

US-191 CORRIDOR - SAN JUAN COUNTY SPANISH VALLEY HIGHWAY COMMERCIAL ZONING OPTIONS



Existing Zoning along US-191

INTENT: To provide a baseline comparison illustrating uses and development types if zoning is maintained as currently established.

DETAILS:
Commercial uses permitted in the Highway Commercial (CDh) zone, which extends for 1000-feet from the centerline of US-191 road right-of-way.

Highway Commercial (CDh)
Permitted uses include the following:

- Restaurant or drive-in cafe
- Hotels and motels
- New and used automobile sales
- Automobile accessories, farm machinery and equipment sales
- Nurseries and greenhouses
- Mobile home sales
- Mobile home park
- Drive-in theater
- Bowling alley and other commercial recreation facilities
- Automobile service station
- Accessory buildings and uses
- Other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.

Uses permitted as conditional uses include the following:

- All other uses including mine quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant.

Development Standards
The current zoning code contains limited development standards.

Dark Sky Ordinance
The current zoning code does not address preservation of dark skies.

REGULATORY TOOLS:

- Euclidian Zoning with Use Rights as Permitted, as Conditional Uses, or as Prohibited



Currently Proposed Zoning along US-191

INTENT: Change zoning to match the general intent and planning direction contained in the *Spanish Valley Area Plan*.

DETAILS:
Commercial uses permitted in two types of areas as defined by the *Spanish Valley Area Plan*. These include **Spanish Valley Highway Commercial (SVHC)** areas, which are controlled according to a specific zoning code, and **Flex Development** areas, which are controlled according to the proposed Planned Community (PC) zone. The specific size and configuration of each district is aligned with the land use districts established in the *Spanish Valley Area Plan*.

Spanish Valley Highway Commercial (SVHC)
Permitted commercial uses are similar to those currently permitted in Option 1, including a wide range of typical highway commercial uses such as:

- Restaurant or drive-in cafe
- Hotels and motels
- New and used automobile sales
- Automobile accessories, farm machinery and equipment sales
- Nurseries and greenhouses
- Mobile home sales
- Mobile home park
- Drive-in theater
- Bowling alley and other commercial recreation facilities
- Automobile service station
- Accessory buildings and uses
- Other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.

Conditional commercial uses include:

- All other uses than those listed.

Flex Development Areas

- In addition to the uses listed above, office, distribution and specialty residential uses, including multifamily and resort development (with buffers from commercial development).

Development Standards
Development standards addressing open space, parks, trails and common areas; storm water drainage; street and lot requirements; architecture and signage standards; fencing, buffer and screening requirements; and water-wise landscaping are established for commercial areas under each of the proposed zoning codes.

Dark Sky Ordinance
A dark sky ordinance, calibrated to match the current administrative capabilities of the County, is proposed as a separate code.

REGULATORY TOOLS:

- Euclidean Zoning
- Performance Standards



Modifications to Currently Proposed Zoning along US-191

INTENT: Reflects most of the ideas suggested by the *North San Juan County - Coalition (NSJC-C)*. Significantly limits permitted commercial uses, with a focus on small-scale, neighborhood uses similar to those currently proposed at Community Nodes in the *Spanish Valley Area Plan*. Eliminates overnight accommodations as a use by right, with consideration of Overlay Zones focused at two nodes along the highway.

DETAILS:
Does not match the vision or intent established in the *Spanish Valley Area Plan*, specifically removing large-scale commercial uses/employment opportunity uses along the highway. It is assumed that open space, parks, trails and common areas; a comprehensive road system; storm water drainage; street and lot requirements; architecture and signage; fencing, buffers, and screening; and water-wise landscaping will be addressed in a manner similar to what is suggested in the *Spanish Valley Area Plan*.

Spanish Valley Highway Commercial (SVHC)
Permitted uses suggested by the *North San Juan County - Coalition (NSJC-C)* include:

- Office space
- Studio space (dance/music/art)
- Day care facilities
- Medical/dental facilities
- Veterinary offices
- Feed stores
- Nurseries and greenhouses
- Auto repair shops
- Light manufacturing (cabinet shops, etc.)
- Storage units
- Convenience stores/small grocery stores
- Restaurants, cafes, bakeries, etc.
- Hardware/home supply stores
- Sporting goods/outdoor supply stores
- Water sports rentals
- Gas stations/electric vehicle charging stations

Flex Development Areas

- In addition to the uses listed above, it is assumed that these areas will also permit specialty residential uses including multifamily and resort development, with buffers and other transitional measures.

Overnight Accommodations
No hotels, motels, bed & breakfasts, short-term rentals, campgrounds or similar uses will be permitted as a use by right.

Such uses could be permitted as part of Overlay Districts at two nodes along the highway. Such approval will require special development conditions and the inclusion of specific community benefits to offset the impacts of overnight accommodations. Such benefits may include higher-level sustainable design criteria, mixed uses, public recreation and open space, plazas, etc. The overlay code should be similar to those recently approved by Grand County and Moab.

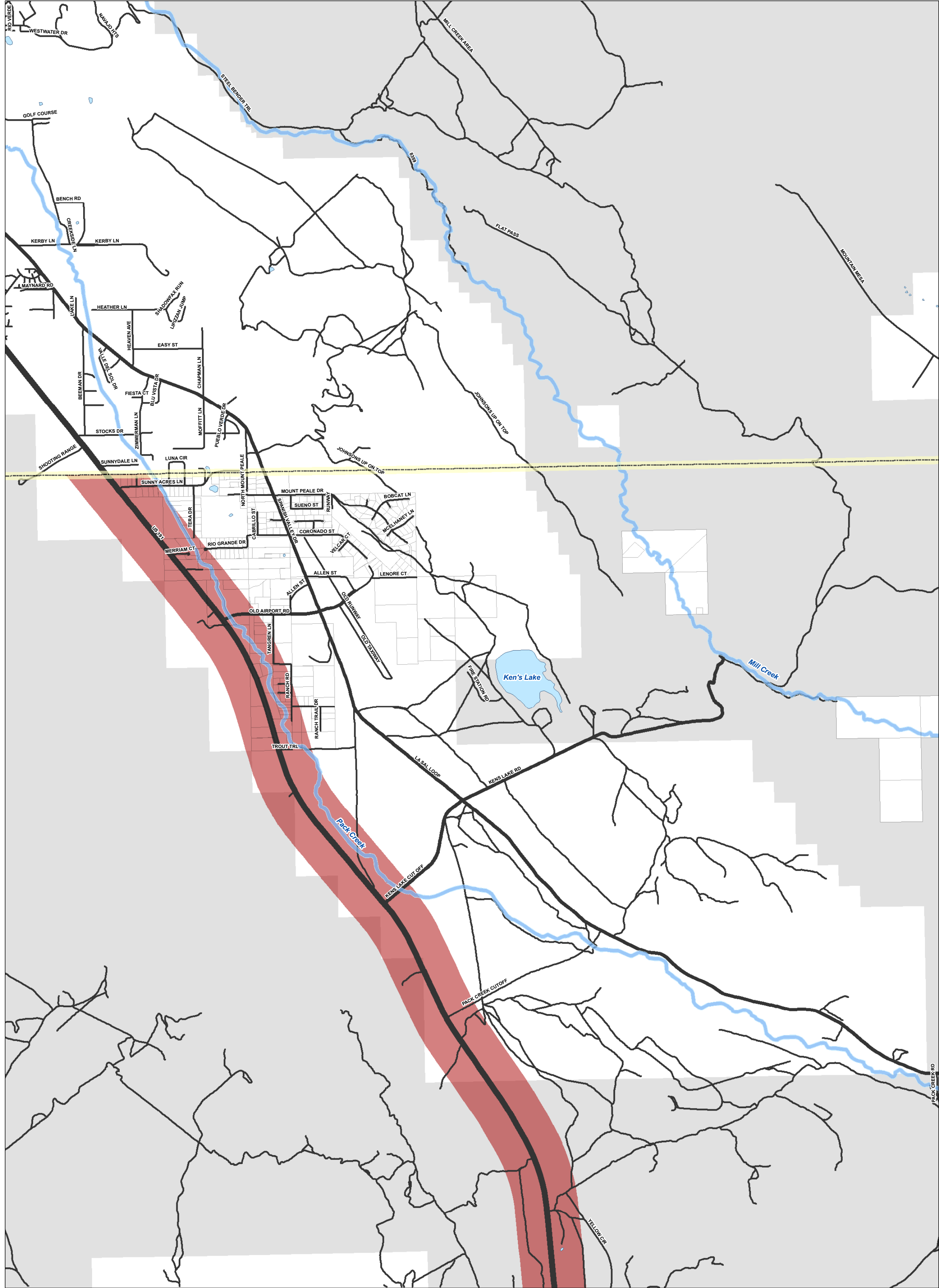
Dark Sky Ordinance
A comprehensive dark sky ordinance similar to the one adopted by Grand County and the City of Moab is included as part of revised ordinances. The proposed ordinance was provided by the *North San Juan County - Coalition (NSJC-C)*.

REGULATORY TOOLS:

- Euclidean Zoning
- Performance Standards
- Overlay Zones

US-191 CORRIDOR - SAN JUAN COUNTY SPANISH VALLEY

OPTION 1 - EXISTING ZONING ALONG US-191



INTENT: To provide a baseline comparison illustrating the uses and development types if zoning is maintained as currently established.

DETAILS:
 Commercial uses permitted in the Highway Commercial (CDh) zone, which extends for 1000-feet from the centerline of US-191 road right-of-way.

Highway Commercial (CDh)

Permitted uses include the following:

- Restaurant or drive-in cafe
- Hotels and motels
- New and used automobile sales
- Automobile accessories, farm machinery and equipment sales
- Nurseries and greenhouses
- Mobile home sales
- Mobile home park
- Drive-in theater
- Bowling alley and other commercial recreation facilities
- Automobile service station
- Accessory buildings and uses
- Other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.

Uses permitted as conditional uses include the following:

- All other uses including mine quarry, gravel pit, rock crusher, concrete batching plant, or asphalt plant.

Development Standards
 The current zoning code contains limited development standards.

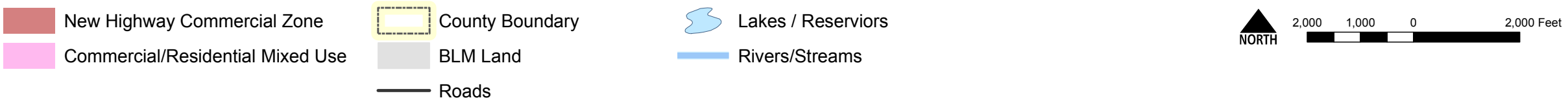
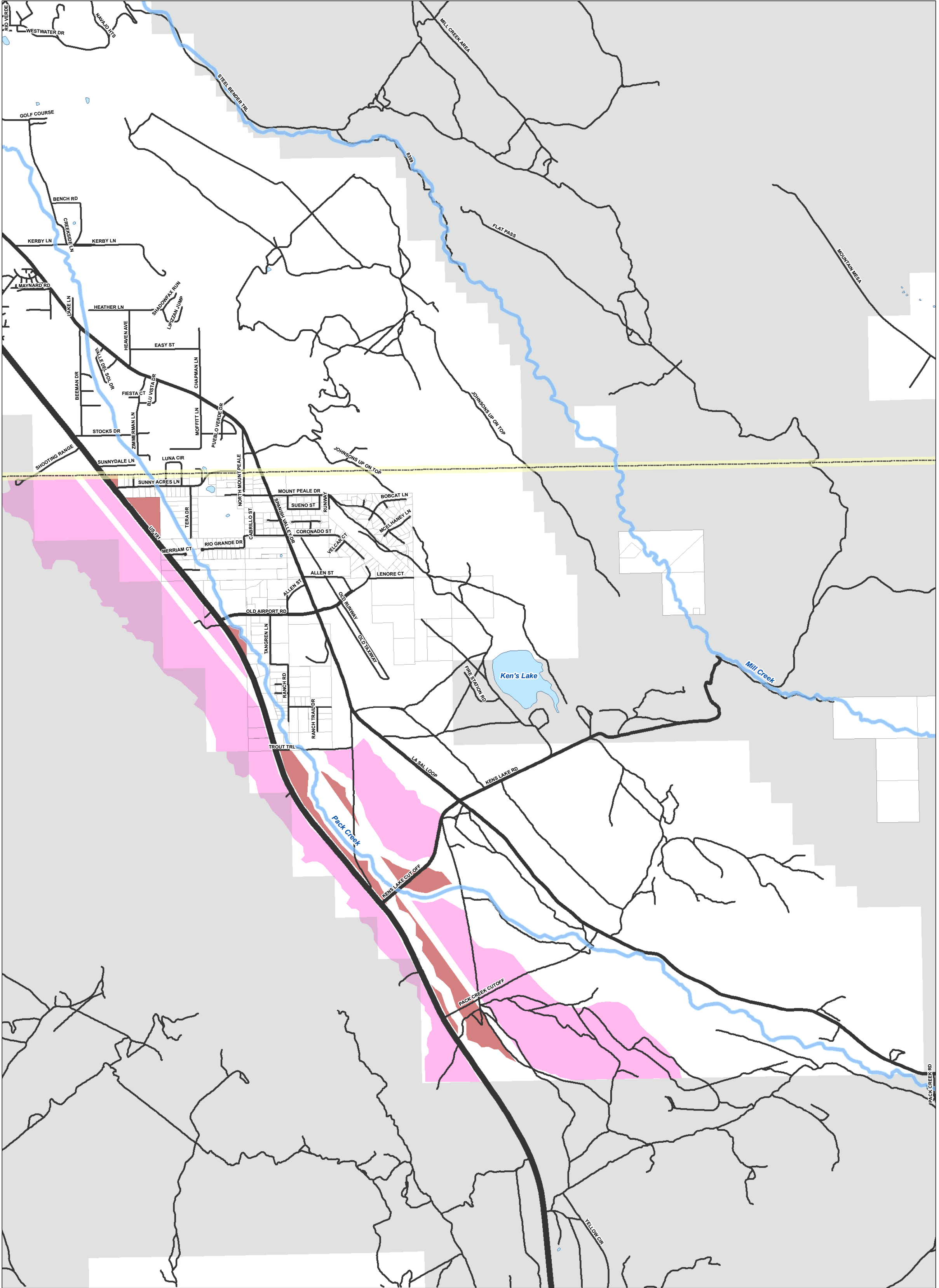
Dark Sky Ordinance
 The current zoning code does not address preservation of dark skies.

REGULATORY TOOLS:

- Euclidian Zoning with Use Rights as Permitted, as Conditional Uses, or as Prohibited

US-191 CORRIDOR - SAN JUAN COUNTY SPANISH VALLEY

OPTION 2 - CURRENTLY PROPOSED ZONING ALONG US-191



INTENT: Change zoning to match the general intent and planning direction contained in the *Spanish Valley Area Plan*.

DETAILS: Commercial uses permitted in two types of areas as defined by the *Spanish Valley Area Plan*. These include **Spanish Valley Highway Commercial (SVHC)** areas, which are controlled according to a specific zoning code, and **Flex Development** areas, which are controlled according to the proposed Planned Community (PC) zone. The specific size and configuration of each district is aligned with the land uses established in the *Spanish Valley Area Plan*.

- Spanish Valley Highway Commercial (SVHC)**
- Permitted commercial uses are similar to those currently permitted in Option 1, including a wide range of typical highway commercial uses such as:
- Restaurant or drive-in cafe
 - Hotels and motels
 - New and used automobile sales
 - Automobile accessories, farm machinery and equipment sales
 - Nurseries and greenhouses
 - Mobile home sales
 - Mobile home park
 - Drive-in theater
 - Bowling alley and other commercial recreation facilities
 - Automobile service station
 - Accessory buildings and uses
 - Other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.
- Conditional commercial uses include:
- All other uses than those listed.

- Flex Development Areas**
- In addition to the uses listed above, office, distribution and specialty residential uses, including multifamily and resort development (with buffers from commercial development).

Development Standards

Development standards addressing open space, parks, trails and common areas; storm water drainage; street and lot requirements; architecture and signage standards; fencing, buffer and screening requirements; and water-wise landscaping are established for commercial areas under each of the proposed zoning codes.

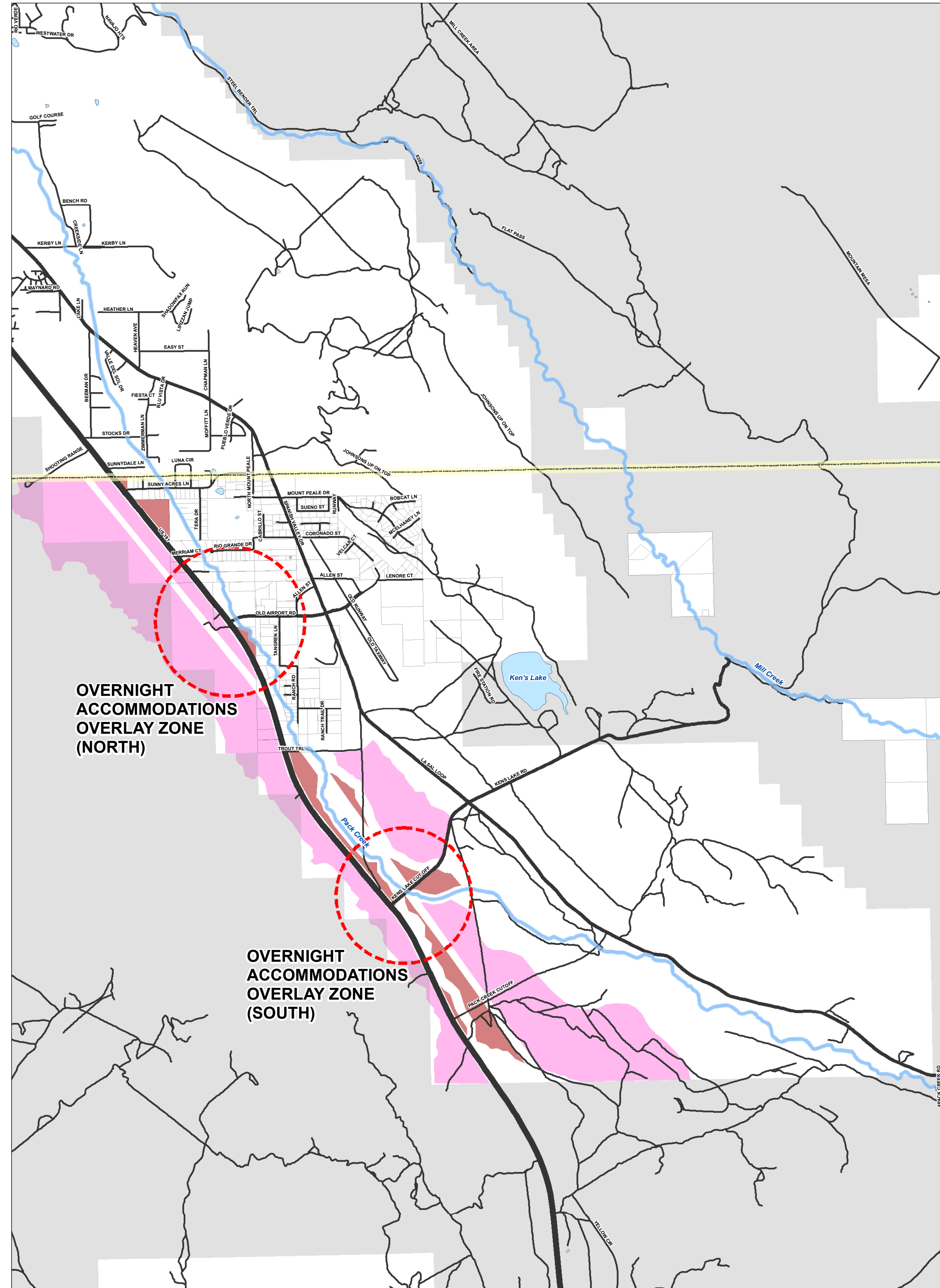
Dark Sky Ordinance

A dark sky ordinance, calibrated to match the current administrative capabilities of the County, is proposed as a separate code.

- REGULATORY TOOLS:**
- Euclidean Zoning
 - Performance Standards

US-191 CORRIDOR - SAN JUAN COUNTY SPANISH VALLEY

OPTION 3 - MODIFICATIONS TO CURRENTLY PROPOSED ZONING ALONG US-191



INTENT: Reflects most of the ideas suggested by the *North San Juan County - Coalition (NSJC-C)*. Significantly limits permitted commercial uses, with a focus on small-scale, neighborhood uses similar to those currently proposed at Community Nodes in the *Spanish Valley Area Plan*. Eliminates overnight accommodations as a use by right, with consideration of Overlay Zones focused at two nodes along the highway.

DETAILS:

Does not match the vision or intent established in the *Spanish Valley Area Plan*, specifically removing large-scale commercial uses/employment opportunity uses along the highway. It is assumed that open space, parks, trails and common areas; a comprehensive road system; storm water drainage; street and lot requirements; architecture and signage; fencing, buffers and screening; and water-wise landscaping will be addressed in a manner similar to what is suggested in the *Spanish Valley Area Plan*.

Spanish Valley Highway Commercial (SVHC)

Permitted uses suggested by the *North San Juan County - Coalition (NSJC-C)* include:

- Office space
- Studio space (dance/music/art)
- Day care facilities
- Medical/dental facilities
- Veterinary offices
- Feed stores
- Nurseries and greenhouses
- Auto repair shops
- Light manufacturing (cabinet shops, etc.)
- Storage units
- Convenience stores/small grocery stores
- Restaurants, cafes, bakeries, etc.
- Hardware/home supply stores
- Sporting goods/outdoor supply stores
- Water sports rentals
- Gas stations/electric vehicle charging stations

Flex Development Areas

- In addition to the uses listed above, it is assumed that these areas will also permit specialty residential uses including multifamily and resort, development, with buffers and other transitional measures.

Overnight Accommodations

No hotels, motels, bed & breakfasts, short-term rentals, campgrounds or similar uses will be permitted as a use by right.

Such uses could be permitted as part of Overlay Districts at two nodes along the highway. Such approval will require special development conditions and the inclusion of specific community benefits to offset the impacts of overnight accommodations. Such benefits may include higher-level sustainable design criteria, mixed uses, public recreation and open space, plazas, etc. The overlay code should be similar to those recently approved by Grand County and Moab.

Dark Sky Ordinance

A comprehensive dark sky ordinance similar to the one adopted by Grand County and the City of Moab is included as part of revised ordinances. The proposed ordinance was provided by the *North San Juan County - Coalition (NSJC-C)*.

REGULATORY TOOLS:

- Euclidean Zoning
- Performance Standards
- Overlay Zones

US-191 CORRIDOR - SAN JUAN COUNTY SPANISH VALLEY COMPARISON OF PERMITTED LAND USES

Option 2: Currently Proposed Zoning along US-191

Spanish Valley Highway Commercial (SVHC)

Permitted commercial uses are similar to those currently permitted in Option 1, including a wide range of typical highway commercial uses such as:

- Restaurant or drive-in cafe
- Hotels and motels
- New and used automobile sales
- Automobile accessories, farm machinery and equipment sales
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- Accessory buildings and uses
- Other uses approved by the Planning Commission as being in harmony with the intent of the neighborhood commercial zone and similar in nature to the above listed uses.

Conditional commercial uses include:

- All other uses than those listed.

Flex Development Areas

- In addition to the uses listed above, office, distribution and specialty residential uses, including multifamily and resort development (with buffers from commercial development).

Development Standards

Development standards addressing open space, parks, trails and common areas; storm water drainage; street and lot requirements; architecture and signage standards; fencing, buffer and screening requirements; and water-wise landscaping are established for commercial areas under each of the proposed zoning codes.

Dark Sky Ordinance

A dark sky ordinance, calibrated to match the current administrative capabilities of the County, is proposed as a separate code.

Option 3: Modifications to Currently Proposed Zoning along US-191

Spanish Valley Highway Commercial (SVHC)

Permitted uses suggested by the *North San Juan County - Coalition (NSJC-C)* include:

- Office space
- Studio space (dance/music/art)
- Day care facilities
- Medical/dental facilities
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- Feed stores
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- Gas stations/electric vehicle charging stations

Flex Development Areas

- In addition to the uses listed above, it is assumed that these areas will also permit specialty residential uses including multifamily and resort development, with buffers and other transitional measures.

Overnight Accommodations

No hotels, motels, bed & breakfasts, short-term rentals, campgrounds or similar uses will be permitted as a use by right.

Such uses could be permitted as part of Overlay Districts at two nodes along the highway. Such approval will require special development conditions and the inclusion of specific community benefits to offset the impacts of overnight accommodations. Such benefits may include higher-level sustainable design criteria, mixed uses, public recreation and open space, plazas, etc. The overlay code should be similar to those recently approved by Grand County and Moab.

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