

SECTION XXI. RECREATION COMMERCIAL REC-3

(Adopted April 14, 1988 by Resolution 88-33, effective May 14, 1988)

21.01 The following uses and no others shall be deemed REC-3 and permitted in all REC-3 Districts (Recreation, Commercial):

- A. Recreational facilities and activities carried on by any individual, partnership, corporation or other entity for profit, including, but not limited to:
 - 1. Baseball, softball, basketball, volleyball, football and soccer.
 - 2. Archery.
 - 3. Badminton, and tennis courts.
 - 4. Garden and horticulture display.
 - 5. Golf courses and related activities.
 - 6. Horseback riding.
 - 7. Lawn bowling, croquet and shuffleboard.
 - 8. Skating, ice and roller.
 - 9. Swimming.
 - 10. Similar outdoor uses not listed above with the approval by Resolution of the Board of Township Trustees.

21.02 Accessory Uses and Buildings

- A. Accessory uses to a REC-3 District shall be limited to uses that are clearly incidental and secondary to the main use of land, buildings and structures and shall include, but not be limited to:
 - 1. Retail sale of such merchandise and for such service as is incident or necessary to the main use.
 - 2. Any use customarily carried on as a part of or necessary to parks, playgrounds, golf courses, or other recreation areas or centers.
- B. No residences shall be maintained in any REC-3 District except for the sole and exclusive use of groundskeepers or caretakers and as accessory to main use. No commercial, business or industrial activity shall be carried on or engaged in, upon, in or about said residences.
- C. A residence in a REC-3 District shall be erected and maintained in accordance with requirements for R-1 Districts with regard to setback, side and rear yard clearances, dwelling area, and height.

21.03 All recreation uses permitted in this Resolution require the issuance of a Conditional Use Permit in accordance with the provisions of Section XII of this Resolution.

21.04 Parking - See Section XXIX of this Resolution.

21.05 Signs - See Section XXVIII of this Resolution.

21.06 Accessory Use Requirements.

Accessory uses, building and structures permitted in REC-3 Districts shall comply with the following regulations:

- A. Accessory Buildings. Accessory buildings with a floor area 200 square feet or less shall conform to all lots and yard requirements for principal buildings of the corresponding zoning district and be subject to the

approval of the Zoning Inspector. Accessory buildings with a floor area greater than 200 square feet shall conform to all lot and yard clearances and site plan review and approval requirements of the zoning district in which the parcel or lot is located.

- B. Trash Receptacles. All solid waste resulting from any permitted principal, conditional or accessory use shall either be disposed of, stored in buildings or in completely enclosed container. Such building, container, or dumpster shall comply with the following.
1. All commercial compactors, storage bins, refuse containers utilities or mechanical equipment shall be contained wholly within enclosed buildings, or enclosed by three solid walls and one gated wall of such nature and height (2 foot height exceeding enclosed containers) as to conceal completely all operations thereof from grade level.
 2. Gates and doors shall be kept closed at all times and only opened when containers are being used or emptied or serviced.
 3. All receptacle areas shall be designed and constructed with screening as an integral part of the associated building architecture and using the building massing, materials, and architectural detail to unite screening structure with the building when property abuts a residential district.
 4. Loading, unloading, opening, closing, or operation of trash containers shall not take place in such a manner as to cause a noise disturbance across a residential district property boundary between the hours of 7:00 p.m. and 6:00 a.m. The actual pick-up time/haul away for trash containers and commercial trash/waste containers shall be prohibited between the hours of 7:00 p.m. and 6:00 a.m. The actual operation of trash compactors shall be prohibited between the hours of 7:00 p.m. and 6:00 a.m., including delivery and loading operations.
- C. Fences and walls. Fences and wall may be erected in compliance with the requirements set forth in Section VI of the Zoning Resolution.