

ARTICLE 14 - OR, OUTDOOR RECREATION DISTRICTS

SECTION 1400 PURPOSE

Outdoor Recreation Districts are intended to relate to those areas of the Township which are used extensively for outdoor recreation pursuits and opportunities.

SECTION 1401 AREA REQUIREMENTS

The minimum area requirement for Outdoor Recreation Districts shall be as follows:

- A. A minimum area of fifty (50) acres shall be provided for a nine (9) hole regulation size golf course or an eighteen (18) hole, par three (3) golf course.
- B. A minimum area of one hundred (100) acres shall be provided for an eighteen (18) hole regulation size golf course.
- C. Minimum areas shall be provided for other recreational facilities and activity areas in accordance with the "Recreation, Park and Open Space Standards and Guidelines" of the National Recreation and Park Association as affirmed by the Board of Supervisors, upon the recommendation of the Planning Commission. However, in no case shall an Outdoor Recreation District be less than ten (10) acres.
- D. Whenever any use permitted in the R-1, Rural Residential/Agricultural District is proposed, the provisions of Article 4 shall apply.

SECTION 1402 USE REGULATIONS

A building may be erected, altered or used, and a lot or premises may be used, for any of the following uses and no other:

A. Permitted Principal Uses

1. Parks and recreational facilities and Public Recreation Facility which provides outdoor recreation opportunities such as: active recreation in the form of playfields, sports fields, court games, playgrounds, golf courses, public or semi-public swimming pools, and trails for jogging, bicycling, horseback riding, riding academy, cross-country skiing and hiking; and, passive recreation in the form of picnicking, camping, fishing, nature study, and trails for walking.
2. Any permitted principal use in the R-1, Rural Residential/Agricultural District.
3. Any permitted principal uses in the Flood Hazard District, Article 15, the Steep Slope Conservation Districts, Article 16, or referenced in the Open Space Provisions, Article 20.
4. Municipal Use.
5. Heliport and Helistop.
6. Private Garage.
7. Stable.

B. Permitted Accessory Uses

1. Parking in accordance with Article 17.
2. Signs in accordance with Article 18.
3. Structures which are customarily accessory to parks and recreational facilities such as: comfort stations and appurtenant septic tank, filter fields (absorption areas), walkways, benches and other seating, bridges, pavilions, shelters, fencing and the like.
4. Any permitted accessory use in the R-1, Rural Residential/Agricultural District.

C. Conditional Uses: (Refer to Article 21, Section 2112)

1. The following uses and their related accessory uses, provided a satisfactory Environmental Impact Assessment Report is prepared, as set forth in Article 19, Section 1915.
 - a. Dams, impoundments, detention and retention basins, seepage pits and other stormwater management structures.
 - b. Sanitary sewers, sewage pumping stations and land application of sewage effluent.
 - c. Buildings or other structures which house recreational activities which may occur indoors such as swimming or court sports, provided that such uses are non-commercial in nature.
 - d. Buildings or other structures which are used for snack bars, restaurants or other food and beverage service.
 - e. Any Conditional Use as provided in Article 4, related to the R-1 District.

D. Prohibited Uses and Activities

1. Soil, rock or mineral extraction.
2. Removal of topsoil from the District.
3. Removal of live trees or other flora, except where the area is used in conjunction with a nursery or where the area is changed to accommodate uses set forth in Subsections A., B. and C. above.
4. Storage of materials that may be hazardous to the health, safety and welfare of the community as determined by the Board of Supervisors, upon recommendation of the Township Engineer, Fire Marshal, or other Township official. (Other storage control shall be in accordance with

Article 19, Section 1914.E.)

SECTION 1403 DESIGN STANDARDS

A. Setbacks

1. No structure shall be placed closer than fifty (50) feet from a property boundary line, except as provided for below and for fencing, planting, signs, entrance gates, lighting standards, access roads and the like which are typically placed closer to said property line. The determination of what is typical in such cases shall be made by the Board of Supervisors, upon recommendation of the Planning Commission.
2. No building shall be placed closer than one hundred (100) feet from a property boundary line, except for guard houses or visitor information booths, which shall not be placed within fifty (50) feet from a property boundary line.

B. Streets

1. All standards for local streets set forth in the Edgmont Township Subdivision and Land Development Ordinance shall apply.

C. Stormwater Management

1. All standards for stormwater management set forth in the Edgmont Township Subdivision and Land Development Ordinance shall apply.

D. Sedimentation and Erosion Control

1. All standards for sedimentation and erosion control set forth in the Edgmont Township Subdivision and Land Development Ordinance shall apply.

E. Historic Preservation Standards

1. Any alteration, reconstruction or other change to

1403.E.1.

1404.B.

an Historic Structure shall comply with the U.S. Secretary of the Interior Standards for the Rehabilitation of Historic Buildings, the BOCA Code, and other Building Codes of Edgmont Township.

SECTION 1404 REVIEW PROCEDURES

- A.** All review procedures governing the submission and review of land development plans set forth in the Edgmont Township Subdivision and Land Development Ordinance shall apply.

- B.** In addition to Subsection A. above, the Conditional Use review procedure as set forth in Article 21 shall apply to all uses covered under Section 1402.C. herein.