

Section 3.046 R-R RESORT RESIDENTIAL

Section 3.047 Purpose. To provide space for the orderly expansion of tourist accommodations and related business, such as restaurants and gift shops. These areas are characterized by built-up single family units, but are now in a state of transition. Conversion to resort uses should be provided with a minimum of disruption of existing residential values.

Section 3.048 Outright Uses Permitted. In the R-R Zone, the following uses and their accessory uses are permitted:

1. Single family dwelling.
2. Two family dwelling.
3. Multi-family dwelling.
4. Motel, hotel, or tourist court.
5. Family Day Care Provider
6. Dish antennas subject to provisions in Section 4.028.
7. Residential Home
8. Residential Facility.
9. Maintenance, repair or minor modification to existing roads, sidewalks, bikepaths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.
10. Accessory Dwelling Unit (see general and specific provisions in Article 4).

Section 3.049 Conditional Uses Permitted. In the R-R Zone, the following Conditional Uses and their accessory uses are permitted subject to the provisions of Article 6:

1. Church and other religious structures.
2. Condominiums and Time Share Units.
3. Community meeting building.
4. Golf course, except commercial driving ranges or miniature golf courses.
5. Public park, playground, or other similar publicly owned recreational use.
6. Utility substation.
7. Professional offices, when the lot adjoins a state highway or major arterial, or when the lot is contiguous to, or across the street from a commercial or industrial zone.

8. Gift shop, or other uses appropriate to a motel or hotel, but only when a part of a hotel or motel.
9. Aquariums.
10. Restaurant and cocktail lounge, when in conjunction with a motel.
11. Group care homes, homes for the aged, and nursing homes.
12. Vacation Rental Dwellings subject to provisions in Section 6.137.
13. Manufactured home on an individual lot when placed upon a permanent foundation and subject to Section 4.135.
14. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
15. Public facilities such as Fire Stations, Police Stations, or Ambulance Substations. (ORD. No. 99-11)

Section 3.050 Prohibited Uses. All uses not permitted outright or as conditional uses, under Sections 3.048 and 3.049.

Section 3.051 Standards. In the R-R Zone, the following standards shall apply:

1. Lot Size: Lot area shall be a minimum of 5,000 square feet. The average width shall be at least 50 feet and the average depth shall be at least 100 feet.
2. Density: The overall density on any parcel shall not exceed 30 dwelling units per net acre, except that no maximum density shall apply for a motel, hotel or tourist court.
3. Front Yard: A front yard shall be at least 15 feet.
4. Side Yard: A side yard shall be at least five feet, except on corner lots a side yard abutting the side street shall be at least 10 feet. Side yards shall be increased to eight feet for structures three or more stories in height.
5. Rear Yard: A rear yard shall be at least 15 feet.
6. Height Restriction: Maximum height of a structure shall be 45 feet.
7. Off-Street Parking: As specified in Section 4.100.
8. All uses shall comply with other applicable supplementary provisions in Article 4.