

DIVISION 10. REC, RECREATION DISTRICT

Sec. 32-369. Statement of purpose.

The REC recreation district is intended to provide areas for the development of recreational facilities as well as to encourage those outdoor recreation uses that could not easily be provided in the already urbanized portions of the metropolitan area. To the extent possible and practical, all the existing natural features of the property, such as large trees, natural groves, watercourses and other similar topographic assets that will maintain the natural attractiveness and value to the property and will promote the health and welfare of the township shall be preserved.

(Code 1992, § 19-381; Ord. No. 156-A-102, § 1, 7-17-2002)

Sec. 32-370. Permitted principal uses.

The following uses are permitted in an REC district. There shall be no beer/wine/liquor sales associated with any permitted principal use.

- (1) Archery ranges, campgrounds, beaches, day camps.
- (2) Educational facilities such as: botanical gardens, bird sanctuaries, arboretums.
- (3) Golf courses, golf driving ranges, and fishing preserves.
- (4) Historical monuments, picnic parks, private parks, swimming pools, ski facilities, toboggan runs and reservoirs.
- (5) Semipublic and private recreational areas not operated for profit.
- (6) Publicly owned and operated parks, playfields, playgrounds and other similar recreational facilities.
- (7) Accessory buildings and uses customarily incidental to the above permitted uses.

(Code 1992, § 19-382; Ord. No. 156-A-102, § 1, 7-17-2002)

Sec. 32-371. Permitted uses after special approval.

The following uses shall be permitted in the REC district subject to the conditions hereinafter specified and subject to the requirements of sections 32-35 and 32-586:

- (1) Country clubs, including food and beverage service for members and guests.
- (2) Public and private riding academies, boarding stables, public arenas and related uses with a minimum site size of 40 acres.
- (3) Firearms' shooting preserves, ranges and hunting preserves.
- (4) Private canoe liveries.
- (5) Wildlife preserves and zoos.

- (6) Semipublic and private buildings and uses which are substantially recreational and which are not operated for profit.
- (7) Other outdoor recreation uses provided that there be no commercialization in the form of advertising, carnival atmosphere, retail sales, amusement park, or amusement rides.
- (8) Publicly owned buildings not involving service or outdoor storage yards, public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations.

(Code 1992, § 19-383; Ord. No. 156-A-102, § 1, 7-17-2002)

Sec. 32-372. Conditions.

- (a) Uses allowed in the REC, recreational district shall be subject to the requirements pertaining to the schedule of regulations in division 15 of this article and the following conditions:
 - (1) The development shall comply with the requirements of section 32-603, pertaining to the preservation of environmental quality.
 - (2) Existing views of natural resources or scenic vistas shall be maintained to the maximum extent practicable.
 - (3) Buildings shall be constructed of materials that are native or traditional to the immediate area such as, but not necessarily limited to brick, wood, and stone and shall also be constructed to emulate the design of buildings of historical significance which may exist or have existed in the vicinity which reflect the community's heritage.
 - (4) Required off-street parking areas shall be constructed in accordance with the following requirements:
 - a. All parking areas shall be screened from view by a greenbelt planted in accordance with subsection 32-587(e)(2).
 - b. Any parking lot lighting shall meet the requirements of section 32-659(c) and not exceed a level of illumination greater than one footcandle. Parking area lighting shall be extinguished not later than one-half hour after the closing of the building or use to which it is accessory.
 - c. On-site stormwater management of parking lot runoff shall be provided through use of bioretention areas, filter strips, perimeter sand filters or similar means acceptable to the planning commission and in accord with both the state department of environmental quality and the county drain commission requirements.
 - (5) Outside trash container (dumpster) enclosures shall be constructed in accordance with section 32-594. All trash containers shall be provided with lids, doors, and/or similar barriers to prevent access by animals when not in use.
 - (6) Buildings shall not exceed a height of 25 feet and 1.5 stories in accordance with the definition of the term "building height" described in section 32-2 and a

maximum gross first floor area of 3,000 square feet.

- (7) A landscape surface ratio (the area of the land devoted to previous landscaping divided by the area of the site or lot) shall not be less than 30 percent. For purposes of this section, a site or lot shall be defined as the immediate area necessary to support the use including building areas, parking facilities, loading zones and required yard setbacks.

(Code 1992, § 19-384; Ord. No. 156-A-102, § 1, 7-17-2002)

Sec. 32-373. Site plan review.

For all uses permitted in the REC district, there must be site plan review as required by section 32-586.

(Code 1992, § 19-385; Ord. No. 156-A-102, § 1, 7-17-2002)

Secs. 32-374--32-404. Reserved.