

area's individual uses shall be located underground where feasible.

VIII. LAND USE PLAN

A. Permitted Principal Uses

1. Residential
2. Retail Sales
3. Office
4. Hotel
5. Public and private recreation and open space (including golf courses, driving ranges and associated golf facilities, health clubs, tennis facilities)
6. Marinas and individual boat berths, but not upland storage of any water related vehicles
7. Public and Semi-Public Uses
8. Restaurants
9. Water transportation facilities
10. Public Utilities, except that natural gas transmission lines shall be prohibited

B) Accessory Uses

1. Parking facilities, off-street or on private streets.

C) Intensity of Development

1. Residential Density shall not exceed 20 units per gross acre as calculated on the basis of the total land area within the approved Master Plan. Site plans for individual phases need not comply with this Residential Density standard so long as the Master Plan complies.
2. Building Coverage shall not exceed 25% of total land area within the approved Master Plan. Site plans for individual phases need not comply with this Building Coverage standard so long as the Master Plan complies.
3. No building shall exceed 15 stories or 200 feet above grade.
4. Commercial, water transportation facilities and hotel development shall not exceed 25% of the total building coverage.
5. Setbacks shall be as follows:
 - a) State Route 185 - 60 feet from right-of-way line.
 - b) Chapel Avenue - 20 feet from right-of-way line.
 - c) Beachfront - As determined by existing natural features and as