

## Section 719.126 – Large-Scale Recreation Uses

- A. The following uses may be permitted, subject to Special Land Use Approval by the Planning Commission in the AG, REC, LI, and HI zoning districts. Large-scale recreation uses, whether operated privately or for profit, including golf courses, driving ranges, large sports/playfields, ice skating or similar indoor arenas, riding stables, gun clubs, overnight camper and/or tent parks (subject to the state law governing travel trailer parks), hay rides, snowmobile trails, picnic grounds, swimming facilities, and water parks, golf course/gun or archery range, sports fields, indoor riding areas, stable, gun clubs, camper and RV parks, snowmobile trails, picnic areas, and swimming facilities.
- B. Such uses and site plans must meet the requirements of this Chapter and the following conditions:
  - 1. A public park for outdoor recreation may be conducted on a site of ten (10) acres or more. All other approved uses shall be on a contiguous parcel of twenty (20) acres or more in area.
  - 2. All vehicular ingress and egress from the site shall be directly onto a major thoroughfare, having a designated right-of-way of 120 feet on the Township's adopted Thoroughfare Plan or a secondary thoroughfare with an existing right-of-way of 86 feet.
  - 3. A review of the proposed site plan shows that a proper relationship exists between the major or secondary thoroughfare and all proposed service roads, driveways, and parking areas to encourage pedestrian and vehicular traffic safety.
  - 4. All development features, including the principal building, shall be designed and arranged to minimize the possibility of any adverse effect upon adjacent property.
  - 5. No activity shall take place within thirty (30) feet of the recreational area's perimeter.
  - 6. All such activities shall be adequately screened from abutting residentially zoned property by means of a protective wall or greenbelt as described in Section 300 of this Chapter.
  - 7. Related accessory commercial uses may be permitted in conjunction with recreation use when they are incidental to the main recreational character

of the use. Such related accessory uses shall not include the sale, servicing, or repair of any vehicles or equipment used on the site except those owned by the proprietor.

8. Permitted accessory uses, which are generally commercial, shall be housed in a single building. Minor accessory uses that are strictly related to the operation of the recreation use itself, such as a maintenance garage, may be in a separate building.
9. No buildings shall be located in the Flood Plain area.
10. Whenever a swimming pool is to be provided, said pool shall be provided with a protective fence six (6) feet in height, and entry shall be by means of a controlled gate or turnstile.
11. When a gun club is proposed, it shall be clearly established that the activities shall in no way endanger the health, safety, or welfare of any persons and will not become a nuisance in any manner whatsoever. Approval shall be for a specific designated use or uses, such as camping, snowmobiling, or the like, and approval under these provisions shall be subject to the approval of the use and site plan. The addition of other special approval uses must again be approved through the submission of an amended site plan.