

Sec. 5.900. (R-4R) RESORT/TOWNHOUSE RESIDENTIAL DISTRICT.**Sec. 5.901. Purpose.**

This district is intended primarily for self-contained accommodations which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards.

(Ord. No. 3069, § 1, 9-16-97)

Sec. 5.902. Approvals required.

A. No structure or building shall be built or remodeled upon land in the R-4R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.

B. *Tentative plan at time of rezoning.*

1. The Planning Commission or City Council may require any application for rezoning to resort district to be accompanied by a tentative overall development plan which shall show the following:

- a. Topography.
- b. Proposed street system.
- c. Proposed block layouts.
- d. Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.
- e. Off-street parking space.
- f. Types of buildings and portions of the area proposed therefor.
- g. Locations of buildings, garages and/or parking spaces.
- h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed building types.
- i. A tabulation of overall density per gross acres.
- j. Preliminary plans and elevations of proposed major buildings and any proposed dwelling types.

2. The approved development review plan must substantially conform to the plan submitted at the time of rezoning.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.903. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:

1. Resorts.
2. Hotels.
3. Motels.
4. Guest ranches.
5. Commercial uses appurtenant thereto, such as restaurants, cocktail lounges, small retail shops; provided that the entrance to any such appurtenant use shall be from the lobby, arcade or interior patio.
6. Dwelling units having either party walls or walled courtyards made available for rent, lease or sale.

7. Accessory buildings and uses customarily incidental to the permitted uses, including private garage, home occupations, swimming pool, recreation buildings and walled driveway entrance.
8. Municipal uses.
- 8.1. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
9. Timeshare project.
10. Churches and places of worship.
11. Day care home.

B. Permitted uses by conditional use permit.

1. Golf courses.
2. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
3. Recreational uses (see section 1.403 for specific uses and development criteria for each).

(Ord. No. 2323, § 1, 12-4-90; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2571, § 1, 6-15-93; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3493, § 1, 3-4-03)

Sec. 5.904. Property development standards.

The following property development standards shall apply to all land and buildings in the R-4R district:

- A. *Lot area.* The overall site shall contain a minimum of seven and one-half (7 1/2) acres prior to street dedications.
- B. *Lot dimensions.*
 1. Width. The overall site shall have a minimum width of three hundred (300) feet.
- C. *Density.*
 1. The minimum gross land area per guest room shall be four thousand one hundred (4,100) square feet.
 2. The minimum gross land area per dwelling unit having either party walls or walled courtyards made available for rent, lease or sale shall be five thousand seven hundred seventy (5,770) square feet.
 3. Buildings may cover an aggregate area of twenty-five (25) percent excluding parking areas.
 4. The City Council may regulate concentrations of density by site plan approval.
- D. *Building height.*
 1. No building shall exceed thirty-five (35) feet in height.
- E. *Overall side yard requirements.*
 1. There shall be a yard a minimum of thirty (30) feet in depth adjacent to all perimeter property lines, including property lines abutting perimeter streets, except that the minimum yard shall be only twenty (20) feet adjacent to those perimeter property lines that abut districts other than R-1.
 2. Within one hundred (100) feet of any perimeter street or any R-1 district boundary line all buildings shall be:
 - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
 - b. A maximum of one (1) story in height.
 3. There shall be a yard a minimum of one hundred (100) feet in depth adjacent to all perimeter streets, maintained as meaningful open space except for pedestrian and vehicular

access ways, unless buildings as allowed in 2 above are constructed.

4. Within fifty (50) feet of any district boundary line other than R-1, or any property line abutting additional R-4R zoning, all buildings shall be:

- a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
- b. A maximum of one (1) story in height.

F. *Buildings, walls, fences and landscaping.*

1. Walls, fences and hedges not to exceed eight (8) feet in height and walled driveway entrances not to exceed six (6) feet in height shall be permitted, except that walls, fences and hedges must not exceed three (3) feet in height in the required one-hundred-foot yard along street frontages and in the ten (10) feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscaped open space and may be penetrated by pedestrian and vehicular access ways only. (Walled driveway entrances not to exceed six (6) feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development).

G. Other requirements and exceptions as specified in article VII.

(Ord. No. 1922, § 1, 11-4-86; Ord. No. 2509, § 1, 6-1-93; Ord. No. 2818, § 1, 10-17-95)

Sec. 5.905. Parking.

The provisions of article IX shall apply.

Sec. 5.906. Signs.

The provisions of article VIII shall apply.