

Section 4.4.14 Resort / Tourism (RT) District:

(A) **Purpose and Intent:** The Resort Tourism (RT) District is a specialized commercial district which provides for the designation and regulation of certain land uses which are primarily intended for visitors to the City. The RT District may be applied to property which is best suited to accommodating the needs of the visiting public without inappropriate impacts upon the daily functioning of the community or inappropriate impacts upon established residential areas.

(B) **Principle Use and Structures Permitted:** The following types of use are allowed within the RT District as a permitted use:

(1) Residential Facilities for nonpermanent occupancy including Bed and Breakfast Establishments, Hotels, Motels, and Residence Inns.

(2) Entertainment, Cultural and Recreation Facilities including Bowling (indoor and lawn alleys), Dinner Theaters, Exercise Facilities, Golf Courses, Handball and Racquetball Facilities, Tennis and Swimming Facilities, Theater for the Performing Arts, Museums, Art Galleries, Amusement Game Rooms.

(3) Conference Facilities including meeting rooms, provisions for catering into the facilities, and business offices.

(4) Service and Specialty Uses including: Beauty and Barber Shops, Delicatessens, Ice Cream Parlors, Gift Shops, Newsstands, and specialty food shops (including on-site preparation and service).

(C) **Accessory Uses and Structures Permitted:** The following uses are allowed when a part of, or accessory to, the principal use:

(1) Parking Lots;

(2) Refuse and Service Areas;

(3) Restaurant, Bars, Lounges;

(4) Instructional classes associated with permitted entertainment and recreational uses.

(5) Sale of exhibits and accessory items associated with principle entertainment and recreational uses.

SECTION 4.4.14 (D)

(D) **Conditional Uses and Structures Allowed:** The following uses are allowed as conditional uses within the RT District:

(1) Entertainment and Recreational facilities which are designed for large audiences such as auditoriums and stadiums

(2) Outdoor activities such as go-cart tracks, skate board tracks, miniature golf

(3) Convention Centers/Facilities which provide meeting rooms and a complete range of services including food preparation, assembly for 200 people in a single room, and/or an exhibit area exceeding 3,000 sq.ft.

(E) **Review and Approval Process:**

(1) In established structures, uses shall be allowed therein upon application to, and approval by, the Chief Building Official for a certificate of occupancy.

(2) For any new development approval must be gained from the Site Plan Review and Approval Board with respect to Sections 2.4.5(F), (H), and (I).

(3) Conditional Uses must be approved pursuant to 2.4.5(E).

(F) **Development Standards:** In addition to the development standards as set forth Section 4.3.4, the following shall apply:

(1) A minimum of 10% of the lot area must be provided in open space. This area shall be exclusive of open space provided for perimeter landscaping, parking lot landscaping, pools and pool decks, and area which is paved for parking and pedestrian way purposes.

(2) A landscape area of not less than ten feet (10') in width must be provided around the interior perimeter of the lot or parcel upon which the use is located. Within this landscape area, paving is not permitted except for bicycle paths, sidewalks, jogging trails, and driveways or access streets which provide ingress and egress for traffic and which are generally perpendicular to the greenbelt. This requirement does not supersede other requirements for greater landscape areas.

(G) **Special Regulations:** [Amd. Ord. 41-01 8/7/01]

(1) 24-Hour or late night businesses as defined herein must be processed as a conditional use and are subject to the provisions of Section 4.3.3(VV). [Amd. Ord. 41-01 8/7/01]