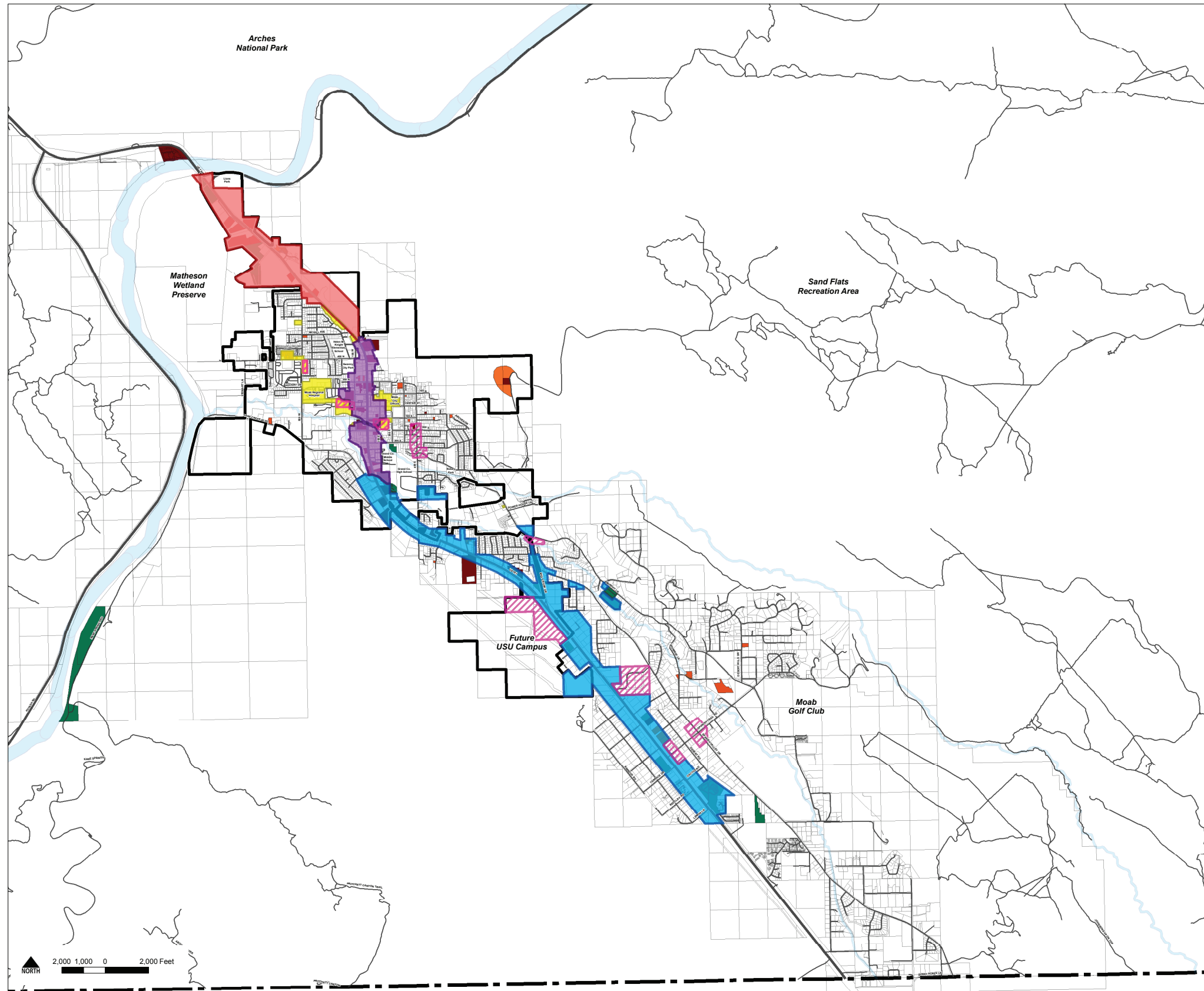


OVERNIGHT ACCOMMODATION PREFERRED ALTERNATIVE - **DRAFT** 05.03.19



LEGEND

Existing & Approved Overnight Accommodations

- Hotels
- B&Bs and short-term rentals
- RV parks and campgrounds

Planning Areas

- North of Downtown
- Downtown Center (C-3)
- Downtown Edge (C-1/C-2)
- South of Downtown
- Proposed Community Nodes

DESCRIPTION

INTENT:

Focus more intense overnight accommodations north of downtown, permit properly scaled overnight accommodations downtown, and eliminate overnight accommodation south of downtown.

DETAILS:

NORTH OF DOWNTOWN (to the Colorado River): Eliminate overnight accommodations as a use-by-right. Utilize overlay zones to establish higher performance standards addressing issues such as scale, massing, form, water and energy efficiency, and mixed use.

DOWNTOWN AREA: Eliminate overnight accommodations as a use-by-right in the Downtown Center. Existing use-by-rights to remain in the Downtown Edge areas. Utilize overlay zones to establish higher performance standards addressing issues such as scale, massing, form, water and energy efficiency, ground floor commercial, gathering areas and mixed use.

SOUTH OF DOWNTOWN: Eliminate overnight accommodations as a use-by-right.

NORTH OF THE COLORADO RIVER, KANE CREEK BOULEVARD & THE HWY 128 CORRIDOR: Eliminate overnight accommodations as a use-by-right anywhere they are currently allowed north of Colorado River to edge of Arches National Park at the intersection of Hwy 313 and US 191, along Kane Creek Boulevard and along the Hwy 128 Corridor.

COMMUNITY NODES: Develop small area plans to determine the use, scale, massing and form of distinct community destinations. These should be distinct small-scale destinations that support community services and functions.

REGULATORY TOOLS:

- Traditional Zoning
- Overlay Zones

As follow-up efforts once initial ordinance changes have been adopted:

- Form-based Codes,
- Mandatory Mixed-Use Development
- Performance Standards
- Development Caps