

DIVISION 20. - RESORT COMMERCIAL (R-C) DISTRICT

Sec. 23-6.20.1. - Purpose and intent.

The purpose of the resort commercial (R-C) district is to provide for areas of general commercial activity in the county on or near a lake to support local and visitor commercial needs at high intensity.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-160, 1-13-15)

Sec. 23-6.20.2. - Permitted uses.

The following uses may be established as permitted uses in the resort commercial district, subject to site plan approval:

- (1) Accessory uses as permitted by article 5, division 3 of this chapter;
- (2) Adult day care center;
- (3) Amusement arcades;
- (4) Animal shelter;
- (5) Antique shop;
- (6) Art and craft studio;
- (7) Assisted living facility;
- (8) Auction establishment;
- (9) Bed and breakfast I;
- (10) Bed and breakfast II;
- (11) Billiard/pool hall;
- (12) Business service and supply service establishments;
- (13) Car wash;
- (14) Child care center;
- (15) Civic, social or fraternal facilities;
- (16) Community center;
- (17) Contractor's offices and shop;
- (18) Convenience store;
- (19) Cultural center, museum or similar facilities;
- (20) Eating establishments, carry out, fast food;
- (21) Eating establishment;

- (22) Financial institution;
- (23) Fuel dispensing service;
- (24) Funeral home;
- (25) Garden center;
- (26) Golf driving range;
- (27) Hotels, motels;
- (28) Indoor commercial recreation/athletic facilities;
- (29) Live entertainment, indoor;
- (30) Marina, docks and boating facilities, commercial;
- (31) Medical care facilities;
- (32) Micro-brewery, winery, cidery, distillery;
- (33) Miniature golf;
- (34) Nursing home;
- (35) Offices;
- (36) Open air market;
- (37) Personal service establishments;
- (38) Places of worship;
- (39) Private schools;
- (40) Public facility/uses;
- (41) Public schools;
- (42) Public utility, light;
- (43) Quasi-public parks, playgrounds, athletic fields and related facilities;
- (44) Religious retreat center;
- (45) Repair service establishment;
- (46) Retail sales establishments;
- (47) Scientific research and development establishment;
- (48) Shopping center;
- (49) Theaters;
- (50) Vehicle light service establishments;
- (51) Veterinary hospitals/services;
- (52) Wholesale trade establishment.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-101, 6-25-02; Ord. No. 23-114, 8-9-05; Ord. No. 23-152, 1-8-13; Ord. No. 23-160, 1-13-15)

Sec. 23-6.20.3. - Special uses.

The following uses may be established as special uses in the resort commercial district, subject to approval by the board of supervisors in accordance with article 4, division 5 of this chapter:

- (1) Civic and sports arenas;
- (2) Heliport;
- (3) Helistop;
- (4) Live entertainment, outdoor;
- (5) Mini-warehousing establishment;
- (6) Outdoor sports and recreation, commercial;
- (7) Parking, commercial off-street, as a principal use;
- (8) Parking, structure off-street facility;
- (9) Telecommunications tower;
- (10) Warehouse;
- (11) Wetland mitigation bank.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-78, 2-9-99; Ord. No. 23-97, 10-23-01; Ord. No. 23-101, 6-25-02; Ord. No. 23-114, 8-9-05; Ord. No. 23-152, 1-8-13; Ord. No. 23-160, 1-13-15)

Sec. 23-6.20.4. - Use limitations.

- (1) Outdoor storage and display areas shall be permitted only on the same lot with and ancillary to a permitted or special use.
- (2) All outdoor storage and loading areas, parking of construction equipment, construction vehicles, tractors and/or trailers of tractor-trailer trucks shall be screened from the public view by site design, enclosure, or vegetation.
- (3) Tanks larger than one thousand (1,000) gallons for the storage of fuel for sale shall be permitted only if the fuel is stored underground. In no case shall above ground storage exceed one thousand (1,000) gallons on-site.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-160, 1-13-15)

Sec. 23-6.20.5. - Lot size requirements.

1. *Minimum lot area:* Twenty thousand (20,000) square feet.
2. *Minimum lot width:* One hundred (100) feet.

(Ord. No. 23-66, 10-24-95)

Sec. 23-6.20.6. - Bulk regulations.

1. *Maximum building height:* Thirty-five (35) feet.

2. *Minimum yard requirements.*

A. Front yard: Forty (40) feet.

B. Side yard: No requirement

C. Rear yard: Ten (10) feet.

3. *Maximum floor area ratio:* 0.50.

(i) The board of supervisors may waive or modify the floor area ratio limitations by special use permit.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-104, 3-11-03; Ord. No. 23-160, 1-13-15)

Sec. 23-6.20.7. - Open space.

Fifteen (15) percent of the gross area shall be landscaped open space.

(Ord. No. 23-66, 10-24-95)

Sec. 23-6.20.8. - Additional requirements.

1. *General development standards:* Refer to article 5.

2. *Landscaping and screening:* Refer to article 5, division 5.

3. *Off-street parking:* Refer to article 5, division 9.

4. *Signs:* Refer to article 5, division 8.

(Ord. No. 23-66, 10-24-95; Ord. No. 23-160, 1-13-15)