

## ARTICLE FIVE (5)

### RECREATION LANDS DISTRICT

#### **Sec. 5.01**      **Purpose:**

The Recreation Lands District is intended to acknowledge and preserve the extensive natural and environmentally sensitive properties that presently exist within the Township and are critical in establishing and maintaining the overall character of Moran Township and its economic well being. As a result of the critical role these properties play in providing wildlife habitats, controlling surface runoff, protecting groundwater quality and quantity, providing recreational opportunities and a visual landscape unique to only few areas across the nation, these lands are intended to remain in their present state with minimal disturbance and very low residential densities. Improved infrastructure and public services should not occur in these areas. The vast majority of this land is expected to be publicly owned. This designation is intended to implement the goals and policies of the Moran Township Master Plan and provides a zoning district that corresponds to the development guidelines of the Forest/Recreation land use classification.

#### **Sec. 5.02**      **Use Permitted by Right:**

The following uses and structures are permitted in the RL District as a matter of right.

- a. Public conservation areas and structures for the development, protection and conservation of open space, watersheds, water, soil, forests and wildlife resources.
- b. Public recreational facilities of a non-commercial nature, including hiking and skiing trails, bikeways, rustic campgrounds and similar recreational facilities of low impact, low density use.
- c. Forestry and silvicultural practices.
- d. Standard single-family dwelling unit.
- e. Family daycare.
- f. State licensed residential facility.
- g. Storage unit for recreational vehicles, such as snowmobiles, campers, and boats.
- h. Group Daycare if approved by Special Review by the Zoning Administrator. Prior to the issuance of a permit, the Zoning Administrator shall review the site plan for the Group Daycare to determine if the following standards are met:
  1. It is located no closer than 1,500 feet to any of the following:

- a. Another licensed group day-care home
  - b. A foster care home licensed under the Adult Foster Care Facility Licensing Act, P.A. 218 of 1979.
  - c. A facility offering substance abuse and rehabilitation service to seven (7) or more people licensed under P.A. 368 of 1979.
  - d. A community correction center, resident home, halfway house, or other similar facility which house inmate population under the jurisdiction of the Department of Corrections.
2. Has appropriate fencing for the safety of the children in the group daycare home has determined by the local unit of government.
  3. Maintains the property consistent with visible characteristics of the neighborhood.
  4. Meets all applicable sign regulations.
  5. Does not exceed sixteen (16) hours of operation within a twenty-four (24) hour period.

**Sec. 5.03 Permitted Accessory Uses:**

The following are permitted accessory uses.

- a. Accessory uses or structures, clearly incidental to any of the above permitted uses, with a maximum size not to exceed 25% of the ground coverage of the principal structure.
- b. Agricultural or horticultural activities for the sole use of permitted single-family residences.

**Sec. 5.04 Uses Permitted by Special Use Permit:**

The following uses of land and structures may be permitted in this District, by the application for and the issuance of a Special Use Permit.

- a. Public buildings and public service installations, including federal, state or municipal, administrative or public service buildings, public service facilities and uses related to serving recreational or environmental needs.
- b. Clustered development.

**Sec. 5.05 Site Development Standards:**

The following maximum and minimum standards apply to all uses and structures in the RL District.

- a. Minimum Lot Area:
  1. Standard single-family detached dwellings shall require a minimum parcel size of not less than forty (40) acres.

2. All other permitted uses shall require a minimum parcel size of eighty (80) acres.
- b. Minimum Lot Width: The minimum lot width shall be:
1. Standard single-family detached dwelling one thousand (1,000) feet.
  2. All other uses – one thousand, three hundred and twenty (1,320) feet or the equivalent of a subdivision section.
- c. Maximum Lot Coverage: The maximum lot coverage shall not exceed:
1. Standard single-family detached dwelling: a maximum of eight thousand (8,000) square feet.
  2. All other uses: a maximum of twenty thousand (20,000) square feet.
- d. Yard and Setback Requirements:
1. Front Yard: One hundred and fifty (150) feet of which one half (1/2) shall be retained in its natural state.
  2. Side Yard: Two hundred (200) feet of which one half (1/2) shall be retained in its natural state.
  3. Rear Yard: Two hundred (200) feet of which one half (1/2) shall be retained in its natural state.
- e. Maximum Height Requirements:
- No structure shall exceed a maximum height of thirty-five (35) feet. Accessory buildings and structures shall not exceed a height of twenty (20) feet. Silos used for agricultural purposes shall not exceed eighty (80) feet.
- f. Minimum Building Floor Area:
- Every single family detached dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than seven hundred fifty (750) square feet, exclusive of basements, garages, porches and breezeways.

**Sec. 5.06 Other Requirements:**

- a. A front yard buffer area of not less than seventy-five (75) feet in width, located between the front lot line and building setback line, shall be provided and consist of the vegetation found on site prior to any agricultural or vegetative clearing activities. Up to thirty (30) feet of the linear buffer area may be cleared for the purposes of providing access to the lot. Under no

circumstances shall the buffer area consist of manicured turf.

- b. Subject to the Performance Requirements listed in Article 16.