PART 1. RESORT MIXED USE REQUIREMENTS

16.17.101: REQUIREMENTS:

(1) A buffer is required when any property in the resort mixed use district abuts residential property.

(a) This buffer shall consist of a reasonably compatible residential use, i.e., a single-family residential buffer is required where the abutting property has a single-family use.

(b) The residential buffer shall extend to properties immediately adjacent and be one unit in depth.

(2) An area of open space is required and shall be thirty five percent (35%) of the remaining total square footage of the property after the square footage of the buffer required in subsection (1) of this section has been deducted.

(3) As an integral part of the resort mixed use district, an additional residential component notwithstanding the buffer is required for the remaining total square footage of the property.

(a) A minimum of fifty percent (50%) of the commercial structures must have a residential component.

(b) If any structure containing a residential use is two (2) or more stories, there will be no residential on the ground floor.

(c) The residential component required in subsection (3)(a) of this section shall be a minimum of forty percent (40%) of the total building square footage and shall not exceed sixty percent (60%) of the total building square footage. (Ord. 2012-08, 2012)