

## ARTICLE 7

# PRD, PUBLIC RECREATION DISTRICT

### Preamble

The Public Recreation District (PRD) is established to provide for areas within the Township that are compatible with the need to: protect and enhance vital Township natural resources and amenities, fish and wildlife habitats, woodlands, wetlands and water resources; protect public lands from the encroachment of conflicting land uses; insure compatibility with the existing and planned adjoining residential uses; protect the fragile natural resources within this district; and, exclude certain uses which demand substantial public services such as sewer or water facilities which have not been provided for in the Township's Master Sanitary Sewer and Water Plan.

### SECTION 7.01. Principal Land Uses Permitted

- A. Publicly owned and operated nature trails, botanical gardens, woodland preserves, open space, wildlife sanctuaries or similar facilities provided that the use does not result in a material modification of the natural appearance of the site.
- B. Publicly owned and operated parks and playgrounds, and athletic fields and game courts for baseball, basketball, football, tennis, soccer and other similar athletic activities not utilizing mechanical or motorized equipment.
- C. Accessory buildings and accessory uses customarily incidental to any of the above principal permitted uses.
- D. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Article 26 and which are not listed below as special land uses.

### SECTION 7.02. Special Land Uses Permitted

The following uses may be permitted, under the purview of Article 34, by the Planning Commission, after site plan review and a public hearing, and subject to other reasonable conditions, which in the opinion of the Planning Commission are necessary to provide adequate protection to the health, safety and general welfare of the abutting property owners:

- A. Overnight camping facilities subject to Article 26.
- B. Privately owned parks and playgrounds subject to Article 26.
- C. Municipal and utility buildings.
- D. Equestrian trails subject to Article 26.
- E. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Article 26.

### SECTION 7.03. Area, Height and Bulk Requirements

See Table 6.01 Table of Dimensional Standards by District, limiting the height and bulk of buildings, the minimum size of lot permitted by land use, and the maximum density permitted.

**SECTION 7.04. Required Conditions**

All principal permitted uses and special land uses shall be subject to the following conditions:

- A. Such uses shall be designed to protect the rural viewshed, which is an undeveloped area adjacent to the road right-of-way, having a depth of at least two hundred feet, where existing natural features, such as wetlands, woodlands, hedgerows, undulating landforms, and scenic vistas are preserved and incorporated into the landscape.
- B. A design and operations plan shall be prepared by the applicant and subject to approval by the Planning Commission. The plan shall meet the highest standards of the industry for ensuring the protection of adjacent areas from potential negative impact of the proposed use. The provisions of the approved plan shall be the ongoing responsibility of the owner of the property. No design and operations plan shall be approved unless and until one or more independent experts have studied the plan and have testified that it meets the standards specified herein. Experts may be retained by the Township to fulfill the requirement for expert testimony; the expense to be the responsibility of the applicant. Violation of the provisions shall be grounds for revoking the special use approval following a hearing by the Planning Commission.
- C. Access and egress requirements: Access and egress shall be provided only from a major thoroughfare.
- D. Noise: Areas where noise generating activities are located shall be set back and/or screened with walls, berms, depressions or natural features, which ensure that the impact of any noise will meet all zoning ordinance requirements. It will be the responsibility of the applicant to prepare adequate studies to demonstrate that the proposed facilities and activities will comply. It will also be the responsibility of the applicant to pay the Township's costs for an independent evaluation of the applicant's studies.
- E. Sight barriers for special land uses: Sight or sound barriers shall be provided along the entire periphery of the area in which activities take place. Required sight and sound barriers may be interrupted only where necessary to provide for access and egress. Such barriers must be one of or a combination of the following items, which the Township determines to be the most appropriate for the subject site and use:
  - 1. Earth berms constructed in accordance with Township engineering standards so that the berms will not disrupt drainage or cause flooding. Berms shall be planted with grass, trees and shrubs, AND/OR
  - 2. Rows of coniferous or other suitable species in staggered rows parallel to the boundary of the property, with the spacing of rows and the spacing of trees within rows sufficient to provide immediate year round screening substantially equivalent to the berm described above, AND/OR
  - 3. Natural topographic or vegetative conditions sufficient to provide year round screening substantially equivalent to the berm and/or trees described above.

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