

ARTICLE XII

REC RECREATIONAL DISTRICT

SECTION 1200. PURPOSES

In expansion of the Declaration of Legislative Intent found in Article I, Section 101 of this Ordinance, and the Statement of Community Development Objectives found in Article I, Section 102 of this Ordinance, the purpose of this Article, among others, is to establish reasonable standards of performance and selection of uses in order to maintain and protect the desirable benefits which recreational uses have throughout the community. Specifically, the Recreational District is intended to:

SECTION 1201. USE REGULATIONS

A building may be erected, altered or used, and a lot may be occupied or used, in whole or part, for any of the following uses and no other, provided that such uses comply with the district regulations in this Article, and all other applicable sections of this Ordinance, including the use standards contained in Article III.

A. By-Right Uses.

1. B-2 General Farming
2. B-5 Riding Academy/Stable
3. E-3 Conservation/Recreation
4. E-9 Utility Operating Facility
5. G-3 Golf Course
6. G-1 Amusement Park
7. G-4 Indoor Recreation
8. G-5 Outdoor Recreation
9. G-6 Public Campground
10. H-1 Estate Dwelling Unit (Single-Family Detached)
11. H-2 Single-Family Detached Dwelling
12. The following Accessory Uses:
 - a. A-1 Agricultural Accessory Structure
 - b. A-2 Bed and Breakfast Accommodations
 - c. A-4 Commercial Vehicles
 - d. A-5 Domestic Animals
 - e. A-7 Fences and Walls
 - f. A-9 Home Occupation
 - g. A-10 No-Impact Home-Based Business
 - h. A-11 Non-Residential Accessory Structure
 - i. A-13 Recreational Vehicle

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- j. A-14 Residential Accessory Structure
- k. A-15 Roadside Stand
- l. A-16 Swimming Pool
- m. A-17 Tennis/Sports Court

SECTION 1202. DIMENSIONAL STANDARDS

Standard	Non-Residential (Recreational) Uses	Rural Subdivision	Conservation Subdivision
Maximum Density	N/A	N/A	1 du/80,000 sq ft per Yield Plan
Required Greenway Land	None	None	60 percent of Base Site Area
Sewage Disposal Options	Central, community, or individual systems	Individual on-lot systems only	Central, community, or individual systems
Minimum Lot Area Maximum Lot Area	5 acres	160,000 sq ft N/A	15,000 sq ft 80,000 sq ft
Minimum Lot Width at Ultimate ROW	300 feet	250 feet	125 feet
Front Yard Setback	100 feet	60 feet	20 feet
Rear Yard Setback	50 feet	60 feet	40 feet
Side Yard Setback	50 feet (both sides)	40 feet (100 foot aggregate)	5 feet (30 foot aggregate)
Maximum Impervious	20 percent	15 percent	30 percent NBSA 10 percent per individual lot
Minimum Green Area	80 percent	85 percent	70 percent NBSA
Maximum Building Height	35 feet	35 feet	35 feet

A. Residential Uses. A tract may be developed as a Rural Subdivision, Conservation Subdivision, Reduced Lot Option and Rural Subdivision for tracts less than ten acres in area as permitted under Section 602 of this Chapter, provided that all residential uses shall comply with the requirements set forth in Section 602 of this Chapter as applicable to such options selected.

SECTION 1203. GENERAL REGULATIONS

A. Recreational Uses. All recreational uses shall comply with the following standards:

1. Ownership. The tract of land on which a permitted use is constructed shall, in its entirety, be owned and operated as a single or common management and maintenance unit with parking, utility, maintenance, and service facilities.

2. Access. Properties with frontages of 600 feet or less on any individual street are only permitted 1

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driveway intersection per street. Properties with frontages greater than 600 feet may be permitted a maximum of 2 driveways per street frontage, provided that such driveways are at least 300 feet apart. Regardless of frontage, a development may be restricted to a single driveway depending on usage and interior and exterior traffic patterns.

3. Parking Regulations. Parking shall not be permitted in the required yard areas.
4. Delivery Areas. Adequate off-street loading and unloading space with proper access from a street, highway or common service driveway shall be provided for all REC Recreational uses. All areas for loading and unloading of delivery trucks and other vehicles and for the servicing of establishments or shops by refuse collection, fuel and other service vehicles shall have adequate and unobstructed access from a street or service driveway and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, or pedestrian ways. They shall also be arranged that they may be used without backing out onto a street.
5. Landscaping. All Recreational uses shall provide a landscape buffer within each minimum yard setback area, designed and maintained in compliance with the landscaping standards contained within the township's subdivision and land development ordinance.

SECTION 1204. REVIEW OF PLANS FOR RECREATIONAL USES

When an application for a zoning or use and occupancy permit is received by the Township for any use within the REC Recreational District for which no land development application is required, the Zoning Officer shall, prior to the issuance of a zoning or use and occupancy permit, refer the application to the Board of Supervisors to ascertain whether the Board wishes additional information regarding the application. Where the Board of Supervisors determines that the proposed use should be reviewed, it may refer the application to the Planning Commission for its review and recommendation and may thereafter impose such reasonable of conditions upon the approval of any use and occupancy permit consistent with the following provisions:

- A. A plot plan, satisfying the minimum requirements for a sketch plan submission in accordance with Chapter 22, Land Development and Subdivision shall be submitted depicting the location of all existing and proposed structures, sidewalks and other areas to be devoted to pedestrian use, drives, parking lots, loading and unloading areas, and other features of the lot, including, without limitation, all structures, streets, alleys, highways, streams and other topographical features of the land. If determined necessary by the Planning Commission or the Township Engineer, the applicant shall also set forth such like information relating to the area within 200 feet of any lot line.
- B. If interior or exterior modifications to existing structures are proposed, which modifications include the removal or addition of any partition walls or other structural elements, the Planning Commission or Township Engineer may require the submission of architectural plans for such interior or exterior modifications.
- C. Where landscaping is required under this Chapter or under Chapter 22, Land Development and Subdivision, the Planning Commission may require the submission of a landscaping plan showing the location, dimension and arrangement of areas to be devoted to planting, lawns, trees or any other landscape element.
- D. The applicant shall submit a narrative description of the proposed use, the approximate or anticipated number of employees, hours of operation, number of clients, students or customers which will use the facility.

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- E. The applicant shall provide a certification that the existing sewage treatment facilities are in proper operation and that they are sufficient to meet the sewage treatment needs of the proposed use.
- F. The Planning Commission may request additional information specific to the proposed use.
- G. Upon the information submitted, the Planning Commission shall issue a recommendation to the Board of Supervisors as to appropriate and reasonable conditions on the approval of any zoning permit or use and occupancy permit for the use proposed.
- H. The Board of Supervisors may impose such reasonable conditions upon the applicant as to ensure that the proposed use will be consistent with the stated goals and objectives of this district.
- I. The Board of Supervisors, upon recommendation of the Planning Commission, may waive compliance with any or all requirements of this section for proposed uses which are determined to be of minimal or negligible impact.
- J. Nothing in this Section shall be construed as to affect the requirements under Article XXI of this Chapter.