

**§153.039 Resort Commercial (RC).**

It is the intent of this district to establish and maintain a district consisting of resort related and non-resort related including retail, rental units, condominiums, timeshare units, marinas, and mixed use buildings, along with other recreational oriented uses such as golf courses and recreational vehicle parks while also ensuring protection of the natural resources that allow the community to thrive.

A. Allowed without a Permit

1. Grading/fill of less than 50 Cubic Yards

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B. Permitted Uses – Requires a Permit

1. Sign, on-site
2. Storage Shed 10 by 12 ft. or smaller or no greater than 120 square feet and 12 feet high
3. Fence
4. Grading/fill of more than 50 Cubic Yards
5. Parks and Historical Sites
6. Professional Buildings
7. Public Buildings
8. Recreational Facilities; Public
9. Retail Stores
10. Area Identification Signs
11. On-site Commercial Signs
12. Working in the Shore Impact Zone

C. Conditional Uses

1. Apartments
2. Accessory Structure without Principle Structure
3. Cumulative Accessory Structure up to 2,400 sq. ft. on parcels less than 2 acres  
Cumulative accessory structure up to 2% of parcel size on parcels over two acres
3. Accessory Structure Height in excess of 15 feet up to 25 feet
4. Boarding House
5. Campground
6. Churches
7. Controlled Access Lots
8. Golf Course
9. Marina
10. Mixed Use Buildings ,not to exceed 50% residential
11. Hotel/Motel

12. Private Motor Vehicle Sales of 3 or more annually
13. Planned Unit Development; Interval Ownership
14. Planned Unit Development; Commercial
15. Recreational Camping Area
16. Recreational Facility; Resort Guests
17. Recreational Vehicle Park
18. Restaurants
19. Off-Site Commercial Sign
20. Social Club
21. Storage Units (sale or rental, Storage units for sale shall be cooperative or condominium and shall meet the criteria for a commercial PUD)
22. Theater

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23. Towers (Less than 100 feet tall if within 2640 feet of OHW)
24. Used Structure Moved onto property
25. Vacation Rentals more than 4 per year
26. Open Vegetation Removal

D. Interim Uses

1. None

E. Prohibited or Excluded Uses: In addition to the following shown uses, uses **not** listed as Allowed, Permitted, Conditional or Interim are prohibited.

1. Adult Oriented Business
2. Junk Yard

F. Similar Uses: Uses listed as Permitted, Conditional, Interim and Prohibited in this zone shall not be considered all inclusive. Uses similar to those listed may also be considered.

G. Lot Size, Setback, Height and Use Requirements:

	G.D. Lake or non- <u>Shoreland</u>	N.E. <u>Lake</u>
1. Lot area (sq. ft.); minimum - sewer	20,000	N/A
2. Lot area (sq. ft.); minimum –unsewered	40,000	2.5 Acres
3. Lot width; minimum	100 feet	200 feet
4. Lot Frontage on Public ROW	33 feet	33 feet
5. Setback; County ROW	35 feet	35 feet

6. Setback; City ROW	35 feet	35 feet
7. Setback; side	20 feet	25 feet
8. Setback; OHW - sewerred	50 feet	N/A
Setback; OHW - unsewerred	75 feet	150 feet
9. Setback; 10 by 12 or smaller shed	3 feet rear and side	
10. Setback; top of bluff	30 feet	30 feet
11. Setback; wetland.	30 feet	30 feet
12. Setback; rear (off-lake only)	35 feet	35 feet
13. Setback; from residential lot line	40 feet	40 feet
14. Setback; parking (from any lot line)	5 feet	5 feet
15. Impervious Coverage; maximum	25%	25%
	G.D. Lake or non- <u>Shoreland</u>	N.E. <u>Lake</u>
16. Accessory Building Height	15 feet	15 feet
17. Building Height; Maximum	none, set by C.U.P or 25' if adjacent to public water	

(Ord. 10-018, 3<sup>rd</sup> Series, passed 11-01-2010; Ord. 16-01, 3<sup>rd</sup> Series, passed 05-02-16;  
Ord. 17-03, 3<sup>rd</sup> Series, passed 08-07-2017)