

609. **Resort Commercial District (RC).** *(Amended Ord. 2009-51)*

Intent. The purposes of the Resort Commercial District are to create and protect areas wherein compatible residential, recreational, and commercial uses may be established and maintained on a sound basis. Standards are so designed as to encourage both seasonal and permanent occupancy of dwellings within the district. It is the intent of this district to permit commercial activities, such as marinas, boat service stations, restaurants, and other selected retail establishments which are compatible with resort- oriented residential and recreational development, to encourage the discontinuance of nonconforming uses and to prohibit any use that would substantially interfere with the development or continuation of resort-oriented commercial establishments or recreational and residential structures in the District.

609.1 **Permitted Uses.** The following uses shall be permitted in any Resort Commercial District:

609.101 All permitted uses listed in the General Residential District as shown in Section 607.1 (except mobile homes);

609.102 Tourist homes; and,

609.103 Restaurants, excluding drive-in eating establishments.

609.2 **Conditional Uses.** The following uses shall be allowed in any Resort Commercial District on a conditional basis, subject to the conditions set forth:

609.201 Public utility substations or sub-installations including water towers, provided that:

609.2011 Such use is enclosed by a fence or wall at least six (6) feet in height above finished grade;

609.2012 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises;

609.2013 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility.

609.202 Commercial marinas which provide boat slips and dry storage facilities in addition to some or all of the following activities: sale of fuel, tackle, drinks and similar convenience merchandise, but does not include the selling of boats, motors and trailers as a principal activity (the intent is not to prohibit the occasional sale of used boats by individuals or their agent leasing slips). Marinas

may also provide charter boat rentals and or facilities for such operations, excluding gaming vessels. Marinas that provide a boat ramp will be required to have additional off-street parking areas. The conditions for approval are as follows: *(Amended Ord. 2008-60)*

609.2021 An application for such uses shall be accompanied by a site plan to be reviewed and approved by the Planning Commission and which shows the following:

609.20211 Proposed uses of buildings and land;

609.20212 Proposed location of buildings and their general exterior dimensions;

609.20213 Surface water drainage plan;

609.20214 Facilities for sanitary waste disposal;

609.20215 Traffic, parking and circulation plan showing proposed location and arrangement of parking spaces and ingress and egress to and from adjacent streets;

609.20216 Location of fuel storage tanks; and,

609.20217 A buffer strip shall be provided to screen the marina activities from residential uses.

609.2022 Other Requirements for Marinas:

609.20221 A minimum lot area of 15,000 sq. ft. for marinas without landing facilities shall be required. Minimum lot areas for marinas with boat ramps shall be determined by the Planning Commission upon review of the site plan;

609.20222 See Article X, Off-Street Parking Regulations, Section 1002.1, Minimum Parking Space Provisions. *(Amended Ord. 2008-60)*

609.20223 Setbacks - 50 feet front yard and 15 feet side yard. *(Amended Ord. 2008-60)*

609.203 Hotel provided such use:

609.2031 Shall be open to the public generally;

609.2032 Shall provide a centralized public lobby and guest registration desk;

609.2033 Shall provide full-time on-site management, telephone service and maintenance to all guest rooms;

609.2034 Shall not have individual utility connections metered separately to individual guest rooms;

609.2035 Shall not have individual washer and dryer connections in each guest room;

609.2037 Shall meet all other relevant requirements of the Zoning Ordinance such as parking and signage;

609.2039 Shall provide a minimum lot area per room of one thousand (1000) square feet.

609.2040 Interconnectivity with adjoining commercial properties shall be developed and permitted by the developer/owner.

609.2041 Any free-standing restaurant, entertainment facility or other commercial uses associated with the hotel on the same property as the hotel shall require that the project be submitted as a Planned Development.

609.2042 Shall have a maximum building height of 35 feet or 45 feet in a flood zone as provided for in Section 806 of this Ordinance.

609.3 Other Requirements.

609.301 Area, yard and height requirements are the same as for GR Districts as shown in Section 607.2 and 607.3 and Article VII. For tourist homes:

- 609.3011 Minimum Lot Area Per Accommodation: For one and two story structures, one thousand (1,000) square feet per room; for three-story structures, seven hundred (700) square feet per room; and,
- 609.3012 Maximum Building Height: 35 feet.
- 609.302 Uses allowed in Resort Commercial Districts shall meet all standards set forth in Article X pertaining to off-street parking, loading and other requirements.
- 609.303 Signs permitted in Resort Commercial Districts, including the conditions under which they must be located, are set forth in Article IX.