

ITEM 5 - Proposed Zoning Ordinance Changes to Version 4.1

Remove the Recreational Open Space District section as shown below.

~~SECTIONS VII.2 - ESTABLISHMENT OF A RECREATIONAL OPEN SPACE DISTRICT~~

~~There is hereby established a Recreational Open Space District.~~

~~SECTION VII.2.1 USE REGULATIONS RELATING TO RECREATIONAL OPEN SPACE DISTRICT.~~

~~A building or premises in the Recreational Open Space District shall be used only for the following purposes:~~

~~A.~~

~~A. Any residential use permitted in Residential III, SECTION V.7 of This Ordinance, subject to all regulations which pertain to the development and use of land in Residential III and subject to an Open Space Ratio of eighty five (85%) open to fifteen (15%) occupied.~~

~~B. A Golf Course, provided the following conditions are met:~~

~~4.~~

~~1. The Lot for a Golf Course, with or without related facilities and accessory buildings, shall be not less than seventy (70) acres for a nine (9) hole Golf Course and one hundred and thirty (130) acres for an eighteen (18) hole Golf Course.~~

~~2. The Open Space Ratio on the Lot used for the Golf Course shall be at least ninety-three (93%) percent open to seven (7%) occupied. Open space areas shall be preserved so that their use and enjoyment as open spaces are not diminished or destroyed. Open space areas may be owned and preserved by any of the following mechanisms or combinations thereof:~~

~~Dedication of open space to the public or an appropriate public agency.~~

~~Deed-restricted common ownership by a homeowner's association which assures the open space in perpetuity.~~

~~Deed-restricted private ownership which assures the open space in perpetuity.~~

~~3. The related facilities and accessory uses which are allowed as part of a Golf Course shall be within or adjacent to Buildings an/or Structures not larger that the square footages shown below:~~

| | 9 Hole Course | 18 Hole Course |
|----------------------------------|--------------------------|---------------------------|
| Pro Shop | 750 | 1,500 |
| Clubhouse | 4,500 | 9,000 |
| Snack Bar | 250 | 500 |
| Cart Building | 2,500 | 5,000 |
| Maintenance Buildings | 6,750 | 13,500 |

| | | |
|----------------------------------|---------------|---------------|
| Total of all Accessory Buildings | 1,000 | 2,000 |
| Total | 15,750 | 31,500 |

2.

~~4.—The off street parking area shall provide six (6) parking spaces per golf hole plus one (1) parking space for every two (2) employees (see Section 4.11).~~

~~5.—The set-backs from lot lines of all new buildings shall be:~~

| | |
|--------------|---------|
| Front | 40 feet |
| Side | 30 feet |
| Rear | 15 feet |
| Water's Edge | 40 feet |

3.

4.

~~The Golf Course shall have adequate ingress from and egress onto a paved road.~~

~~The lighting of buildings and parking areas shall be directed away from adjoining properties.~~

~~The drainage plan shall prevent additional drainage to adjoining properties.~~

~~Prior to obtaining a land use permit the applicant shall obtain and submit the following to the Administrator.~~

~~-A copy of other required permits and licenses;~~

~~-A copy of recorded documents evidencing that the open spaces have been dedicated, deeded or deed-restricted.~~

~~A non-conforming existing structure in the Recreational Open Space District shall be used for only the following purposes:~~

~~Any use permitted in SECTION VII.2.1 A or B.~~

~~A, subject to all regulations which pertain to the development and use of land in Residential III (excepting those which cause the structure to be non-conforming) and subject to the off-street parking regulation which pertains to the development and use of land in the Recreational District (SECTION VII.1.8 of This Ordinance) and subject to an Open Space Ratio of 70%.~~

~~An inn with or without dining facilities designed for the exclusive use of the overnight guests thereof subject to all regulations which pertain to the development and use of land in Residential III (excepting those which cause the structure to be non-conforming) and subject to the off-street parking regulation which pertains to the development and use of land in the Recreational District (SECTION VII.1.8 of This Ordinance) and subject to an Open Space Ratio of 70%.~~