

Zone District Purpose Statements

Section 16-3-210. - Residential Low Density (RL) Zone.

In the RL zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of this zone district is to provide areas suitable and desirable primarily for single-family uses with provisions for associated public service uses. This zone is intended to preserve or create quiet residential neighborhoods that are harmonious with existing development. New development and alterations of existing development should conform to the character of the existing uses and architecture within this district. This district is intended for residential uses; however, uses compatible with residential uses may be allowed if they conform to the intent of this district. Generally, commercial uses would not be consistent with the character of this district.
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Section 16-3-220. - Residential Medium Density (RM) Zone.

In the RM zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of this zone district is to provide areas suitable and desirable for a mixture of housing types for residents and visitors. While single-family and duplex dwellings are desired in this district, multi-family dwellings and other support services and uses may be allowed following a conditional use permit if they are compatible with the neighborhood. Limited accessory uses that serve the residential uses are allowed.
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Section 16-3-230. - Residential High Density (RH) Zone.

In the RH zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of this zone district is to provide areas suitable and desirable for multi-family dwellings with provisions for associated public service uses, in close proximity to the core area or lake. Residential developments between fifteen (15) and sixty-five (65) dwelling units per acre gross density are encouraged in this district. This district includes existing hotel and condominiums areas and other areas suitable for intensive residential uses. Related uses serving residents and visitors such as retail and restaurants are also allowed subject to conditional review. This district is intended to encourage high quality intensive residential uses for both visitors and permanent residents. Developments should be designed to complement the surrounding areas and blend into the architectural character of the community.
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Section 16-3-240. - Core Area (CA) Zone.

In the CA zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of this zone district is to preserve and enhance areas within the commercial core of the community for concentrated retail sales and businesses that will serve the pedestrian shopper. This district is the retail, commercial, and entertainment core of the community for both visitors and residents, with mixed-use buildings consisting of first floor commercial and upper floor residential uses permitted. The intent is for this area to be a dominant retail and entertainment

center, and thus more intensive development of the area is encouraged than elsewhere in the community. Core Area uses should be buffered from surrounding areas to minimize adverse impacts. The intent is to create a pedestrian-friendly environment with automobile access encouraged in the peripheral areas through parking lots or structures. Design, landscaping and signage should complement the intimate character of this area as a retail and entertainment center.

Section 16-3-250. - Commercial (C) Zone.

In the C zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of this zone district is to provide areas suitable and desirable for a wide range of auto-oriented commercial and business uses in compact clusters adjacent to major thoroughfares. This district is intended as a commercial area containing retail, offices, and personal service establishments. This area should serve automobile travelers but should also be designed to allow pedestrian and bicycle access. Development in this district should not be strip commercial in nature but should have internal circulation drawing traffic off the street. Individual access for individual uses is discouraged. Development is encouraged to promote high quality design, attractive landscaping, and compatible signage. Uses in this district should typically be those serving the traveling public or those that require a larger area than can be provided in the core area. Uses in this district should not necessarily compete with core area businesses, but they should provide other services to the public.
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Section 16-3-260. - Mixed Use (MU) Zone.

In the MU zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of the MU zone district is to recognize areas that possess potential for a combination of different land uses (residential, office, commercial) on a single lot and/or within a single building. This district is intended as an area comprised of retail/office development with residential uses integrated as a secondary use. It is desired that a carefully planned clustering of these uses will result in harmonious development. Mixed-use buildings or developments are desired, but single-use buildings may be allowed, subject to the requirements of this Section.
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Section 16-3-270. - Parks and Open Space (POS) Zone.

In the POS zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of this zone district is to provide locations for public parks, open spaces, and other amenities open to the public and for public use. This zone district includes existing parks and open space, and land with major geologic constraints. It also includes facilities such as the marina, amphitheater, and the Town administrative offices. Additions to the other facilities located in this district are compatible with this category, but no major new uses or additions would be compatible if they adversely impacted parks and recreational uses. The intent is to protect open areas while allowing the expansion of special uses that are consistent with open space areas.
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ATTACHMENT #2

Section 16-3-280. - Public Facilities (PF) Zone.

In a PF zone, the following regulations shall apply:

- (a) *Purpose.* The purpose of this zone district is to provide areas suitable and desirable for governmental entities and service provider uses and facilities necessary to meet the service needs and demands of the public.
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