

608. **General Resort Residential District (GRR).**

Intent. It is the intent of this district that adequate areas be established and appropriate land reserved for medium to high density resort residential purposes. The regulations which apply within the district are designed to encourage a stable, healthy, and safe environment for single family dwellings in areas that have unique environmental and recreational characteristics conducive to resort living. It is the intent of this district to encourage enjoyment of the beach areas without creating negative pressures that disrupt the environment or quality of life for area residents. *(Amended Ord. 2006-106)*

608.1 **Permitted Uses.** The following uses shall be permitted in the General Resort Residential District:

- 608.101 Single family detached residential dwellings with four bedrooms or less, excluding mobile homes. *(Amended Ord.2006-106)*
- 608.102 Public buildings, facility or land; and, *(Amended Ord 2006-106)*
- 608.103 Accessory uses, including telephone booths associated with non-residential uses. *(Amended Ord.2006-106)*

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

- 608.201 All conditional uses listed in the General Residential District, as shown in Section 607.6 with the exception of boarding homes. *(Amended Ord. 2006-106)*
- 608.202 Single family detached residential dwellings with more than four bedrooms, subject to the following conditions: *(Amended Ord. 2006-106)*
 - 608.2021 One detached dwelling is allowed per lot.
 - 608.2022 Each dwelling shall provide one parking space per bedroom. Such space must be provided on-premise and consist of pervious material.
- 608.203 Tourist home subject to the following conditions. *(Amended Ord. 2006-106)*
 - 608.2031 One detached dwelling is allowed per lot.
 - 608.2032 Each dwelling shall provide one parking space per bedroom. Such space must be provided on-premise and consist of pervious material.
- 608.204 Amenity, subdivision provided that: *(Amended Ord. 2007-03)*

608.2041 Parking shall be provided at a rate of one half that required in Article X of the Zoning Ordinance.

608.2042 Adjacent residential properties must be buffered from any recreational amenity other than a passive park which contains no structures. Such buffer shall, at a minimum, be a Type 2 as identified in Article XX of the Zoning Ordinance.

608.2043 The amenity must be owned and maintained by a homeowners association, similar entity or developer and be primarily used by the residents of the subdivision.

608.3 Other Requirements.

608.301 All allowed uses shall be required to conform to the standards set forth in Article VII.

608.302 Signs allowed in General Resort Residential Districts shall meet the requirements contained in Article IX.

608.303 Uses allowed in this District shall meet all standards set forth in Article X pertaining to off-street parking, loading and other requirements.