

## 2.00 REGULATIONS SPECIFIC TO EACH PARCEL

**2.01 Zoning Uses** – Normal uses allowed in this zoning district that apply to this development are outlined within this text under “Permitted uses” which are being requested by the developer are hereby submitted to the Planning and Zoning Commission for approval under the review and approval procedures set forth in the current adopted Zoning Ordinance. Uses allowed in this PD are as follows:

**2.02 Specific uses per Parcel** - The attached Parcel map Exhibit (“D”) illustrates the boundaries for each parcel and the allowed uses for each parcel are described below.

All parcels listed below include the provision for the Planning and Zoning Commission to approve other retail, office or residential uses which are in character with the district but which may not specifically included in the listing below.

### PARCELS – 1 AND 2 PERMITTED USES

#### D – Commercial uses (Retail / Office / Residential / Entertainment Parcel)

1. Any use permitted in the R-3 Multiple Family Residential District of the Branson Municipal Code.
2. Allowed density 32 DU/acre
3. Accessory structures to serve project
4. Amusement parlors, arcades or any other tourist intensive recreational use
5. Amphitheater and related facilities
6. Antique shop
7. Appliance store
8. Arts and crafts incl. art galleries
9. Bakery / delicatessen
10. Bank and financial institution
11. Barber and beauty shop
12. Brew pub or Micro-brewery, supper clubs including nightly entertainment shows and wineries
13. Cable car port, equipment and facilities
14. Clothing and shoe store
15. Clubhouse and related recreation facilities, food preparation facilities for residents only and meeting rooms
16. Commercial recreation facilities
17. Convenience store with fuel dispensing
18. Daycare facilities
19. Department store
20. Drug store
21. Entertainment facilities incl. supper clubs, and nightly entertainment shows
22. Fast food restaurant
23. Florist
24. Floating supper club cruise and water taxi facilities
25. Furniture store
26. General merchant, department and variety store
27. Gifts and souvenirs
28. Grocery store
29. Hardware store
30. Hotel and motel
31. Laundry and dry cleaners pick up locations
32. Maintenance Facility
33. Music store and studio
34. Museums incl. car museums and car sales
35. Newsstand
36. OPS centers
37. Overhead pedestrian bridge (connection for bridge over RR tracks and Box Car Willie Drive)
38. Parking facilities including garages
39. Permanent Trout Dock Facilities and boat docks
40. Photo studios
41. Professional and general offices
42. Project offices including sales office
43. Public boardwalk
44. Public buildings, assembly halls, auditoriums and amphitheater
45. Public fishing docs and piers
46. Public utility offices
47. Radio and TV broadcasting
48. Restaurants
49. Self-service laundry
50. Souvenirs and food kiosks
51. Special water feature and light displays including laser lights and sound equipment
52. Sporting goods store and boat sales
53. Temporary vending facilities, carts or shelters
54. Movie theaters
55. Timeshare incl. Fractional Sales. Allowed density 32 DU/acre
56. Water shows incl. light, fire and sound facilities
57. Whole ownership nightly rental condos, cabins or houses. Allowed density 32 DU/acre
58. Wholesale (sales, office and storage) operations
59. Wedding chapels not incl. organized worship services

**PARCEL – 3 PERMITTED USES**

**D – Park and Open Space** (Open Space / Park Uses / Botanical Garden / Arboretum / Conservatory / Entertainment / Parking Parcel)

1. Accessory structures to serve the project
2. Conservation area / Arboretum
3. Conservatory and related facilities
4. Floris in conservatory only
5. Food and Souvenirs Kiosk
6. Gifts and souvenirs on conservatory only
7. Maintenance facility
8. Newsstand in conservatory only
9. Permanent Trout Dock Facilities and boat docks
10. Parking
11. Public Boardwalk
12. Public fishing docks and piers
13. Public open space and related structures
14. Restaurant in conservatory only
15. Wedding chapel not incl. organized worship services

**PARCEL – 4 PERMITTED USES**

**D – Commercial uses** (Retail / Office / Residential / Parking / Entertainment Parcel)

1. Any use permitted in the R-3 Multiple Family Residential District of the Branson Municipal Code. Allowed density 32 DU/acre
2. Accessory structures to serve the project
3. Amusement parlor/arcade
4. Commercial services, general
5. Clubhouse and related recreation facilities, food preparation facilities for residents only and meeting rooms
6. Daycare facilities
7. Day Use Trout Dock and related facilities
8. Drug-store or pharmacy
9. Financial Institution
10. General retail
11. Hotel and motel
12. Indoor recreation and entertainment
13. Laundry and dry cleaners pick up location
14. Maintenance Facility
15. Microbrewery
16. OPC Centers
17. Parking
18. Permanent Trout Dock Facilities and Boat Docks
19. Personal services
20. Project offices including sales office
21. Professional and general offices
22. Public Boardwalk
23. Public utility offices
24. Public fishing docks and piers
25. Parking Garage
26. Restaurant
27. Restaurant with drive-thru
28. Whole ownership nightly rental condos, apartments or flats. Allowed density 32 DU/acre.
29. Self-service laundry
30. Timeshare incl. fractional sales. Allowed density 32DU/acre

**PARCEL – 5 PERMITTED USES**

**Parks and Open Space Uses.**

1. Accessory structures to serve project.
2. Court and field games.
3. Day care facilities.
4. Gazebos, picnic shelters, parking, recreational and garden activities.
5. Golf Course expansion.
6. Hiking and biking trails.
7. Maintenance facilities.
8. Noncommercial accessory structures.
9. Open space facilities.
10. Other supporting recreational uses and facilities limited to guests.
11. Parks.
12. Park shelter/gazebo.
13. Picnic facilities.
14. Playgrounds.
15. Public Facilities.
16. Swimming Pools.
17. OPC.

**PARCEL - 6 PERMITTED USES**

**Golf Course.**

1. Golf Course with all related structural and technical requirements, including Driving Range and Cart Maintenance facilities.
2. Maintenance facilities.

**PARCEL - 7 PERMITTED USES**

**Out Parcels to be added at a later date.**

**Parcel – 8 PERMITTED USES**

**Business – Warehouse**

1. Commercial (non-hazardous).
2. Self-Storage (personal property).
3. Light commercial business.

**2.03 Prohibited Uses**

1. Manufactured Construction Housing
2. Agricultural Livestock

# GENERAL LAND USE MAP EXHIBIT D

