occupy no more than one square foot of the sign.
11. Outdoor commercial freestanding signs shall be prohibited within the SAR zone.
12. Internally illuminated outdoor signs shall be prohibited within the SAR zone.
13. All signs must be nonflashing and stationary. Lighted signs shall be limited to full-cutoff fixtures.

I. Lighting.

1. All outdoor lighting shall be shielded from view off-site and shall be designed to reduce nighttime glare and impact on the night sky. All outdoor lighting shall have full-cutoff fixtures.
2. All indoor lighting visible from outside shall be shielded or muted to reduce nighttime glare and impact on the night sky. All indoor lighting shall be designed to limit the emission of indoor light to the outdoors and off-site.

J. Building and Structure Design.

1. Buildings shall incorporate, within all walls over one hundred feet in length, at least four recesses, off-sets, balconies, angular forms and other features within each one hundred foot length to provide visually interesting shape.

2. Buildings and structures, including roofs, shall be complementary with the color and of the surrounding landscape and shall not visually exhibit a high degree of contrast.
3. Building and structures shall exhibit a unity of design within the development through the use of similar architectural styling elements such as rooflines, materials, window arrangement, sign location and details.
4. Buildings and structures shall utilize nonreflective materials to minimize contrast and to blend with the surrounding natural landscape.
5. Building design shall de-emphasize the garage as a principal feature of residential structures.
6. Accessory buildings shall be of the same architecture and color as the associated main buildings.
7. Outdoor storage areas for materials, trash, mechanical equipment, vehicles or other similar items shall be screened from public view by screening devices consisting of either plant material or a wall constructed of or finished with materials to match the main building of the site.
8. All developments in the SAR zone shall submit illustrative drawings and architectural drawings indicating building and structure design, color and materials as part of the master planned development approval process. (Ord. 06-16 (part), 2006)

17.32.050 Supplementary regulations.

- A. All development projects in the SAR zone must comply with the provisions of the Master Planned Development Ordinance (Chapter 17.65 of this title.)
- B. See also Supplementary Requirements and Procedures Applicable Within Zones (Chapter 17.09 of this title).
- C. See also Moab Sign Code (Chapter 15.44 of Moab City Code). (Ord. 06-16 (part), 2006)