

CHAPTER VI
ZONING DISTRICTS

SECTION 6 RURAL RESORT ZONE-R. R.

A. DESCRIPTION OF DISTRICT

1. This district contains a multiplicity of uses. The uses in this district are of a resort and recreational nature and are for a seasonal population of tourists and sportsmen.

B. PERMITTED USES

1. Seasonal residences and homes.

C. CONDITIONAL USES

1. Resorts (hotels, motels, cabins, condominiums, motor courts).
2. Clubs: Yacht, beach, country, hunting and fishing, riding.
3. Travel trailer, recreational motor vehicle, or motor-home park which meet all requirements of zone R-4.
4. Mobile-home parks or mobile-home subdivisions which meet all requirements of Zone R-4.
5. Community facilities of a non-commercial nature intended primarily for use of non-residents for social, recreational, educational or religious activities.
6. Golf courses.
7. Beaches: Public, private or commercial.
8. Marinas, boat liveries, boat launching ramps, ect.
9. Other uses deemed by the Planning Commission to be in character with the zone.

D. MINIMUM LOT AREA

1. Seasonal residences, homes, mobile-homes: Seven thousand five hundred (7,500) square feet.
2. Resort: Forty-three thousand (43,000) square feet, plus four thousand (4,000) square feet per sleeping unit.
3. All other uses, except Permitted Use (homes) and Conditional use (#1-Resorts, #8-Marinas, and #9-Other Uses): Five (5) acres.
4. Conditional Use #4 (mobile-home park or subdivision) subject to provisions of Chapter 6, Section 4.

E. YARD REQUIREMENTS

1. Front yard minimum setback:
 - a. Seasonal residences: Thirty (30) feet from right-of-way/ property line.
 - b. Resort: One hundred (100) feet from right-of-way/ property line.
 - c. All other principal uses: Seventy (70) feet from right-of-way/ property line.
2. Side yard minimum setback:
 - a. Seasonal residences:
 1. Fifteen (15) feet from each property line.
 2. Corner lots a minimum of thirty-five (35) feet from street side property line.
 - b. Resorts: Thirty (30) feet from property line and fifty (50) feet between rows of cabins, ect., and eighteen (18) from side to side between individual units.
3. Rear yard minimum setback:
 - a. Twenty-five (25) feet from property line.

F. MINIMUM LOT WIDTH

1. Seasonal residences: Seventy (70) feet at front yard building line.
2. Resorts: One hundred fifty (150) feet at front yard building line.
3. All other principal uses: One hundred (100) feet at front yard building line.

G. MAXIMUM HEIGHT

1. Not to exceed thirty-six (36) feet. See “building height” definition page 7.

H. ON LOT PARKING

1. All places of residence, seasonal residences, motels, cabins, ect., shall provide a minimum of one (1) on-lot parking space per family or customer unit. All other uses shall provide as many on-lot parking spaces as deemed necessary by the Planning Commission for handling prospective needs.

I. SPECIAL RESTRICTIONS

1. All uses except residential shall require Planning Commission approval as to their location and design.

2. No motel or similar structure shall be located within two hundred (200) feet of any residential zone.
3. Each unit of a motel or similar structure shall contain not less than sixty (60) square feet of floor area for each person accommodated.