

1.0 GENERAL PROVISIONS  
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APPENDIX

<b>2.7.2 Tourist Commercial - TCL</b>	
<b>PURPOSE</b>	<b>TYPICAL BUILDING TYPES</b>
<p>It is the intent of this district to provide areas for large comprehensively designed mixed use developments for tourist-related uses and to further provide development regulations which recognize the unique impact and needs of such specialized mixed use developments. No previously developed area nor a presently undeveloped area shall be considered for rezoning to TCL until and unless the conditions set out in 2.7.2.1-2.7.2.3 are met.</p>	
photo to be added	
<b>AREA, YARD, AND HEIGHT REQUIREMENTS (ARTICLE VIII)</b>	
<b>TYPICAL LOT PATTERN</b>	
Minimum district and lot area	^
Minimum lot width (ft)	n/a
Minimum floor area per dwelling/transient unit (sf)	n/a
Maximum impervious lot coverage (% of lot area)	n/a
Maximum Gross Unit Density (ac)	21
Maximum height (ft)	110 for buildings; 44 for structures other than buildings
Minimum front yard setback (ft)	30
Minimum side yard setback (ft) - Up to 64ft	10^^
Minimum side yard setback (ft) - >64ft to 80ft	30
Minimum side yard setback (ft) - >80ft to 110	30 plus 1 ft for each ft above 80
Minimum rear yard setback (ft) - Up to 64ft	25
Minimum rear yard setback (ft) - >64ft to 80ft	30
Minimum rear yard setback (ft) - >80ft to 110	30 plus 1 ft for each ft above 80
District Land Use	See Section 3
Development Standards	See Section 4
Parking Requirements	See Section 5
<p>NOTES: (sf = square feet, ft = feet)                      Site plan review is required according to Sections 8.3, 10.1 Appendix, and 8.4 where applicable..                      ^25 ac shall be required to create a TCL zone. (See 2.7.3.1 - 2.7.3)                      ^^Except that, no structure shall be located closer than 25 ft to the boundary of a zoning district other than TCL.</p>	
<b>TYPICAL DEVELOPMENT CONFIGURATION</b>	
<p>Illustration to be added</p>	

## Tourist Commercial District - TCL

2.7.2.1 Requirements for Rezoning Application. No previously developed area nor a presently undeveloped area shall be considered for rezoning to this designation until and unless the following conditions are met:

- a. Minimum District Size. Twenty-five (25) acres. The applicant or City shall initiate annexation proceedings for any area intended to be included as part of a tourist commercial area developed under provisions of 2.7.3, with the effective date of TCL zoning being coordinated with the effective date of annexation.
- b. Location and Configuration of District. The area proposed for rezoning shall have frontage on an arterial street. The primary entrance to the district shall be provided from such arterial street; except that, the primary entrance may be located upon a collector street upon a finding by the Planning Commission that such street is adequate to accommodate the amount and type of traffic expected. Secondary entrances to the district may be provided by a collector street so long as such street is deemed to be adequate to accommodate the amount and type of traffic expected to use such secondary entrances.
- c. Composition of Uses Within District. At least eighty (80) percent of a TCL district shall be devoted to commercial, amusement, recreational, and residential uses primarily oriented toward attracting and housing tourists.
- d. Schedule for Development. A schedule outlining the anticipated dates on which various types of site improvements and establishment of uses are anticipated to occur shall be submitted with or included on the master plan (see 2.7.3.f.) for the district.
- e. Signs. Major and minor project identification signs and internal project directional signs, along with signs related to individual uses within a TCL district, shall be subject to the provisions of Table 6.3, and other applicable provisions of Chapter 6.O of this ordinance.
- f. Master Plan Requirements. In order for the

Planning Commission to take action on an application for the creation of a TCL district, a generalized master plan and schedule for development must be submitted which contains the items set out below. If the district is to be developed in phases, then such shall be indicated on the plan.

- i. Anticipated Uses. Indicate location of anticipated tourist-oriented and other uses.
- ii. Access, Parking, and Transportation Facilities. Indicate location and width of primary and secondary access points onto the existing public street system, location and width of proposed public streets and/or internal drives within the District, location of surface parking areas and/or parking garages with estimated number and type of parking spaces (passenger vehicles, private tour buses, recreational vehicles, delivery vehicles), and, if applicable, the location of transit stops for vehicles such as trolleys and buses.
- iii. Sign Locations. The locations of major and minor project identification signs and internal project directional signs shall be shown on the master plan.
- iv. Traffic Impact Study. A traffic impact study shall be prepared by an engineer licensed to practice in the State. Such plan shall include analysis of traffic generation and impact upon the existing public street system from the initial through final development phase.

### 2.7.2.2

Consideration of Rezoning Application. Upon approval of the master plan, the Planning Commission will certify its recommendation to the Board of Mayor and Aldermen regarding rezoning of the subject site to TCL. In the event that a TCL district created pursuant to Section 2.7.3.1 does not develop in accordance with the master plan and the intent of this district, the Planning Commission may review the continued appropriateness of such district and may propose all or

## Tourist Commercial District - TCL (C-5)

part of such district be rezoned to another commercial zoning classification.

- 2.7.2.3 Submission of Site Plans. Following the creation of a TCL district, uses shall generally be developed in the sequence set out in the master plan. Site plans for individual structures and/or use within the district shall be prepared in accordance with Sections 8.3 and 10.0 Appendix of this ordinance. Additions or changes to structures, parking areas, and/or access points onto public streets shall also require submittal of a site plan. However, upon a finding by the appropriate officials of the Development, Codes Enforcement, and Engineering Departments that a proposed addition or change is minor, and will not significantly impact the public street or infrastructure system, then such site plan maybe reviewed and approved by City staff.