

ARTICLE 10 - RC - RECREATION - CONSERVATION DISTRICT

SECTION 1000. INTENT

The Recreation Conservation District is intended to provide for recreational uses within the Township. It is further the intent of these districts that any use, improvement, or development of these lands should be designed to safeguard, preserve, and protect the natural features present on the site to include woodlands and wetlands, and ensure compatibility with adjacent uses.

SECTION 1001. PRINCIPAL PERMITTED USES

Unless otherwise permitted in this Ordinance, no building shall be erected and no building or land shall be used in the RC Recreation districts except for one or more of the following:

- A. Public and private parks, but excluding motorized off-road vehicles of all types.
- B. Public buildings, excluding any outdoor storage yard.
- C. Nature preserves.
- D. Farms; Petting Farms; Educational Farms.
- E. A single, residential dwelling only for the owner, operator or caretaker of one of the above permitted uses.
- F. Uses similar to the principal permitted uses listed above may be permitted by the Planning Commission based upon findings of fact.

SECTION 1002. SPECIAL LAND USES

The following special land uses shall be permitted only after review and approval by the Planning Commission, subject to the requirements and standards of Article 13 and the submission of a site plan conforming with the requirements of Section 1215:

- A. Campgrounds (Section 1309).
- B. Equestrian Stables and Riding Academies (Section 1331).
- C. Shooting Ranges, Gun Clubs and Large-Scale Gaming Preserves (Section 1309).
- D. Golf Courses (Section 1306).
- E. Public buildings or uses with outdoor storage yards (Section 1322).
- F. Utility and Public Service Facilities (Section 1316).
- G. Wireless Communication Facilities (Section 1325).

SECTION 1003. ACCESSORY STRUCTURES AND USES

Accessory buildings, structures and uses shall be permitted in accordance with Section 1203.

SECTION 1004. DEVELOPMENT REGULATIONS

- A. Buildings or outdoor use areas for any animals, storage, vehicular parking, or maintenance equipment shall be setback at least one hundred (100) feet from all property lines.
- B. All uses in this district require site plan review and approval. Site plans shall be prepared in accordance with the requirements of Section 1215 of this Ordinance and shall be reviewed and approved by the Planning Commission prior to issuance of a building permit.
- C. See Section 1204 regulating the screening of off-street parking areas for nonresidential uses permitted in the RC Districts. All off-street parking shall be arranged so as to minimize any impact on adjacent residential properties.
- D. See Article 12, General Provisions, regarding general requirements, which may relate to uses permitted in the district.
- E. Except where otherwise regulated in this Article, refer to Section 1100, Schedule of District Regulations, limiting the height and bulk of buildings, the minimum size of lot by permitted land use, the maximum density permitted providing minimum yard setback requirements and development options.
- F. No required front yard space in any RC district shall be used for the storage or parking of vehicles or any other materials or equipment.
- G. The storing or parking of machinery, equipment, vehicles, or other materials is prohibited in any open areas.