

V. Resort Residential Overlay District

- 1. Purpose.** The purpose of the Resort Residential Overlay District (RROD), is to allow golf courses, tennis clubs, fitness centers, and similar commercial uses to be integrated into residential developments on the basis of a master plan for the entire property. Where it overlays the LRZD, this overlay district also permits attached housing, at the same density permitted for single-family dwellings in the LRZD.
- 2. Additional Land Uses Permitted.** The additional land uses permitted by the RROD shall include:
 - a. Golf courses, tennis courts, health clubs, ice skating rinks, playgrounds and playing fields, swimming areas, marinas and similar commercial recreational uses, and incidental retail sales and restaurants associated with these uses; and
 - b. Where it overlays with the LRZD (see II.I), attached housing at a maximum density of six units per acre.
- 3. Site Plan.** The RROD may be applied to undeveloped areas zoned LRZD, XRZD or MRZD by amendment of the zoning districts map adopted in Chapter II.D. No such amendment shall be considered except upon submission of a site plan showing how the proposed commercial use will be made compatible with the neighboring residential development. Approval of the plan and/or map amendment shall constitute approval of the site plan, and development permits on the property shall be issued only in compliance with that site plan.
- 4. Standards.** Commercial uses permitted in the RROD shall comply with the specification standards of the zoning district in which they are sited; the performance standards of Chapter IV, as applicable; and the following additional performance standards.
 - a. **Operating Hours.** Limited operating hours may be required.
 - b. **Traffic.** Commercial uses permitted in the RROD shall have direct access to a collector or arterial street, or otherwise be located where they will not channel traffic onto local residential streets.
 - c. **Outdoor Sales and Storage.** The RROD permits certain commercial outdoor recreational activities, but outdoor sales, with the exception of outdoor dining areas, shall not be permitted. All storage shall be enclosed in a building or fully screened from public view of the neighboring residences.