

- (1) Article V, General Sign Regulations.
- (2) Article VI, Off-Street Parking.
- (3) Article VII, Conditional Uses.
- (4) Article VIII, Supplementary Height, Area, and Bulk Regulations.
- (5) Article X, Board of Adjustment.
- (6) Definitions contained in Chapter 1, Article III.
- (7) Restrictions specific to development in flood-prone areas (including FEMA-designated VE, AE and AO flood zones) contained in Chapter 101, Article IV.
[Amended 1-11-2014 by Ord. No. 708]

§ 185-25. RB-1 Resort Business District.

A. Purpose of the district.

- (1) The purpose of this district is to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities. This district permits the most intense development of such activities. Its features include structures that are both entirely dedicated to commercial use or mixed-use structures with floor area square footage of not less than 1/3 commercial land use and not greater than 2/3 residential land use. Single-family detached dwellings and buildings or structures dedicated to residential uses are prohibited.
- (2) Relaxed bulk standards (setbacks, lot coverage, etc.) are available for contiguous tracts consisting of at least 80,000 square feet with a detailed commercial, mixed-use, and multifamily dwelling land use development plan review as an overlay district or alternate method of development, provided that there is public access to all common areas of the development and any waterfront area shall be for public use. Commercial land use is required on the first floor (or, if the first floor is substantially below grade, the street-level floor) in all structures within a mixed-use overlay district.

B. Permitted uses. See Table 3, Uses in Resort Business Districts.

C. Permitted accessory uses. See Table 3, Uses in Resort Business Districts.

[Amended 78 Del. Laws, c. 232, 5/1/2012; 7-27-2012 by Ord. No. 696; 10-13-2012 by Ord. No. 698]

Table 3 Uses in Resort Business Districts					
	RB-1 Resort Business	RB-2 Resort Business	RB-3 Resort Business	PRB-1 Planned Resort Business	PRB-3 Planned Resort Business
Permitted uses. A building or land shall be used only for the following purposes:					
Retail food business, including grocery and specialty-food stores (e.g., bakery, fresh fruit and vegetables, fresh fish and meats, delicatessen and gourmet foods), and the like	✓	✓	✓	✓	✓

Table 3 Uses in Resort Business Districts					
	RB-1 Resort Business	RB-2 Resort Business	RB-3 Resort Business	PRB-1 Planned Resort Business	PRB-3 Planned Resort Business
Bank and/or ATM, drive-in or otherwise, so long as driveway space shall be provided off the street for all vehicles waiting for drive-in service	✓	✓	✓	✓	✓
Service businesses, including, e.g., barber shop, beauty salon and day spa; house cleaning, landscaping and decorating; catering and florist service; shoe and clothing repair, consumer-electronics repair, computer equipment repair, small tool and appliance repair, and sporting equipment service and repair; printing, desktop publishing and engraving; handyman, electrician, painter, plumber, carpenter and general contractor; and similar types of service businesses	✓	✓	✓	✓	✓
Pet grooming, but not day care or kenneling		✓	✓		✓
Store or shop for the conduct of retail business, including the sale of clothing and accessories; antiques, carpets and fabrics; medications; books, cards and sundries; hardware, paint and general merchandise; furniture, beach, garden and hobby supplies; flower shop and associated greenhouse(s); jewelry, arts and crafts; household goods, sporting goods, computer equipment and accessories, consumer electronics and office/home office supplies; and similar types of retail establishments	✓	✓	✓	✓	✓
Health or fitness club; recreation facility or athletic field, including tennis, swimming and boating, volleyball, bocce, and similar types of recreational activity; areas for fishing or boating and picnic grounds, and like uses; accessory facility for the sale of food, nonalcoholic beverages, bait, supplies and incidentals, and equipment appropriate to such recreational activity	✓	✓	✓	✓	✓

Table 3					
Uses in Resort Business Districts					
	RB-1 Resort Business	RB-2 Resort Business	RB-3 Resort Business	PRB-1 Planned Resort Business	PRB-3 Planned Resort Business
Office for professional or general business activity	✓	✓	✓	✓	✓
Studio for artist(s), photographer(s), sculptor(s), potter(s) or musician(s), whether open to the public for classes or exhibits, including sales, or not	✓	✓	✓	✓	✓
Amusement place or theater, except open-air drive-in theaters. Amusement places include a bowling alley, dance hall subject to applicable Town regulations, skating rink, swimming pool, miniature golf, billiard or pool parlor, indoor model racing track, and similar activity, but specifically exclude an adult book/video store, adult motion-picture theater, adult bath house, adult massage parlor, adult modeling studio, adult cabaret or strip club, and adult novelty shop.	✓	See Conditional Use	See Conditional Use	✓	See Conditional Use
Marine activities, including mooring, boat and trailer sales, storage, repairs and service. Boat and/or trailer displays of more than 3 1/2 feet in height shall conform to all setback and yard requirements	✓	✓	✓	✓	✓
Automobile parking lot and multistory garage	✓	See Conditional Use	See Conditional Use	✓	See Conditional Use
Mixed commercial and residential use within a single structure, subject to the mixed-use provisions of Articles VI (Off-Street Parking) and VII (Conditional Uses) and providing that any mixed-use structures shall have exclusive commercial land use on the first floor and may have commercial and/or residential land use on upper levels	✓	✓	✓	✓	✓