

Section 5.09 – Recreation/Community Service District (R/CS)

Section 5.09.1 – Intent

The intent of this district is to promote the proper use, enjoyment and conservation of public and quasi-public resources in the township primarily for recreation and conservation purposes.



Recreational/Community Service District

Section 5.09.2 – Allowable Use

The following uses are allowed by right in this district:

- A. Public or noncommercial private parks and recreation areas, including docks and boat landings, pathways, and camping sites
- B. Natural Open Space such as conservation lands, wetlands, steep slopes, wildlife sanctuaries, woodlands and forest preserves
- C. Agriculture, including both general and specialized farming, tree farms and forestry

Section 5.09.3 – Allowable Uses Subject to Special Use Permit

Other public or quasi-public uses not specifically stated or implied elsewhere which, in the determination of the Planning Commission, are similar to the principal permitted uses provided herein, and in harmony with the character of the District and intent of this Article and the Land Use Plan of the Township.

Section 5.09.4 – General Development Standards

- A. Screening shall be required and maintained for any use that is located adjacent to a residential district, a residential use or an agricultural use, unless specifically waived by the planning commission
- B. Maximum of 15% of the area within 500' of the lake may be covered with impervious surfaces
- C. Parking requirements shall be based on the specific use proposed, per **Section 3.12 – Vehicular Parking Space and Access**

Section 5.09.5 – Specific Development Standards

- A. **Parcel size** 20 acres
- B. **Lot Width/Road frontage** 100' min.
- C. **Road (Front Yard) Setback** 25' min.
- D. **Rear Yard Setback** 10' min.
- E. **Side Yard Setback** 10' min.
- F. **Building Height** 30' max. with a maximum of two (2) stories, except as allowed in the Schedule of Regulations* (amended: August 4, 2009)

Section 5.09.6 – Other Standards

A. Non-Conforming Structures

The spatial dimensions of existing buildings that encroach on the waterfront, side yard and road setbacks or exceed the maximum allowable impervious surface standards of this district will not be further expanded.

B. Future Lot Splits

Future lots may only be made in a manner where all lots created will conform with all of the development standards of this district.