

"C-4" RECREATIONAL COMMERCIAL DISTRICT

The following regulations shall apply in the "C-4" District.

1. Uses Permitted: The following uses are permitted. A zoning certificate may be required as provided for in Section 10, B of this Resolution.
 - a. Boat docks and launching, including marinas.
 - b. Fishing piers.
 - c. Boat sales, service, and storage.
 - d. Sales of boating and fishing supplies.
 - e. Accessory buildings and uses.
 - f. Parking areas and garages when located as required in Section 5.
 - g. One family dwelling, permanent use. (8/06)
 - h. Multiple-family dwellings/condominium developments. (7/97)
 - i. Fish cleaning.
 - j. Boat In-Water Fuel Dock.
 - k. Snack bar.
 - l. Restaurant and grocery.
 - m. Clubs as defined in Section 3.
 - n. Miniature Golf Course.
 - o. Boatel. (1997)
 - p. Child day care center. (7/97)
 - q. Floating dwellings community/moorage, subject to the supplemental conditions established in Section 7, 1 of this Resolution. (9/08)
2. Conditional Uses: Subject to approval as provided for in Section 6 of this Resolution.
 - a. Cemeteries or mausoleums.
 - b. Privately operated community buildings, recreational fields, swimming pools, or community facilities owned and operated by neighborhood organizations.
 - c. Bed and breakfast. (7/97)
3. Lot Area: 25,000 square feet minimum; buildings used exclusively or partly for dwelling purposes shall comply with the following "R-4" District requirements: (6/91)

Lot Area, Lot Width, Lot Depth, **Dwelling Size**, Front Yard, Side Yard, Rear Yard, Building Separation, Open Space, Off-Street Parking, Accessory Buildings and Parking Exception.
(03/03)(5/13)
4. Front Yard: 60 feet minimum; for lots adjacent to major streets, the requirements in Section 7, A shall apply.
5. Side Yard: 20 feet minimum. For boat service and storage buildings, a forty (40) foot minimum side yard shall be required.
6. Rear Yard: 40 feet minimum (where possible); for through lots, the front yard requirement shall be met for both areas of frontage.

7. Lot Width: 100 feet minimum and 125 foot minimum depth.
8. Off-Street Parking: Shall be provided as required in Section 5 and as listed herein.
 - a. One-family dwellings: Two (2) parking spaces per dwelling unit.
 - b. Multi-family dwellings: Two (2) parking spaces per dwelling unit.
 - c. Commercial buildings: One (1) parking space for each two hundred (200) square feet of floor area.
 - d. Boat Storage:
 1. In-Water Storage: One (1) parking space per every boat stored or docked.
 2. Non-Water Storage: One (1) parking space for every seven (7) boats stored for winter storage. Summer storage must meet the rack storage requirements.
 3. Rack Storage: One (1) parking space for every two (2) boats stored.
9. Parking Exception: If the off-street parking for the commercial uses adjoins a "A" or "R" District, it shall not be located within the required front yard for a distance of not less than fifty (50) feet from the boundary of the "A" or "R" District, nor shall the off-street parking be located within seven (7) feet of the boundary of the District.
10. Building Height: The maximum building height shall be thirty-five (35) feet measured to the peak and thirty (30) feet measured to the eaves.
11. Accessory Buildings: Accessory buildings not exceeding twenty (20) feet in height shall occupy in total area not more than thirty (30) percent of the actual lot area or 2,000 square feet, whichever is smaller, but no accessory building shall be closer than sixty (60) feet to the front lot line, closer than five (5) feet to the main building, nor closer than five (5) feet to any lot line. No accessory building shall be closer than twenty (20) feet to any lot line of an adjoining residential district. (7/97) (8/06)
12. Signs: Shall be **permitted** as stated in Section 7, C and as stated herein. **(5/13)**
 - a. Free-standing, portable, and projecting identification or projecting advertising signs located at the place of business may be erected provided they do not exceed in total area one (1) square foot for each lineal foot of frontage of the land on the main street, nor exceed in total area two hundred (200) square feet. No single sign shall exceed two hundred (200) square feet in area. Both sides of any sign may carry a message.
 - b. Projecting signs shall not project more than sixty (60) inches from the building and the bottom of such sign shall be not less than nine (9) feet above the finished grade.
 - c. Wall signs shall be permitted, but their total area on any wall shall not exceed twenty (20) percent of the area of that wall or three hundred (300) square feet in area whichever is less. This sign area is in

addition to the area permitted in a above or in exempt signs.

- d. On lots abutting any "A" or "R" District, signs may not be located closer than twenty (20) feet to the side lot line.
 - e. Commercial outdoor advertising signs and their structures shall be set back from the established right-of-way line of any street or highway at least as far as the specific front yard requirement of the District in which it is located except for modifications f, g, and h below.
 - f. For every square foot by which the commercial outdoor advertising sign and its structure exceed fifty (50) square feet, the setback shall be increased one (1) foot, but need not exceed one hundred (100) feet.
 - g. At the intersection of any state or federal highway with an arterial or collector street, the setback of any commercial outdoor advertising sign and its structure shall be not less than fifty (50) feet from the established right-of-way of each street or highway.
 - h. Each such sign will subtract forty-eight (48) square feet from the square footage allowed for the District in which the sign is erected.
13. Swimming Pool Requirements - Private: No private swimming pool, exclusive of portable swimming pools with a diameter less than twelve (12) feet or with an area of less than one hundred (100) square feet, shall be allowed except as an accessory use and unless it complies with the following conditions:
- a. The pool is intended and is to be used solely for the enjoyment of the occupants of the property on which it is located;
 - b. It may not be located closer than the required setback line for the District in which it is located; and
 - c. The swimming pool, or the entire property on which it is located shall have a fence, wall, or barrier to prevent uncontrolled access from the street or adjacent properties. Such fence or wall shall be maintained in good condition with a gate and lock.

Temporary inflatable pools intended for the private use of the property owner shall not be required to meet these requirements. (8/06)

14. Land Under Water: All submerged lands below low water datum are a part of that District to which their abutting natural above water lands are assigned, and shall be bounded by extension of the boundary lines of each abutting natural above water property. Two (2) or more adjacent Districts which extend onto submerged lands shall be separated by extension of their above water common boundary.
15. Requirements for Boat, Boat Trailer and Boat Cradle Storage: The following conditions shall be met:
- a. Such areas shall be properly maintained in an orderly fashion--weeds and grass shall be kept mowed;
 - b. Such uses, if not confined to a building or like structure, shall be kept properly screened from adjacent residential areas. Such screening shall consist of a strip of land not less than twenty (20) feet in width

planted with an evergreen hedge or dense planting of not less than four (4) feet in height at the time of planting with a mature height of at least eight (8) feet;

- c. No such storage buildings shall be erected or enlarged to exceed thirty-five (35) feet in height measured to the peak and thirty (30) feet measured to the eaves;
- d. No such storage building shall be closer than seventy-five (75) feet to any public right-of-way, closer than forty (40) feet to any other lot line, nor closer than twenty (20) feet to any other building.
- e. Such storage uses shall not be in conflict with existing residential areas and shall not create any unreasonable nuisance, hazard, or traffic problem. (5/13)

16. Fences: The following condition shall apply to fences:

- a. On property located at street and/or highway intersections, no fence, wall, hedge, shrubbery, or other structure or planting which obstructs the view of motorists and thereby creates a traffic hazard shall be erected, placed, planted, or maintained within a triangular area formed by connecting with a straight line, two (2) points located on the respective right-of-way, twenty-five (25) feet distance from their point of intersection.
- b. The requirements of Section 7, M. shall be met. (7/12)(5/13)