

ARTICLE 9
CR I COMMERCIAL RECREATION I

SECTION 9.01 STATEMENT OF PURPOSE

The Commercial Recreational District I is intended to provide for the establishment of areas to be used for recreational activities which predominantly require open spaces. The intent and purpose of this Article is to encourage recreational uses of the outdoors in order to take full advantage of the land in its natural state and to encourage outdoor recreational activities that are not easily provided for in urbanized portions of the metropolitan area.

SECTION 9.02 PERMITTED USES

The following and no other shall be deemed Commercial Recreation I uses and permitted in all Commercial Recreational I Districts:

- A. Archery ranges.
- B. Country Clubs.
- C. Day camps.
- D. Golf courses and golf driving ranges, if part of or adjoining a golf course.
- E. Horse riding academies and public stables.

SECTION 9.03 USES PERMITTED BY SPECIAL USE PERMIT

The following uses are permitted only by the issuance of a special use permit as provided for in Article 17:

- A. Campgrounds.
- B. Beaches.
- C. Non-motorized bicycle tracks.
- D. Plant or animal preserves.
- E. Private parks and government owned parks.
- F. Other uses similar to the above, where appropriate to adjacent land uses.
- G. Residential uses accessory to any use permitted in this district, upon a showing of necessity.
- H. Storage structures (non-commercial) pursuant to Section 13.37.

SECTION 9.04 DISTRICT PROVISIONS

The following restrictions and regulations apply to uses in Commercial Recreational I Districts:

- A. Site plan review is required pursuant to Article 19. Any subsequent change in the site plan shall require a new site plan review.

- B. Each site shall be designed to comply with performance standards set forth in Section 13.35.
- C. Sewage facilities shall comply with standards in Section 13.03.
- D. Off street parking in loading areas shall be according to standards set forth in Article 15.
- E. All signs must be in accordance with Section 13.26.
- F. Solid waste disposal shall be provided for to handle peak loads and to minimize littering or contamination of adjacent land uses. This Township Board may require a bond to ensure compliance.
- G. Fencing of all sites shall be required unless the Township Board shall approve a substitute or in its discretion deem it unnecessary to protect surrounding property owners.
- H. If the entrance and exit to any permitted use in this district is not directly to a hard surface road, a plan acceptable to the Township Board shall be provided and carried out for the maintenance and dust control on any gravel road between the entrance/exit area and the nearest hard surface road.
- I. Development features and structures shall be located so as to minimize any adverse effects upon adjacent property.
- J. If use of the facility is not continuous in nature, provisions shall be made for adequate safeguarding of the premises to prevent it from becoming an attractive nuisance or hazard which would imperil the welfare of the community.
- K. Permitted accessory buildings and uses are those customarily associated with any of the permitted principal uses located on the same premises.

SECTION 9.05 FRONTAGE, AREA, HEIGHT, AND PLACEMENT REQUIREMENTS

The following dimension restrictions apply to uses in a Commercial Recreational I District:

- A. Minimum road frontage - 400 feet.
- B. Maximum building height - 2 stories and 35 feet.
- C. Minimum floor area of each unit excluding garage - 960 square feet.
- D. Minimum building distance from lot line - 100 feet.
- E. Minimum lot size - 40 acres.

Adopted 5/19/83