

SECTION 24

OUTDOOR RECREATIONAL FACILITIES

- 24.1 Outdoor recreational facilities are permitted in all residential zones upon issuance of a special permit by the Planning and Zoning Commission, the following conditions apply to these uses.
- 24.2 For the purposes of this regulation, a building, structure or use which is also an agricultural use, as permitted by Section 6.1c may be regulated as an outdoor recreational facility if its use is specifically listed in the definition of outdoor recreational facility, is a similar or related to a use specifically listed therein, or is a use of such magnitude, intensity or activity as to result in traffic, noise or interference with the use of neighboring or adjoining properties similar to that which is generated by the uses specifically listed therein.
- 24.3 Any existing such facility, building, structure or use shall not be substantially enlarged or expanded without issuance of a special permit.
- 24.4 In addition to customary special permit requirements, the following conditions must be met:
- A. the site plan should show the location of all buildings and structures, roads, driveway, campsites, tent sites, picnic area, parking and loading areas, pools, tennis courts, barns, stables, riding rings, or other appurtenances to the use;
 - B. the tract of land must contain at least twenty acres;
 - C. each use shall include a buffer area on each side of the area which faces another property in a residential zone. The buffer shall be not less than thirty feet wide, planted, with such vegetative matter as the Commission shall approve, suitably landscaped and maintained;
 - D. campsites, tent sites, and related facilities and structures are prohibited in the area of the site plan designated as the buffer strip, but the buffer strip may contain recreational and parking areas if said areas are landscaped in such a way as to prevent adverse effects on adjacent properties and structures.
 - E. the volume of noise from music and public address systems shall be so controlled as to prevent objectionable and excessive noise emanating from the premises;

- F. for uses involving campgrounds or campsites, no patron shall occupy any campsite or trailer site for a total of more than thirty days between October 1st and the next following June 1st with the exception of caretaker personnel who may live in residential premises lawfully located on the site;
- G. the management of any outdoor recreational facility involving campsites or trailer sites shall keep a register in which is recorded for each patron the name, permanent address, registration number of the vehicle, length of stay and identification of the campsite involved. Such register shall be available to the Zoning Enforcement Officer to assure that there is no permanent occupancy and that the intent of this section is being complied with;
- H. each rental site shall be of such size and characteristics as to comply with all applicable state and federal regulations;
- I. signage shall be in accordance with limitation of Section 17.4. of the Zoning Regulations;
- J. lighting shall be designed, located and maintained so as to minimize glare and illumination off the parcel. Special care should be taken to design the lighting in such a fashion that it does not interfere with or encroach upon nearby residential uses;
- K. the applicable schedule of Area, Height, Bulk and Placement Regulation shall be in accordance with residential designation of the zone where the parcel exists as found in Table I of the Zoning Regulations. In instances where a side yard involves property dedicated to a buffer zone, the minimum side yard shall be increased by the depth of the required buffer.

24.5 By Special Permit, accessory uses may be allowed that are clearly secondary to the recreational use, provided that such accessory use shall cease if the applicant fails to operate the primary use for one year.