

## Chapter 2

# H O U S I N G

### 1. Existing Conditions

Single-family site-built houses on large lots is the predominant housing type in Rockville. Mobile homes are present, though considerably fewer in number. There are no multi-family dwellings in the Town. There is a small number of detached rental units. Some single-family residences have been converted to bed-and-breakfast inns.

### 2. Assumptions for the Future

Rockville has experienced increasing pressures for residential development as a result of population growth in the county as a whole. The anticipated demand will be primarily in the single-family site-built market. However, nationwide and local trends indicate that recreational vehicle parks, mobile homes, and manufactured housing will continue to gain in popularity. It is assumed that there will be increasing pressure to accommodate these housing types.

Because of Rockville's location, adjacent to Zion National Park, it is anticipated that there will be a growing demand in the immediate area for secondary, or vacation, homes. These may either be single-family site-built structures or multiple-dwelling units and condos. The focus of this market, which has already made itself manifest, will likely be to the south of the Town proper. There will also be pressure for the development of recreational vehicle parks to accommodate seasonal residents. It is also assumed that there will be continuing pressure to convert existing residences to bed-and-breakfast inns.

### 3. Community Goals

The citizens of the community have voiced the following preferences regarding housing:

Single-family, low-density housing should remain the predominant housing type.

High-quality construction standards should be upheld.

Any new construction should conform to the general character of the existing community.

Encourage energy efficient housing design and construction.

#### **4. Planning Policies**

The following policies should be pursued in order to foster community housing goals:

Any development which may occur in Rockville shall be carefully planned, consistent, and phased so that the town's quiet, rural values are maintained.

Enact zoning ordinances which will ensure the specific density and character of future development.

In accordance with judicial guidelines, manufactured housing which meets Uniform Building Code standards will be considered the same as site-built housing, and will be subject to the Town's Zoning Ordinance.

Adhere to the Uniform Building Code as the standard by which structures should be built.

Maintain a nuisance ordinance for the preservation of a quiet, orderly community.

Develop a General Plan moderate income housing component which complies with Utah State statute mandate for December 1998.