

ARTICLE IV SCHEDULE OF DISTRICT REGULATIONS

SECTION 400. ALL DISTRICTS

Except as hereinafter provided, no land and no buildings shall be used except for a purpose permitted in the district in which it is located. No building shall be erected, converted, placed, enlarged, reconstructed, structurally altered or used except for a purpose and in a manner permitted in the district in which the building is located.

All permitted uses and conditional uses in each district are shown on Chart 1, Uses Permitted in Zoning Districts. All setbacks and other bulk regulations are shown on Chart 2, Bulk Regulations and Permitted Residential Densities

Section 401. A-1 AGRICULTURAL RESIDENTIAL DISTRICT

The intent of this district is to permit, conserve, and promote the utilization of agricultural land, which plays a vital role in the local economy. A vast amount of open, undeveloped land should be used for agricultural purposes. Uses customary to agriculture, dwellings, and accessory structures will be allowed which are necessary to carry on agricultural activities. This district will also allow a range of single family residential dwellings at a rural density. Likewise, aquacultural practices shall be permitted in this district. Additional structures and uses required to serve governmental, educational, religious, and other immediate needs of such areas are permitted outright or as conditional uses, subject to requirements and conditions intended to preserve and protect the character of the district. Also, this district is intended to conserve natural areas as open spaces, which are not developed for agricultural practices. The regulations are designed to protect the essentially open, rural character of the district by controlling the establishment of scattered business, industrial and other uses which might inhibit the best use of the land. The minimum land area for a residential lot in this district is one (1) acre.

Section 402. A-5 AGRICULTURAL DISTRICT

The intent of this district is to permit, conserve, and promote the utilization and preservation of agricultural land, which plays a vital role in the local economy. A vast amount of open, undeveloped land should be used for agricultural purposes. Uses customary to agriculture, dwellings, and accessory structures will be allowed which are necessary to carry on agricultural activities. Likewise, aquacultural practices shall be permitted in this district. Additional structures and uses required to serve governmental, educational, religious, and other immediate needs of such areas are permitted outright or as conditional uses, subject to requirements and conditions intended to preserve and protect the character of the district. Also, this district is intended to conserve natural areas as open spaces, which are not developed for agricultural practices. The regulations are designed to protect the essentially open, rural character of the district by controlling the establishment of scattered business, industrial and other uses which might inhibit the best use of the land. The minimum land area for a residential lot in this district is five (5) acres.

Section 403. R-R RURAL RESIDENTIAL

The intent of this district is to accommodate single-family, detached residential development with a rural density. The minimum land area for a residential lot in this district is one (1) acre. Additional structures and uses required to serve governmental, educational, religious, and other immediate needs of such areas are permitted outright or as conditional uses, subject to requirements and conditions intended to preserve and protect the character of the district. Agricultural use will be allowed on vacant lands located in this district.

Section 404. R-1 SINGLE FAMILY RESIDENTIAL

The intent of this district is to accommodate single-family, detached residential development at low densities in areas consistent with the Comprehensive Plan. The minimum lot size shall be 15,000 square feet. Additional structures and uses required to serve governmental, educational, religious, and other immediate needs of such areas are permitted outright or as conditional uses, subject to requirements and conditions intended to preserve and protect the character of the district. Agricultural use will be allowed on vacant lands located in this district.

Section 405. R-2 SINGLE FAMILY RESIDENTIAL

The intent of this district is to provide areas for moderate density single family, detached residential use, with a minimum lot size of 10,000 square feet. Additional structures and uses required to serve governmental, educational, religious, and other immediate needs of such areas are permitted outright or as conditional uses, subject to requirements and conditions intended to preserve and protect the character of the district. Agricultural use will be allowed on vacant lands located in this district.

Section 406. R-3 MULTIPLE FAMILY RESIDENTIAL

The intent of this district is to accommodate a wide range of residential development, including multiple family use with the maximum gross density of up to 16 dwelling units per acre. This district is appropriate for a mixture of attached and detached residential unit types and multiple family uses. It can also serve as a buffer between lower density single-family residential districts and higher intensity uses. Additional structures and uses required to serve governmental, educational, religious, and other immediate needs of such areas are permitted outright or as conditional uses, subject to requirements and conditions intended to preserve and protect the character of the district. Agricultural use will be allowed on vacant lands located in this district.

Section 407. M-H MANUFACTURED HOME RESIDENTIAL

The M-H District is intended to provide locations for development of manufactured home residence parks and manufactured home subdivisions with standards that ensure a quality residential environment and compatibility with other residential neighborhoods. Manufactured home parks are maintained under one ownership and spaces are leased to tenants. Manufactured home subdivisions are platted and sold as lots. . Additional structures and uses required to serve governmental, educational, religious, and other immediate needs of such areas are

permitted outright or as conditional uses, subject to requirements and conditions intended to preserve and protect the character of the district. Agricultural use will be allowed on vacant lands located in this district. This district also allows certain limited commercial uses such as day care and self-service laundry as conditional uses, to serve the residents of the manufactured home subdivisions and parks.

Section 408. O OFFICE DISTRICT

The office district is intended to serve as a location for professional offices and limited commercial and business services. This district may serve as a buffer between residential and other nonresidential uses. Site development regulations and performance standards are intended to ensure that uses will be compatible and complementary in scale and appearance with a residential environment. Agricultural use will be allowed on vacant lands located in this district.

Section 409. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

The C-1 Neighborhood Commercial District is intended for neighborhood shopping facilities which provide limited business service and office facilities predominately for the convenience of residents of the area. Site development regulations and performance standards are intended to ensure that uses will be compatible and complementary in scale and appearance with a residential environment. Agricultural use will be allowed on vacant lands located in this district.

Section 410. C-2 HIGHWAY COMMERCIAL DISTRICT

This district is intended predominately for major mixed-use developments of a service nature, which typically have operating and traffic generation characteristics requiring location on major roads and highways. Site development regulations and performance standards are intended to ensure adequate access to and from all uses, and to permit combinations of office, service, commercial and business within a single district. Agricultural use will be allowed on vacant lands located in this district.

Section 411. RA RESORT AREA DISTRICT

The purpose of this district is to permit the development mixed use developments including residential, shopping and commercial centers entertainment, public, and open space and recreational uses of integrated design and various sizes to service the growing tourist industry in Tunica. This district shall be of such size, shape and location as to enable development of well-organized facilities with proper access streets, ingress and egress, off-street parking and loading space, and other requirements and amenities.

It is intended that the grouping of buildings and parking areas be designed to protect, insofar as possible, residential areas, and that screening from noise and light be provided where necessary.

A special Zoning Map has been developed that designates use areas within the Resort Area. This map divides the Resort Area into one of seven use areas: Low

Density Residential; Medium Density Residential; High Density Residential; Commercial Resort; Commercial General; Commercial Entertainment; and Public. A specific list of Permitted and Conditional Uses for each use area has been provided in Chart 3, Uses Permitted in Resort Area District. Minimum lot sizes, setbacks, and densities have been provided on Chart 4, Resort Area Bulk Regulations and Permitted Densities.

As stated above, the purpose of this district is to provide a maximum of flexibility for the development of mixed use projects. There are many large tracts in the resort area that would be suitable for major mixed use developments. Many tracts have been planned and re-planned as conditions have changed in the area. Flexibility should be provided in the location of uses, setbacks, and other bulk regulations in these overall plans. When these plans are inconsistent with the use areas on the Resort Area Zoning Map, an overall plan may be submitted as a Planned Development in accordance with the Standards and Criteria in Section 601 and the Application and Procedures in Section 602 of Article VI. Provided however, the use areas on the Resort Area Zoning Map and the Bulk Regulations may be amended by these Overall Plans, but in all cases the uses permitted shall be limited to the permitted and conditional uses allowed in Chart 3, Uses Permitted in Resort Area District.

Section 412. CA CASINO DISTRICT

This is a special district set aside for the purpose of the location of casinos and the accessory recreational, commercial, lodging, restaurant, and other uses that are part of an overall casino development. This district shall be located between the levee and the Mississippi River. Agricultural use will be allowed on vacant lands located in this district.

Section 413. I-L LIGHT INDUSTRIAL DISTRICT

The purpose of this district is to provide for a wide variety of light manufacturing establishments including assembling, processing, storage, and distributing activities. No new residential development shall be permitted except for watchmen and caretaker dwelling units. The districts should adjoin good highways or roads, which can accommodate heavy loads from truck traffic. In the "I-L" Light Industrial District, a building or premises shall be used only for general light industrial, warehousing, and other uses, including certain open or enclosed storage or products, materials, and vehicles, and including the following uses and any similar uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the minimum amount normally resulting from other uses listed in this section. Such listed uses generally are wholesale establishments, service industries, and light industries that manufacture, process, store and distribute goods and materials, and are dependent on raw materials refined elsewhere. Agricultural use will be allowed on vacant lands located in this district.

Section 414.

I-H HEAVY INDUSTRIAL DISTRICT

This district is intended to provide area for industrial uses that are intensive in nature and could exert nuisance, environmental or safety factors to abutting use districts or neighboring residential areas. This district is created to assure that any heavy industrial development will be located within to protect the health, safety, and general welfare of residents and property owners in the County. Agricultural use will be allowed on vacant lands located in this district.

Section 415.

PR PRESERVATION-RECREATION DISTRICT

It is the intent of this district to protect the large reverine or riparian area of the County along the Mississippi River by creating a scenic zone to control misuse of the land and water: to promote recreational usage for county residents and tourists and to preserve natural and scenic beauty of the area. Agricultural use will be allowed on vacant lands located in this district.

Chart 1

USES PERMITTED IN ZONING DISTRICTS

AGRICULTURAL USES	A-1	A-5	R-R	R-1	R-2	R-3	M-H	O	C-1	C-2	RA	CA	I-L	I-H	PR
Agricultural, Aquacultural and Forestry Production:	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural flying service	C	X											X	X	
Agriplex											C				
Aquaculture food processing plant	C	X											X	X	
Beekeeping (apiary)	X	X													
Boat Dock, public or private	X	X										X	X	X	X
Bulk Storage of fuels for on premises agricultural activities	X	X											X	X	
Cotton gin, lumber mill, or grain elevator	C	X											X	X	
Fur bearing animal, rodent or reptile production farm		X													
Hunting and Fishing Club	C	X										X			X
Livestock production	X	X										X			X
Livestock auction or barn		X												X	
Nature Study area, wildlife preserve	X	X										X			X
Marina or bait shop with commercial stores not over 2,000 square feet	X	X										C			C
Plant nursery and horticultural activities	C	X								X			X		
Poultry hatchery and broiler production	X	X													
Roadside stand for display and sale of agricultural products produced on premises	X	X													
Seasonal farm worker housing	C	X													
Stable, public or private	C	X													
Zoo or wild animal park		C													
DWELLINGS AND ACCESSORIES															
Single Family Detached	X	X	X	X	X	X	X					P			X
Single Family Attached					C	X						P			
Two Family					C	P						P			
Townhouse					C	P						P			
Multiple Family						P						P			
Manufactured Homes	X	X*			C*	P*	X								P
Mobile Homes	X						X								P
Elderly housing, including congregate						P						P			
Life care facility for elderly						P									
Elderly dependent care facility						P									
Group home for the handicapped						P									
Accessory Buildings and Uses	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X
Home Occupations	X	X	X	X	X	X	X					P			X
INSTITUTIONS															
Cemetery	X	X	C	C	C	C	C		C	C	C		C	C	C
Child care home	X	X	X	X	X	X	X								
Church	X	X	X	X	X	X	X	X	X	X	P		X	X	X
College, vocational school, or technical school	C		C							X	P		X	X	

X - Uses Permitted by Right

IV-6C - All of these uses require special Planning Commission approval as to location and screening

P – Requires Site Plan Approval

* - Requires specific design considerations

Chart 1 continued	A-1	A-5	R-R	R-1	R-2	R-3	M-H	O	C-1	C-2	RA	CA	I-L	I-H	PR
Hospital										X	P				
Lodge, Club, Country Club, or Golf Course	C	C	C	C	C	C	C		X	X	P	P			X
Museum	C	C						X	X	X		P			
Nursery School								X	X	X	P	P	X		
Parks/Recreation	X	X	X	X	X	X	X	X	X	X	P	X	X	X	X
Public Building and/or service facility	X	X	X	X	X	X	X	X	X	X	P	P	X	X	X
Riding Academy, Private Stable	C	X													X
School	X	X	X	X	X	X	X		X	X	P		X	X	X
Post Office Facility	X	X	X	X	X	X	X	X	X	X	P	P	X	X	
COMMERCIAL															
Accessory residential above or behind commercial space									X	X					
Agricultural chemical sales										X			X	X	
Amusement arcade									X	X	P	P			
Automobile Service Station with vehicle wash									X	X	P		X		
Automobile repair									C	X			X		
Automobile Sales & Service										X					
Bakery, Retail									X	X	P		X		
Bank, savings and loan, or credit union								X	X	X	P		X	X	
Bar, cocktail lounge, or night club										X	P		X		
Barber or Beauty Shop								X	X	X	P	P	X		
Bus terminal or repair services										X			X		
Business and personal services								X	X	X	P		X		
Casino and Casino related uses												P			
Commercial indoor recreation or entertainment									X	X	P		X		
Commercial outdoor recreation and amusements										X	P				
Convenience store							C		X	X	P		P		
Cultural, Entertainment, & Recreational		P							X	X	P	P	X		P
Day Care Center							C	X	X	X	P	P	X		
Department or Discount Store										P	P				
Drug Store									X	X	P				
Dry Cleaning & Laundry Pick-up Station									X	X	P				
Dry Cleaning & Laundry										X	P				
Farmer's market, indoor or outdoor		C								X					
Farm equipment heavy equipment sales										X			X		
Flea market										X					
Flower or Plant Store (indoor)								X	X	X	P				
Funeral Homes									X	X					
Funeral Homes with crematory										X					
Furniture and appliance store									X	X	P		X		
Grocery and Food Markets									X	X	P				
Garage for Auto Repair									X	X			X		
General Service and Minor Repair Shop									X	X			X		
Greenhouse or Nursery-Commercial	X	X								X					
Hardware store										X					
Hotel or Motel										X	P	P			
Laundry, self service							C		X	X					
Lumberyard										X			X	X	
Medical or dental office or clinic								X	X	X	P				

X - Uses Permitted by Right

C - All of these uses require special Planning Commission approval as to location and screening

P - Requires Site Plan Approval

Chart 1 continued	A-1	A-5	R-R	R-1	R-2	R-3	M-H	O	C-1	C-2	RA	CA	I-L	I-H	PR
Mobile or manufactured home sales										X					
Offices								X	X	X	P	P	X	X	
Other Retail Services									X	X	P				
Package Liquor Store										P	P		P		
Pawn shop										X	C				
Personal Service Establishment								X	X	X	P				
Photo-Finishing-Pick-up Station									X	X	P				
Professional and research services								X	X	X	P		X	X	
Plumbing electrical, heating and ventilating shop										X			X	X	
Radio or TV Studio									X	X			X	X	
Recreation vehicles sales and service										X			X		
Repair services									X	X			X	X	
Restaurant, Conventional (Sit Down Dining)							C		X	X	P	P	X		
Restaurant, Drive In									P	P	P				
Restaurant, Fast Food (Drive through Service)									P	P	P				
Retail Stores									X	X	P	P	P		
Self storage facility							C			X			X		
Self storage facility with open area for automobiles, boats and recreational vehicles										X			X		
Services, Business								X	X	X	P		X		
Services, Personal								X	X	X	P		X		
Sexually oriented business													P	P	
Shoe Repair & Tailoring									X	X	P		X		
Truck sales and service										X			X	X	
Vehicle Wash									C	X			X	X	
Veterinarians Kennels, Small Animals		C							X	X			X		
Video rental									X	X	P				
INDUSTRIAL															
Fabrication, Processing, Packaging, Manufacture, Storage, Distribution of:															
Boxes, crates, furniture and other similar wood products													X	X	
Clothing, textiles and other fabric products													X	X	
Cosmetics, Drugs, Perfume, Pharmaceuticals, Toiletries, & Related Products													X	X	
Electrical or Electronic Equipment, Appliances & Instruments													X	X	
Fabricated Metal Products & Machinery													X	X	
Food & Beverage Products, except Live Animal Processing													X	X	
Jewelry, Silverware, Musical Instruments, Toys, Sporting Goods, Art Supplies													X	X	
Medical, dental, optical equipment													X	X	
Motor Freight Depot or Terminal													X	X	
Petroleum, Products and Distribution													X	X	
Stone, Clay, Glass and Concrete Products													X	X	
Live animal processing														X	
Parcel delivery and service center													X	X	
Printing & Publishing													X	X	

X - Uses Permitted by Right

P – Requires Site Plan Approval

C - All of these uses require special Planning Commission approval as to location and screening

Chart 1 continued	A-1	A-5	R-R	R-1	R-2	R-3	M-H	O	C-1	C-2	RA	CA	I-L	I-H	PR
Primary Metal distribution and storage														X	
River port														X	
Rubber and Plastic products manufacture													C	X	
Recycling center													X	X	
Transportation terminal for air, rail, truck, or water													X	X	
Utility Substation													X	X	
Utility Production or Treatment Station													X	X	
Warehouse													X	X	
Welding shop										X			X	X	
Wireless communication supporting structures	C	C	C							P	C		X	X	C
Wood products assembly and production													X	X	
Wholesale, Display										X			X	X	
Wholesale & Distribution													X	X	
Other light industrial uses													C		
Other heavy industrial uses														C	
OTHER USES															
Airstrip, private															
Borrow Pit	C	C											C	C	
Construction office, temporary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Dwelling for resident watchman or caretaker													X	X	
Heliport															
Homeowners or property owner's association recreation facility			X	X	X	X	X				X				
Planned Development	P		P	P	P	P	P	P	P	P	P	P	P	P	
Recreational vehicle (RV) park		C										C			X
Rifle or pistol range		C												C	
Sanitary landfill or refuse dumping site		C													
Temporary emergency, construction and repair residence (one year limit)	X	X	X	X	X	X	X								
Utility transmission, production, treatment or distribution facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

X - Uses Permitted by Right

C - Use requires special Planning Commission approval as to location and screening

P - Requires Site Plan Approval

Chart 2

BULK REGULATIONS AND PERMITTED RESIDENTIAL DENSITIES

	AREA	WIDTH (FEET)	FRONT (FEET)#	SIDE (FEET)	REAR (FEET)	HEIGHT (FEET)	UNITS PER ACRE	(%) LOT COVERAGE
A-1 AGRICULTURE/ RESIDENTIAL								
1. Single Family Detached Dwelling	1 Acre	150	50	25	50	35' or 2.5 stories	1	30
2. Manufactured Housing	1 Acre	150	50	25	50	35	1	30
3. Mobile Home	1 Acre	150	50	25	50	35	1	30
4. Agriculture	NA	NA	100	25	25	35	NA	NA
5. Other	2 Acres	150	50	25	50	35	NA	30
A-5 AGRICULTURE								
1. Single Family Detached Dwelling	5 Acres	250	100	50	50	35' or 2.5 stories	0.2	20
2. Manufactured Housing	5 Acres	250	100	50	50	35	0.2	20
2. Agriculture	5 Acres	250	100	50	50	35	0.2	20
3. Other	5 Acres	250	100	50	50	35	0.2	30
R-R RURAL RESIDENTIAL								
1. Single Family Detached Dwelling	1 Acre	150	50	25	50	35' or 2.5 stories	1	30
2. Agriculture	5 Acres	NA	100	25	25	35	NA	NA
3. Other	2 Acres	150	50	25	50	35	1	30
R-1 SINGLE FAMILY RESIDENTIAL								
1. Single Family Detached Dwellings	15,000 sq. ft.	100	40	10	35	35' or 2.5 stories	2.5	30
2. Other	2 Acres	150	50	25	50	35	1	30
R-2 SINGLE FAMILY RESIDENTIAL								
1. Single Family Detached Dwelling	10,000 sq. ft.	80	30	10	25	35' or 2.5 stories	3.5	30
2. Other	2 Acres	150	50	25	50	35		30
R-3 MULTI-FAMILY RESIDENTIAL								
1. Single Family Detached Dwelling	7,200 sq. ft.	60	25	5	20	35' or 2.5 stories	4.8	40
2. Manufactured Housing	7,200 sq. ft.	60	25	5	20	35'	4.8	40
3. Single Family Attached	4,000 sq. ft.	40	20	5	20	35	8	50
4. Townhouse Units	2,000 sq. ft.	20	20	0	10	35	12	NA
5. Two Family Dwelling	8,000 sq. ft.	80	25	5/0	20	35	8	40
6. Multi Family Dwellings	20,000 sq. ft.	200	35	25	25	35' or 2.5 stories	16	45
7. Other	2 Acres	150	50	25	50	35		30
M-H MANUFACTURED HOME RESIDENTIAL								
1. Single Family Detached Dwelling	5,000 sq. ft.	40	25	5	20	35' or 2.5 stories	4.8	40
2. Manufactured Housing	5,000 sq. ft.	40	25	5	20	35'	4.8	40
3. Mobile Home	5,000 sq. ft.	40	25	5	20	25		40
4. Other	2 Acres	150	50	25	50	35		30
O OFFICE	10,000 sq. ft.	100	30	15	20	35'		30
C-1 NEIGHBORHOOD COMMERCIAL								
	None	80	50	10	20	35'		35
C-2 HIGHWAY COMMERCIAL								
	None	100	50	0	20	5 stories		50
RA RESORT								
	None	None	NA	NA	NA	5 stories		NA
CA CASINO								
	20 Acres	250	100	25	25	8 stories		50
I-L LIGHT INDUSTRIAL								
	10,000 sq. ft.	100	50	30	30	50		50
I-H HEAVY INDUSTRIAL								
	None	100	50	50	50	85		50
PR PRESERVATION/ RECREATION								
	5 Acre	150	50	50	50	35		NA

Chart 3 USES PERMITTED IN RESORT DISTRICT

	Residential Low Density	Residential Medium Density	Residential High Density	Commercial Resort	Commercial General	Commercial Entertainment	Public
AGRICULTURAL USES							
Agricultural, Aquacultural and Forestry Production:	X	X	X	X	X	X	X
AgriPlex					C		
DWELLINGS AND ACCESSORIES							
Single Family Detached	X	X	X	C	C	C	
Single Family Attached	C	X	X	C	C	C	
Two Family	C	X	X	C	C	C	
Townhouse	C	P	P	C	C	C	
Multi Family	C	C	P	C	C	C	
Elderly housing, including congregate	C	C	P	C	C	C	
Accessory Buildings and Uses	P	P	P	P	P	P	
Home Occupations	X	X	X	C	C	C	
INSTITUTIONS							
Cemetery	C	C	C	C	C	C	
Church	C	C	C	C	C	C	
College, vocational school, or technical school	C	C	C	P	P	P	
Hospital	C	C	C	C	P	P	
Lodge, Club, Country Club, or Golf Course	C	C	C	C	C	C	P
Nursery School	C	C	C	C	P	P	
Parks/Recreation	P	P	P	P	P	P	P
Public Building and/or service facility	P	P	P	P	P	P	P
School	P	P	P	P	P	P	P
Post Office Facility	C	C	C	P	P	P	P
COMMERCIAL							
Amusement arcade	C	C	C	P	P	P	
Automobile Service Station with vehicle wash	C	C	C	P	P	C	
Automobile Sales & Service	C	C	C	C	P	C	
Bakery, Retail	C	C	C	P	P	P	
Bank, savings and loan, or credit union	C	C	C	P	P	P	
Bar, cocktail lounge, or night club	C	C	C	P	P	P	
Barber or Beauty Shop	C	C	C	P	P	P	
Business and personal services	C	C	C	P	P	P	
Commercial indoor recreation or entertainment	C	C	C	P	P	P	
Commercial outdoor recreation and amusements	C	C	C	C	P	P	
Convenience store	C	C	C	P	P	P	
Cultural, Entertainment, & Recreational	C	C	C	P	P	P	
Day Care Center	C	C	C	C	P	C	
Department or Discount Store	C	C	C	C	P	C	
Drug Store	C	C	C	P	P	P	

X - Uses Permitted by Right
C – Use requires special Planning Commission approval as to location and screening

P – Requires Site Plan Approval

Chart 3 continued	Residential Low Density	Residential Medium Density	Residential High Density	Commercial Resort	Commercial General	Commercial Entertainment	Public
Dry Cleaning & Laundry Pick-up Station	C	C	C	P	P	P	
Dry Cleaning & Laundry	C	C	C	P	P	P	
Flower or Plant Store (indoor)	C	C	C	P	P	P	
Furniture and appliance store	C	C	C	C	P	C	
Grocery and Food Markets	C	C	C	P	P	C	
Hardware store	C	C	C	C	P	C	
Hotel or Motel	C	C	C	P	P	P	
Medical or dental office or clinic	C	C	C	P	P	P	
Offices	C	C	C	P	P	P	
Other Retail Services	C	C	C	P	P	P	
Package Liquor Store	C	C	C	P	P	P	
Pawn shop	C	C	C	C	P	C	
Personal Service Establishment	C	C	C	P	P	P	
Photo-Finishing-Pick-up Station	C	C	C	P	P	P	
Professional and research services	C	C	C	P	P	P	
Restaurant, Conventional (Sit Down Dining)	C	C	C	P	P	P	
Restaurant, Drive In	C	C	C	P	P	P	
Restaurant, Fast Food (Drive through Service)	C	C	C	P	P	P	
Retail Stores	C	C	C	P	P	P	
Services, Business	C	C	C	P	P	P	
Services, Personal	C	C	C	P	P	C	
Shoe Repair & Tailoring	C	C	C	C	P	C	
Video rental	C	C	C	P	P	P	
OTHER USES							
Homeowners or property owner's association recreation facility	X	X	X	C	C	C	
Utility transmission, production, treatment or distribution facility	P	P	P	C	C	C	

X - Uses Permitted by Right

C - Use requires special Planning Commission approval as to location and screening

P - Requires Site Plan Approval

Chart 4

RESORT DISTRICT BULK REGULATIONS AND PERMITTED RESIDENTIAL DENSITIES

	AREA	WIDTH (FEET)	FRONT (FEET)#	SIDE (FEET)	REAR (FEET)	HEIGHT (FEET)	UNITS PER ACRE	(%) LOT COVERAGE
Agriculture	NA	NA	100	25	25	35	NA	NA
Single Family Detached Dwelling	7,200 sq. ft.	60	25	5	20	35' or 2.5 stories	3.5	40
Single Family Attached	4,000 sq. ft.	40	20	5	20	35	8	50
Townhouse Units	2,000 sq. ft.	20	20	0	10	35	12	NA
Two Family Dwelling	8,000 sq. ft.	80	25	5/0	20	35	8	40
Multi Family Dwellings	20,000 sq. ft.	200	35	25	25	35' or 2.5 stories	16	45
Commercial	None	80	50	10	20	35'		35
Institutions and Other	2 Acres	150	50	25	50	35		30