

606. **Resort Residential District (RR).**

Intent. It is the intent of this section that the Resort Residential District be established and appropriate land be reserved for medium density resort residential purposes. The regulations which apply within the district are designed to encourage the formation and continuance of a stable, healthy environment for one and two-family dwellings in areas having unique aesthetic, environmental and recreational characteristics conducive to resort living; and to discourage any encroachment by any multi-family residential, commercial, industrial or other use incompatible with or capable of adversely affecting the resort residential character of the District.

606.1 **Permitted Uses.** The following uses shall be permitted in any Resort Residential District:

- 606.101 Single-family dwellings, except mobile homes;
- 606.102 Two-family dwellings;
- 606.103 Public buildings facility or land; and,
- 606.104 Accessory uses, including telephone booths associated with non-residential uses.

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

- 606.201 Utility substations or subinstallations including water towers, provided that *(Amended Ord. 2009-22)*:
 - 606.2011 Such use is enclosed by a fence or wall at least six (6) feet in height above finished grade;
 - 606.2012 There is neither office nor commercial operation nor storage of vehicles or equipment on the premises; and
 - 606.2013 A landscaped strip not less than five (5) feet in width is planted and suitably maintained around the facility;
- 606.202 Boarding Homes, provided that:
 - 606.2021 There shall be at least 1,000 square feet of land area for each rental room;

- 606.2022 Food service facilities shall accommodate only boarders of the establishment and their guests. Where food is provided there shall be at least fifty (50) square feet of dining area for each rental room; and,
- 606.2023 There shall be a minimum of one (1) off-street parking space per rental room, plus one for each employee.
- 606.203 Amenity, subdivision provided that: *(Amended Ord 2007-03)*
 - 606.2031 Parking shall be provided at a rate of one half that required in Article X of the Zoning Ordinance.
 - 606.2032 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 Type 2 as identified in Article XX of the Zoning Ordinances.
 - 606.2033 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.
- 606.3 Other Requirements.
 - 606.301 All allowed uses shall be required to conform to the standards set forth in Article VII.
 - 606.302 Uses allowed in this district shall meet all standards set forth in Article X, pertaining to off-street parking, loading and other requirements.
 - 606.303 Signs permitted in Resort Residential Districts, including the conditions under which they may be located, are set forth in Article IX.