

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. Allowed density 32 DU/acre
2. Accessory structures to serve project
3. Amusement parlors, arcades or any other tourist intensive recreational use
4. Amphitheater and related facilities
5. Antique shop
6. Appliance store
7. Arts and crafts incl. art galleries
8. Bakery / delicatessen
9. Bank and financial institution
10. Barber and beauty shop
11. Brew pub or Micro-brewery, supper clubs including nightly entertainment shows and wineries
12. Cable car port, equipment and facilities
13. Clothing and shoe store
14. Clubhouse and related recreation facilities, food preparation facilities for residents only and meeting rooms
15. Commercial recreation facilities
16. Convenience store with fuel dispensing
17. Daycare facilities
18. Department store
19. Drug store
20. Entertainment facilities incl. supper clubs, and nightly entertainment shows
21. Fast food restaurant
22. Florist
23. Floating supper club cruise and water taxi facilities
24. Furniture store
25. General merchant, department and variety store
26. Gifts and souvenirs
27. Grocery store
28. Hardware store
29. Hotel and motel
30. Laundry and dry cleaners pick up locations
31. Maintenance Facility
32. Music store and studio
33. Museums incl. car museums and car sales
34. Newsstand
35. OPS centers
36. Overhead pedestrian bridge (connection for bridge over RR tracks and Box Car Willie Drive)
37. Parking facilities including garages
38. Permanent Trout Dock Facilities and boat docks
39. Photo studios
40. Professional and general offices
41. Project offices including sales office
42. Public boardwalk
43. Public buildings, assembly halls, auditoriums and amphitheater
44. Public fishing docs and piers
45. Public utility offices
46. Radio and TV broadcasting
47. Restaurants
48. Self-service laundry
49. Souvenirs and food kiosks
50. Special water feature and light displays including laser lights and sound equipment
51. Sporting goods store and boat sales
52. Temporary vending facilities, carts or shelters
53. Movie theaters
54. Timeshare incl. Fractional Sales. Allowed density 32 DU/acre
55. Water shows incl. light, fire and sound facilities
56. Whole ownership nightly rental condos, cabins or houses. Allowed density 32 DU/acre
57. Wholesale (sales, office and storage) operations
58. 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

