

2.03 APPLICABILITY OF CITY ORDINANCES

A. Zoning Ordinances

The Property shall be regulated for purposes of zoning by this Plan. All aspects not specifically covered by this Plan shall be regulated by the **C-1a (General Commercial – Limited)** zoning district and other sections of the Code, as applicable and as amended. In the event of a conflict between this Plan and the Code, the terms of this Plan shall control.

B. Other Ordinances

All other Ordinances within the Code, as amended, shall apply to the Property except as clearly modified by this Plan. In the event of a conflict, the terms of this Plan shall control.

2.04 PERMITTED USES

The uses listed below are permitted by right and are in addition to the uses applicable to the C-1a (General Commercial – Limited) zoning district.

- (1) Resort hotel
- (2) Convention center, which will include related activities by the owner and/or operator of the convention center, convention attendees and others, such as entertainment and retail sales
- (3) Indoor water park
- (4) Outdoor water park
- (5) Indoor family entertainment center
- (6) Outdoor family entertainment center
- (7) Wedding venue
- (8) Spa
- (9) Pet resort/small animal day care and boarding facility, where animals are not left outside overnight
- (10) Restaurants/bars, which will include related activities such as performance spaces and may have drive-through service
- (11) Retail sales and services
- (12) Golf entertainment venue
- (13) Mobile food establishments
- (14) Employee housing
- (15) Hotel/motel
- (16) Fuel sales/convenience store
- (17) Cinema
- (18) Aquarium
- (19) Day care
- (20) Campgrounds