

SECTION 10.10 SFC (SPECIAL FUNCTION COMMERCIAL) ZONE

- A. **PURPOSE:** To provide for a unique mix of commercial, recreation, entertainment and assembly facilities which require access to arterial streets and which can accommodate physical environmental limitations.
- B. **PERMITTED USES**
1. Recreational Boat harbors and marinas, including boat fueling, service and repairs, sale of boat supplies, grocery store, and restaurant, all primarily oriented to persons using the harbor or marina;
 2. Public or private Boat landing or launching facilities
 3. Country clubs, club houses, and lodges
 4. Eating and drinking places, excluding drive-ins
 5. Off-street parking areas
 6. Publicly owned and/or operated parks and/or recreation areas
 7. Recreational uses, other than those publicly owned and/or operated
- C. **ACCESSORY USES**
1. Customary accessory buildings and uses
 2. Fences and/or walls, as regulated by Article XIII
 3. Signs, as regulated by Article XIV
 4. Dwelling unit of resident caretaker, as regulated by Section 9.25.
- D. **AREA AND HEIGHT REGULATIONS:** No building shall be erected or structurally altered hereafter, except in accordance with the following regulations:
1. Minimum lot area - Twenty thousand (20,000) square feet. In the case of this zone, more than one principal building, as defined herein may be permitted on one lot
 2. Minimum lot width at building setback line - One hundred (100) feet
 3. Minimum front yard depth - Fifty (50) feet
 4. Minimum side yard width - Fifty (50) feet
 5. Minimum rear yard depth - Fifty (50) feet
 6. Maximum building height - Thirty-five (35) feet
- E. **OTHER DEVELOPMENT CONTROLS**
1. A site plan, as regulated by Section 9.19 of this ordinance shall be required for any use permitted in this zone.
 2. Any activity that may be located in the floodplain of any watercourse shall be in accordance with the requirements of Section 9.25 of this ordinance.
 3. Dwellings, including cabins, rooming houses, and mobile homes are not permitted in this zone, except as provided under Subsection C.

4. Off-street parking and loading and/or unloading shall be provided in accordance with Articles XI and XII.
5. No outdoor storage of any material (usable or waste) shall be permitted in this zone, except within enclosed containers.
6. No motor vehicle which is inoperable or mobile home or trailer shall be stored or used for storage in this zone.
7. No use producing objectionable odors, noise, or dust shall be permitted within five hundred (500) feet from the boundary of any residential zone.