

ARTICLE 10.0
RC-RECREATION-CONSERVATION DISTRICT

SECTION 10.01-PURPOSE

The value to the public of certain open areas of the Township is represented in their natural, undeveloped or unbuilt condition. It is recognized by this Ordinance that the principal use of certain open areas is and ought to be the development, management and utilization of the natural resource base possessed by these areas. In order that this value may be maintained and this use encouraged, this ordinance has established, based upon a well considered plan, a zoning district designed to regulate the location of buildings and structures and the use of parcels and lots in order to protect and enhance the natural resources, natural amenities, natural habitats of wildlife, watershed and reservoir areas, agricultural capabilities, public recreation areas, and the public health, safety and welfare by reducing the hardship and financial burdens imposed upon the Township by the wanton destruction of resources, the improper and wasteful use of open land, wooded areas and the periodic flooding and overflow of creeks and streams.

SECTION 10.02-PERMITTED USES

The following buildings and structures, and uses of parcels, lots buildings and structures are permitted in this district:

- A. Public and private conservation area and structures for the development, protection and conservation of open space, watersheds, water, soil, forest, and wildlife resources.
- B. A parcel may be used, and a building or structure located thereon for a riding academy or stable whether for profit or pleasure upon a lot having an area not less than five (5) acres, and a width not less than two hundred fifty (250) feet. Up to five (5) animals on the first five (5) acres are allowed and it is required to provide an additional one (1) acre for each additional animal. There shall be no limit in the number of horses on a lot having thirty (30) or more acres in the area.
- C. A sign, only in accordance with the regulations specified in ARTICLE 53.0.
- D. Home Occupation-Permitted Use

SECTION 10.03-SPECIAL USES

The following buildings and structures, and uses of parcels, lots, buildings and structures are permitted in this district subject to obtaining a special use permit as provided in ARTICLE 50.0:

- A. Public and private recreation facilities such as but not limited to golf courses, baseball fields, soccer fields, and similar intense uses, camping ground, country club, swimming pool, bath house and the sale of food, beverages and recreation equipment which is incidental and accessory to a recreation use.
- B. Single-family dwelling;
- C. Home Occupation. A home office as defined herein shall not be subject to the requirements established in Article 50 ("Special Uses")
- D. Public utility structures.

SECTION 10.04 - REGULATIONS

The following regulations shall apply in all RC – Recreation-Conservation Districts. Lot measurements shall be exclusive of any street, or right-of-way and easement for ingress and egress.

Article: 10.0 RECREATION-CONSERVATION DISTRICT

- A. LOT AREA**-The minimum lot area for a building or structure to be established on any lot shall not be less than five (5) acres. The minimum lot area for any lot without a building or structure shall not be less than one (1) acre. Lot acreage shall be exclusive of public and/or private road rights-of-way. No lot under ten (10) acres shall exceed a 1:4 width to depth ratio.
- B. LOT WIDTH**-The minimum lot width shall not be less than two hundred fifty (250) feet.
- C. LOT COVERAGE**-The maximum lot coverage shall not exceed ten (10) percent.
- D. FLOOR AREA RATIO**-The maximum floor area ratio shall not exceed .10.
- E. YARD AND SETBACK REQUIREMENTS**-The following yard and setback requirements shall apply in this district. No building or structure may be built closer to a property boundary than the minimum side yard dimension.

 - 1. Front Yard**-The minimum setback shall not be less than one hundred (100) feet from the centerline of the road.
 - 2. Side Yards**-The minimum width of either yard shall not be less than thirty (30) feet, except in the case of a corner lot where the side yard on the road or street side shall not be less than the front yard requirement.
 - 3. Rear Yard**-The minimum setback shall not be less than fifty (50) feet.
 - 4. Livestock Facilities**-Any Structure for housing of livestock, and any storage of hay, feed or manure, shall be located no less than 100 feet from any lot line.
- F. HEIGHT REQUIREMENT**-Except as otherwise provided in ARTICLE 55.0, SECTION 55.07, the following height requirements shall apply in this district:

 - 1. For Dwellings and Non-Farm Buildings and Structures**—No dwelling or non-farm building or structure shall exceed a height of three (3) stories or forty (40) feet.
 - 2. For General and Specialized Farm Buildings and Structures**—No general and specialized farm buildings and structures shall exceed a height of one hundred (100) feet.
- G. REQUIRED OFF-STREET PARKING**-As required in ARTICLE 51.0.
- H. STANDARDS**-As required in ARTICLE 55.0, SECTION 55.02.
- I. PRESERVATION OF ENVIRONMENTAL QUALITY**-Specified in ARTICLE 55.0, SECTION 55.08.