

# CHAPTER 12A

## C-4 HOTEL RESORT DISTRICT

### SECTION 12A.01 INTENT

The purpose of this District is to accommodate existing hotel resort facilities, oriented to the vacationing and traveling public, located in areas of existing residential uses.

### SECTION 12A.02 PERMITTED USES

Land and/or buildings in the C-4 District may be used for the following purposes by right:

- A. Hotels, including restaurants serving food and drink for consumption on the premises in conjunction with the hotel operation.
- B. Single family dwellings.
- C. Family day care homes.
- D. State licensed residential family care facilities.
- E. Accessory buildings, structures, and uses for Permitted and Special Land Uses, as regulated by Section 3.08.

### SECTION 12A.03 SPECIAL LAND USES

Land and/or buildings in the C-4 District may be used for the following purposes when approved by the Planning Commission in accordance with the requirements of Chapter 15:

None

### SECTION 12A.04 SITE DEVELOPMENT REQUIREMENTS

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. Site Plan Review is required in accordance with Chapter 16.
- B. Parking is required in accordance with Chapter 17.
- C. Signs are permitted in accordance with the requirements of Chapter 17.
- D. A solid fence or deciduous planting of not less than six (6) feet in height or more than eight (8) feet in height is required on all property lines adjoining any residential use.
- E. Setbacks, height, area, and lot dimensions are required as noted below.

C-4 District Regulations	All Uses
Minimum lot area	8,000 square feet
Minimum lot width	66 feet
Maximum height	35 feet (See Section 2.03, Building Height)
Front yard setback	17 feet
Side yard setback	6 feet

Rear yard setback	20 feet
Minimum floor area (Single family dwelling units only)	750 square feet UFA on the first floor
Maximum lot coverage	No maximum