

Proposed PUD language:

4.03 Permitted Uses and Structures

No building or structure, or part thereof, shall be erected, altered, or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Single Family detached dwellings.
2. Solely as to lots 1 and 2, Block 18, Hideaway Beach:
 - i. Bocce Courts.
 - ii. Golf Course.
 - iii. Playgrounds and playfields.

B. Permitted Accessory Uses and Structures

1. Customary accessory uses and structures, including private garages and private docking facilities as specified in Section 4.04.10.
2. Solely as to lots 1 and 2, Block 18, Hideaway Beach-
 - i. Recreational facilities, including but not limited to Bocce Courts, Golf courses, playgrounds, and playfields, that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision plat for that development.
 - ii. Signs as permitted in the Land Development Code.
 - iii. Golfcart parking.

4.04.09 Off-Street Parking Requirements:

A. One parking space shall be required for each dwelling unit and such space shall be located within the building setback line.

B. Bocce Courts - 1 space per court.

C. Golf Course - 2 spaces per golf hole.

D. Up to 40% of the required parking spaces may be golf cart-type vehicle parking spaces in paved or unpaved areas.

6.02 Permitted Uses and Structures

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Permitted Uses

1. Golf course
2. Golf and Tennis Pro Shop and Club House
3. Tennis, and Pickle Ball, Racquetball, Bocce Courts and Courts any other general recreational use which is comparable in nature with the foregoing uses.
4. Health Club
5. Convenience Commercial Facilities
 - a) Barber & Beauty Shops
 - b) Delicatessens
 - c) Dry Cleaning Shops
 - d) Food Markets
 - e) Gourmet Shops
 - f) Sundry Stores
 - g) Professional Offices
 - h) Any other commercial use or professional service which is comparable in nature with the foregoing uses and which the Director determines to be compatible in the district.

6. Playgrounds and playfields.

B. Permitted Accessory Uses

1. Maintenance shops and equipment storage.
2. Living quarters for maintenance personnel.
- 3 Signs as permitted in the Land Development Code.

6.03 Plan Approval Requirements

Plans for all principal and all accessory uses shall be submitted to the Director who will review these plans and approve their construction. All construction shall be in accordance with the approved plans and specifications.

A. General Requirements

1. Overall design shall be harmonious in terms of landscaping, location of parking areas, recreation facilities, and building masses.
2. Buildings shall be setback a minimum of 50 feet from abutting private street pavement edges and residential structures (except for maintenance personnel living quarters).
3. ~~Tennis and racquetball courts~~ Tennis, Pickle Ball, and Bocce courts shall be set back a minimum of 45 feet from abutting ~~private street pavement edges and~~ residential structures (except maintenance personnel living quarters).
4. A minimum of 6 tennis courts ~~and 2 racquetball courts~~ shall be provided.
5. Lighting facilities shall be arranged in a manner to protect roadways and neighboring properties from direct glare.
6. The required setbacks for buildings and courts shall be heavily landscaped to act as buffers.
7. All outdoor storage area and maintenance yards shall be screened from view.

6.07 Minimum Off-Street Parking

Golf course (incl. Golf and Tennis Pro Shop and Health Clubhouse and Golf Clubhouse), ~~Tennis and Racquetball Courts~~ Tennis, Pickle Ball, and Bocce Courts-2 spaces per golf hole and 1 space per court. Up to 40% of the parking spaces may be golf cart-type vehicle parking spaces in paved or unpaved areas.

Convenience Commercial – 1 space per 250 ~~square feet~~ of gross floor area. The director may permit a lesser number of parking spaces to be paved when circumstances indicate infrequent use. However, these unpaved parking spaces shall be grassed and reserved for future paving. Notwithstanding the foregoing, up to 40% of the required

parking spaces may be golf cart-type vehicle parking spaces in paved or unpaved areas.
