

ARTICLE V R-A Recreational Area Districts [Added 6-10-1974 by Ord. No. 74-325]

§ 165-13. Regulations to apply.

In R-A Recreational Area Districts, the following regulations shall apply.

§ 165-14. Use regulations.

Land may be used or occupied and buildings and structures may be erected, altered and used for any of the following purposes and no other:

- A. Public park or recreation area owned and operated by a governmental agency.
- B. Woodland, game preserve or other conservation purpose.
- C. Privately owned outdoor recreational area or use, including but not limited to park, picnic ground, riding academy, golf course, swimming pool, ice-skating rink and tennis courts.
- D. Municipal uses. **[Added 6-15-1987 by Ord. No. 87-516]**
- E. Uses accessory to permitted uses, provided that each building or structure is clearly incidental to the permitted outdoor use.
- F. Any use of the same general character as any of the uses hereinbefore specifically permitted when authorized as a special exception, provided that the use and its design are compatible with the natural character of the area; that any club or lodge building and its services shall be for the use of members and their guests only; that no commercial activity shall be permitted except for charging of admission, the sale of refreshments or such other purpose as is clearly incidental to the permitted outdoor activity; that each incidental commercial use shall be located or screened so that it shall not be visible from a public street; and that the source of any exterior spotlighting or floodlighting of buildings or grounds shall not be visible from off the premises. Editor's Note: Former Subsection G, regarding cluster development overlay as a conditional use, added 8-17-1987 by Ord. No. 87-525, which subsection immediately followed this subsection, was repealed 1-24-2002 by Ord. No. 2002-716.

§ 165-15. Height regulations.

The maximum height of buildings and other structures erected or enlarged in this district shall be 25 feet.

§ 165-16. Development plans to be submitted.

In order to accomplish the spirit and purpose of this chapter, any owner or owners of any tract of land prior to the receipt of use and occupancy permit and/or building permits shall first submit to the Township development plans pursuant to §§ 165-236 and 165-237 herein.

§ 165-17. Off-street parking. [Amended 6-15-1987 by Ord. No. 87-516]

The provisions of Article XXVIII shall apply to R-A Districts.

§ 165-18. Building coverage.

Not more than 20% of the total lot area shall be occupied by buildings and structures, and in no event shall buildings or other structures occupy more than 15,000 square feet of any lot except when authorized by a special exception.

§ 165-19. Green areas.

At least 90% of the area of each lot not devoted to off-street parking and/or occupied by buildings or other structures shall be kept in grass, shrubbery, trees or other natural cover. In addition, no use which requires the use of outdoor lighting or which is concentrated in time and space, such as but not limited to the use of a swimming pool or tennis court, nor shall the principal building be located within 100 feet of any abutting residentially zoned district.

§ 165-20. Screening. [Amended 6-15-1987 by Ord. No. 87-516]

All parking at commercial areas shall be effectively screened from abutting lots by a buffer strip not less than 20 feet in width. Such planting shall be in accordance with the provisions of § 165-217.1 herein.