

Section 24.00 – Preamble *(amended 04.04.05)*

The Recreation 2 (REC-2) District is intended to provide areas for the development of recreational uses that are located primarily out-of-doors. The provisions set forth herein are intended to encourage outdoor recreational uses that cannot easily be provided in the already urbanized portions of the community. Furthermore, the provisions are intended to take full advantage of the land in its natural state by encouraging the protection and preservation of open spaces. It is further intended that these districts have direct access onto an existing or proposed collector or major thoroughfare. When, and if, land so classified and zoned shall pass out of the possession of a public owner and into the possession of a private owner, the Township Planning Commission and/or Township Board may initiate a rezoning of the parcel(s) in accordance with the procedures listed in Section 30.04 of this Ordinance.

Section 24.01 – Principal Uses Permitted

The following uses shall be permitted, subject to the standards and requirements set forth herein:

- A. Archery ranges.
- B. Tennis courts.
- C. Country clubs, golf courses, including "Par Three" golf driving ranges.
- D. Beaches and/or swimming pools.
- E. Historical sites and monuments.
- F. Educational facilities, such as:
 - 1. Zoological gardens
 - 2. Botanical gardens
 - 3. Wildlife sanctuaries
 - 4. Arboretums
 - 5. Nature centers
 - 6. Farms
- G. Riding academies and public stables with a minimum size of forty (40) acres.
- H. Public parks to include township, county, regional, and state facilities.
- I. Planned Unit Development, subject to the standards and approval requirements set forth in Section 30.03. *(amended 04.10.86)*

Section 24.02 – Accessory Uses Permitted *(amended 08.15.85)*

The following accessory uses shall be permitted, subject to the standards and requirements set forth herein and in Section 27.02:

- A. Accessory buildings and structures customarily incidental to any of the principal uses when located on the same property.

- B. The total gross area of all accessory buildings shall not exceed one thousand five hundred (1,500) square feet of area, unless approved by the Planning Commission. The Planning Commission shall determine the maximum permitted size of each accessory use, based on the following criteria *(amended 08.15.85)*:
 - 1. The size of accessory uses shall be directly related to the number of people or land use the permitted principal or special land use is intended to serve.
 - 2. Accessory uses shall be designed to minimize destruction or disturbance to the natural environment and to surrounding properties.
- C. Miniature golf course, only when a part of a permitted golf driving range or other permitted golf course facility.

Section 24.03 – Special Land Uses *(amended 08.15.85)*

The following uses shall be permitted as special land uses in the Recreation 2 District (REC-2), subject to the standards and requirements set forth herein and subject to the standards and approval requirements as provided for in Section 30.02:

- A. Private parks, picnic parks, campgrounds.
- B. Day camps.
- C. Hunting and fishing preserves.
- D. Firing ranges.
- E. Skating rinks.
- F. Ski hills.
- G. Boat livery, marina, boat launching sites.

Section 24.04 – Accessory Special Land Uses *(amended 08.15.85)*

The following uses shall be permitted as special land uses in the Recreation 2 (REC-2) District, subject to the standards and requirements set forth herein and subject also to the standards and approval requirements as set forth in Section 30.02 and 27.02:

- A. Display and sale of sports equipment or products that are related to the principal use.
- B. Eating facilities serving food and beverages for consumption within the buildings, but not having the character of a carry-out, drive-in or drive-through restaurant.
- C. Seasonally used, air-support buildings as a non-permanent cover for a Principal Use Permitted, subject to the following conditions *(amended 08.03.93)*:
 - 1. The area of the lot covered by the air-support building shall be included in the computation of the maximum percentage of lot coverage permitted (ten percent (10%)), but need not be limited to a maximum size of thirty thousand (30,000) square feet.
 - 2. The height of the building may exceed the maximum height permitted in the district, provided that it does not exceed sixty (60) feet and provided that the Planning Commission finds that one or more of the following conditions apply:
 - a. The character of existing or future uses in the area is such that the height permitted would not be injurious to the district and environs;

- b. There are natural or other features that mitigate against the impact of the increased height;
 - c. Details as to exterior and interior lighting, fencing and other site improvements shall be reviewed and approved by the Planning Commission in order to protect the public health, safety and general welfare. Applicant shall submit details relating to these items.
3. The minimum setbacks required shall be governed by the length and height of the building based upon the formula:

$$S = (L + H) \div D$$

Where: S = The setback required.

L = The total length of a line which, when viewed directly from above, is parallel to the lot line and intersects any part of the building.

H = The highest point on the building measured from the average grade around the building.

D = Divisor

- a. Along those property lines which abut a single-family dwelling unit district or abut single-family detached units or lots of an approved PUD plan, and which are not separated from such units, lots, or district by a major or secondary thoroughfare; or where the abutting single-family dwelling unit district is not already developed for a permitted use other than single-family residential, the setback shall be determined by the formula: $S = (L + H) \div 1.5$.
 - b. In all other instances, or where the Planning Commission determines that the adjoining property is indicated on the Master Plan of Future Land Use as an area of other than single-family residential use, the setback shall be determined by the formula: $S = (L + 2H) \div 3$.
4. The Planning Commission shall determine the time periods during which the seasonal structure is to be permitted and also the number of times or years that the structure may be reinstated.

Section 24.05 – Uses Not Permitted *(amended 08.15.85)*

The following uses are not permitted in the Recreation 2 District:

- A. Any use which is primarily located in an enclosed building on a relatively small tract of land, such as racquetball, squash, or handball courts.
- B. Any use that would be incompatible with adjacent land uses or the Township Master Plan because the use generates excessive traffic or noise, alters or destroys the natural terrain, creates noxious fumes or other air pollutants, or disturbs the peace, such as:
 - 1. Motorcycle and/or auto racing clubs.
 - 2. Amusement parks.
 - 3. Sports arenas or any sports facility larger than thirty thousand (30,000) sq. ft.
 - 4. Race tracks - motorized or animal.
- C. Arcades.

D. Bowling alleys.

Section 24.06 – Required Conditions *(amended 08.15.85, 01.30.86)*

All activities and uses in this District shall comply with the following required conditions, except where an existing building is legally in nonconformance with certain conditions, or where a variance from the conditions has been legally granted by the Zoning Board of Appeals. *(amended 01.30.86)*

A. Site Plan Approval. The proprietor shall submit a site plan for approval pursuant to the requirements set forth in Section 30.01 of the Zoning Ordinance.

B. Outside Storage.

1. The outside storage of materials, supplies, vehicles, equipment, or similar items is allowed only when such storage is specifically shown on the site plan as approved by the Planning Commission.
2. Outside storage shall be limited to the rear yard area.
3. Outside storage areas shall be completely fenced with a chain link fence at least eight (8) feet high.
4. Outside storage areas shall be screened from view from all roadways. This screening shall be either opaque screening or evergreen landscape screening in accordance with the provisions set forth in Section 27.05.

C. Minimum Parcel Size. The minimum lot area shall be two (2) acres.

D. Off-Street Parking. All principal and accessory uses in the REC-2 District shall have off-street parking in accordance with the following standards:

1. All number of required spaces shall be determined in accordance with the following schedule:
 - a. Private or public golf club - six (6) spaces per hole, plus one (1) per employee.
 - b. Par 3 golf course - three (3) spaces per hole, plus one (1) per employee.
 - c. Driving range - one (1) space per tee, plus one (1) per employee.
 - d. Private swimming pool - one (1) space per four (4) member families or individual member, plus one (1) per employee.
 - e. Community swimming pool - One (1) space per four (4) persons permitted in accordance with the occupancy load, plus one (1) per employee.
 - f. Affiliated uses, such as restaurants, bars or assembly space - one (1) space per one hundred fifty (150) square feet of structure area.
 - g. Uses not specifically mentioned - one (1) parking space for each employee and each member or prospective patron.
2. The Planning Commission may, at their discretion, modify the numerical requirements for off-street parking, based on evidence provided by the applicant that indicates that another standard would be more reasonable, because of the level of current or future employment and/or the level of current or future customer traffic. *(amended 01.30.86)*
3. No parking area or driveway shall be closer than thirty (30) feet to the adjacent property lines when the parcel abuts residentially zoned or used property. However, when the parcel abuts commercial/office or

industrially zoned property, no parking area or driveway shall be closer than twenty (20) feet to the adjacent property lines. *(amended 09.14.89)*

4. Driveways and parking areas shall be curbed and consist of hard-surfaced concrete, blacktop, or equivalent as approved by the Planning Commission.
5. All off-street parking areas shall conform to the standards set forth in Section 27.04 of this Ordinance.

E. Landscaping.

1. A landscape plan shall be submitted to the Planning Commission for approval. The landscape plan shall specify plant materials and landscape treatment, based on the requirements of Section 27.05 of this Ordinance for such items. This landscape plan shall be part of, or accompany, the site plan.
2. The off-street parking areas and driveway shall be screened from view from any adjoining residential property. Such screening shall consist of earth berms, permanent walls, or evergreen landscaping, subject to approval of the Planning Commission.
3. All landscaping and screening shall be maintained in an attractive, litter-free, safe, and healthy condition. Maintenance of all landscaping shall be of sufficient frequency to prevent overgrowth and deterioration from the original condition.
4. The Planning Commission may, at their discretion, modify or waive certain landscaping requirements in accordance with the considerations outlined in Section 27.05. *(amended 01.30.86)*
5. A landscaped greenbelt at least twenty (20) feet in width shall be provided along the entire perimeter of the REC-2 District, except where ingress or egress drives are located when the parcel abuts commercial/office or industrially zoned property. However, when the parcel abuts residentially used or zoned property, the landscape greenbelt shall be at least thirty (30) feet in width, except where ingress or egress drives are located. *(amended 09.14.89)*

F. Sign Regulation. All signs shall comply with the standards set forth in Orion Township Sign Ordinance No. 138. *(amended 10.08.98, 02.21.06)*

G. Lighting Regulations. *(amended 04.27.00)*

1. A lighting plan shall be submitted with all site plans as set forth in Section 27.11 of this Ordinance. All other Zoning Ordinance regulations shall apply unless otherwise noted in this Ordinance.
2. Exterior site lighting shall be fully shielded and directed downward to prevent off-site glare.
3. Site illumination on properties adjacent to residential properties shall not exceed 0.3 foot-candle along property lines, or 1.0 foot-candle along non-residential property lines. Parking lot lighting shall be governed by Section 27.11.

H. Public Road Access. Any use developed or proposed within this district shall have direct access to a dedicated public road having an existing or planned minimum right-of-way of at least eighty-six (86) feet.

I. Utilities. All utilities servicing the business structure shall be buried underground.

J. Covered Trash Areas.

1. Covered trash receptacles, surrounded on three (3) sides by masonry brick-type walls one (1) foot higher than the receptacle, shall be provided in the rear yard.

2. The fourth side of the enclosed trash receptacle area shall be equipped with an opaque lockable gate that is the same height as the masonry brick wall.
3. The Planning Commission may, at their discretion, waive the requirements for a covered trash receptacle as described herein, if, after considering the nature of the operation being proposed, the Commission determines that the amount of trash generated can be adequately disposed of without use of an outside trash receptacle. *(amended 01.30.86)*

K. Loading and Unloading.

1. Loading and unloading areas shall be located in the rear or side yard of a non-residential district.
2. Loading and unloading areas shall not be located where they will interfere with parking or obstruct ingress and egress.
3. All loading and unloading areas shall be in conformance with the standards set forth in Section 27.04 of this Ordinance.

L. Performance Guarantee Requirement. The Planning Commission shall require a performance guarantee to be deposited with the Township Clerk in accordance with the provisions set forth in Section 30.09, to ensure that necessary and required improvements proposed on the site plan will be completed. *amended 08.15.16)*

M. Safety Paths. Construction of safety paths for pedestrian use and use by non-motorized vehicles shall be required in conjunction with the development of all parcels in this zoning district. The safety paths shall conform to the specifications outlined in Section 27.06 and Ordinance No. 97. *(amended 01.05.87, 02.03.03)*

N. Tree Preservation Regulations. The tree permit requirements apply to developments in this District, according to the terms of Section 27.12. *(amended 08.03.00)*

O. Wetland Setbacks. The wetland setback requirements apply to all developments in this District, according to the terms of Section 27.17. *(added 09.17.07)*

Section 24.07 – Area and Bulk Requirements (Applies to Principal and Accessory Uses)

(amended 08.15.85)

| | | REC-2 |
|---|---------------------------------------|--|
| A | Front Yard Setback | 30 feet |
| B | Rear Yard Setback | 30 feet |
| C | Side Yard Setback | 20 feet on each side |
| D | Minimum Lot Area | 2 acres |
| E | Maximum Lot Area | 175 acres, except for government parks |
| F | Maximum Lot Coverage | 10% <i>(amended 12.20.84) *</i> |
| G | Maximum Accessory Building | 1,500 sq. ft. |
| H | Maximum Height of All Structures | 25 feet ** |
| I | Minimum Clear Space Around Structures | 15 feet |

* Maximum structure area for sports arenas shall be 30,000 square feet.

** Except seasonally used, air-support buildings (see Section 24.04 (C)(2))

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