

DIVISION 5. RESIDENTIAL MULTIPLE-FAMILY 16 (RMF-16) DISTRICT

Sec. 30-141. Intent and purpose.

The purpose and intent of the residential multiple-family 16 district (RMF-16) is to provide lands for medium to high density multiple-family residences, generally surrounded by open space, located in close proximity to public and commercial services, with direct or convenient access to arterial and collector roads. Governmental, social, and institutional land uses that serve the immediate needs of the multiple-family residences are permitted as conditional uses as long as they preserve and are compatible with the medium to high density multiple-family character of the district. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system contained in the future land use element of the comprehensive plan.

(Ord. No. 01-27, § 1, 10-15-2001)

Sec. 30-142. Permitted uses.

The following uses are permitted as of right in the residential multiple-family 16 district (RMF-16):

- (1) Multiple-family dwellings.
- (2) Townhouses, subject to the provisions of the land development code.
- (3) Family care facilities, subject to the land development code.

(Ord. No. 01-27, § 2, 10-15-2001)

Sec. 30-143. Accessory uses.

Uses accessory to permitted uses [are as follows:]

- (1) Uses and structures that are accessory and incidental to uses permitted as of right in the RMF-16 district.
- (2) Private docks, subject to chapter 54, article IV.
- (3) Recreational facilities 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. Recreational facilities may include, but are not limited to, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields.

(4) Parking facilities

(Ord. No. 01-27, § 3, 10-15-2001)

Sec. 30-144. Conditional uses.

The following uses are permissible as conditional uses in the residential multiple-family 16 district (RMF-16), subject to the standards and procedures established in the land development code:

DIVISION 6. RESIDENTIAL TOURIST (RT) DISTRICT

Sec. 30-161. Intent and purpose.

The purpose and intent of the residential tourist district (RT) is to provide lands for tourist accommodations and support facilities, multiple-family uses, and limited commercial uses when restricted as to size and intensity of use and when compatible and supportive of the resort residential character of the area. The RT district corresponds with and implements the resort residential designated area on the future land use map series of the city comprehensive plan.

(Ord. No. 01-28, § 1, 10-15-2001; Ord. No. 16-04, § 2, 8-1-2016)

Sec. 30-162. Permitted uses.

The following uses are permitted as of right in the residential tourist district (RT):

- (1) Hotels and motels.
- (2) Multiple-family dwellings.
- (3) Family care facilities, subject to the land development code.
- (4) Timeshare facilities.
- (5) Townhouses, subject to the land development code.

(Ord. No. 01-28, § 2, 10-15-2001)

Sec. 30-163. Accessory uses.

The following uses are accessory to permitted uses.

- (1) Uses and structures that are accessory and incidental to the uses permitted as of right in the RT district.
- (2) Shops, personal service establishments, eating or drinking establishments, dancing and staged entertainment facilities, and meeting rooms and auditoriums where such uses are an integral part of a hotel or a motel and to be used by the patrons of the hotel/motel.
- (3) Private docks, subject to chapter 54, article IV.
- (4) Recreational facilities that serve as an integral part of the permitted use designated on a site development plan or preliminary subdivision plat that has been previously reviewed and approved which may include, but are not limited to, golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields.

(5) Parking facilities.

(Ord. No. 01-28, § 3, 10-15-2001)

Subdivision B. Public Use (P) District

Sec. 30-301. Purpose and intent.

The purpose and intent of the public use district (P) is to accommodate only local, state and federally owned or leased and operated government facilities that provide essential public services. The P district is intended to facilitate the coordination of urban services and land uses while minimizing the potential disruption of the uses of nearby properties. Any public facilities that lawfully existed prior to the effective date of this code and that are not zoned for public use district (P) are determined to be conforming to these zoning regulations. Any future expansion of these public facilities on lands previously reserved for their use shall be required to meet the regulations in effect for the zoning district in which the public facility is located.

(Ord. No. 01-19, § 9, 10-1-2001)

Sec. 30-302. Permitted uses.

The following uses are permitted as of right in the public use district (P).

- (1) Administrative service facilities.
- (2) Childcare, not for profit.
- (3) Collection and transfer sites for resource recovery.
- (4) Communication towers.
- (5) Education facilities.
- (6) Essential public/governmental service facilities.
- (7) Fairgrounds.
- (8) Libraries.
- (9) Museums.
- (10) Parks.
- (11) Parking facilities.
- (12) Safety service facilities.
- (13) Any other public structures and uses which are comparable in nature with the foregoing uses.

(Ord. No. 01-19, § 10, 10-1-2001)

Sec. 30-303. Accessory uses.

[The following uses are deemed accessory:]

-
- (1) Accessory uses and structures customarily associated with the principal permitted uses.
 - (2) Residential and commercial uses of an accessory nature which are incidental and customarily associated with support of a primary public use of the site for public purpose and which are consistent with the comprehensive plan.
 - (3) Temporary use of the site for public purpose in accordance with the land development code.
 - (4) Accessory uses that are provided by concessionaires under agreement with the city for the provision of the service.
 - (5) Any other public uses that are comparable in nature with the foregoing uses.

(Ord. No. 01-19, § 11, 10-1-2001)

Sec. 30-304. Conditional uses.

The following uses are permissible as conditional uses in the public use district (P), subject to the standards and procedures established in the land development code:

- (1) Animal control.
- (2) Detention facilities and jails.
- (3) Major maintenance and service facilities.
- (4) Mental health and rehabilitative facilities, not for profit.
- (5) Resource recovery plants.
- (6) Rifle and pistol range for law enforcement training.
- (7) Sanitary landfills.
- (8) Any other public uses which are comparable in nature with the foregoing uses.
- (9) Earthmining.
- (10) [Churches and houses of worship](#)

(Ord. No. 01-19, § 12, 10-1-2001)

Sec. 30-305. Dimensional standards and regulations.

The following dimensional standards shall apply to all permitted and accessory uses in the public use district (P).

- (1) *Minimum lot area:* None.
- (2) *Minimum lot width:* None.
- (3) *Minimum yard requirements:* The yard requirements of the most restrictive adjoining district shall apply to all portions of the site within 100 feet of the adjoining district.
- (4) *Maximum height:* The height of the most restrictive adjoining district within 100 feet of such district.
- (5) *Maximum lot coverage:* 76 percent of total lot area.

(Ord. No. 01-19, § 13, 10-1-2001)