

ARTICLE 12

"FR" FORESTRY RECREATIONAL ZONE

1201 PURPOSE

This zone is intended to protect and preserve dwindling land areas within the Township that are suitable for limited recreational purposes, as set forth in this Article 12. The Township desires to ensure that as the Township becomes increasingly developed for commercial and residential purposes, that there are sufficient open spaces suitable for recreational purposes and forest areas. In order that this may be maintained and encouraged, this Article 12 has been established, based upon forethought and a well-considered plan, and is designed to regulate and limit the locations of structures and the uses thereof, in order to protect the natural resources, natural habitats of wildlife, waterways and water bodies, forestry capabilities, public and private recreational uses, and the public health, safety, and welfare by, among other things, reducing the hardships and burdens imposed upon the people of the Township by the unnecessary or thoughtless destruction of such resources, the improper and wasteful use of such resources (including open and wooded lands), and the preservation of open spaces and recreational resources. In addition, this zone will help protect and preserve human, plant and animal life.

Definitions relative to uses of land and structures within this zone are located in Section 402 of this Ordinance.

1202 PERMITTED USES

All permitted uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses.

A. Public and private areas for the development, protection, and conservation of open space, watersheds, water, soil, forest, and wildlife resources.

B. Drives and parking areas.

C. Golf courses (other than miniature golf), public and private parks, disc golf, nature preserves and sports fields (such as soccer, softball, etc.), sports courts (such as shuffleboard, basketball, and tennis), and skateboard parks.

D. Sustained forestry uses.

E. Accessory uses customarily associated with the permitted uses, such as caretaker residence, concession stands, clubhouses, and picnic pavilions.

1203 SPECIAL USES

All special uses in this zone are subject to prior site plan review. Criteria and standards in excess of those typical regulations governing yards, lot sizes and the like may be specified for certain uses. Such provisions are cross-referenced to the applicable section.

A. Essential service structures.

B. Campgrounds, including campgrounds designed to encompass recreational camping vehicles and tents.

C. Recreational trails: hiking, bicycling, snowmobiling, cross-country skiing and horseback trails, subject to the Planning Commission's findings that the location, improvement and maintenance of such trails will not cause significant environmental damage and that adjoining properties will not be adversely affected. Recreational vehicle trails will only be permitted upon the Planning Commission's finding that the following requirements are fully complied with:

1. The location and improvement of the proposed trail system is reasonably safe and will not cause significant environmental damage.
2. The system proposed for the trail maintenance is capable for implementation and is maintained.
3. The proposed trail system will not unreasonably affect adjoining property.
4. The proposed plan for operating the trail system, including hours of the day for use, safety, emergency facilities, regulation and control of trails and off-trail areas, trail relationship to available toilet and waste disposal facilities, is found by the Planning Commission to be adequate for environmental protection, health and safety of the trail users and the general community.
5. Assembly and rest areas shall include adequate parking areas, toilet

facilities, solid waste containers, assembly and rest areas, structures and their uses shall be approved by the Planning Commission, including any limitations or requirements found necessary to the purpose of this Ordinance by the Planning Commission.

D. Hunt, gun, dog, fishing, boating organizations and clubs and similar uses, subject to the following requirements:

1. All improvements and structures shall be found by the Planning Commission to not pose any health or safety hazards nor to pose significant damage to the environment.
2. Proposed plans for the operation, use and maintenance of the property and facilities do not pose hazards, adversely affect adjoining properties, nor adversely effect the environment.
3. No structure, parking area or other improvement less than one hundred (100) feet from any adjoining street or lot lines.

E. Riding stables.

F. Tower special use district.

1204 LOT REQUIREMENTS

A. No lot shall be created with a lot area less than five (5) acres. Every structure hereafter erected or structurally altered shall be located upon a lot with a lot area of at least five (5) acres, unless the lot is a lawfully nonconforming lot.

B. The minimum lot width shall be at least three hundred thirty (330) feet.

C. The maximum structure coverage shall not exceed five percent (5%).

D. Yard Requirements:

Note: Property users, owners, and developers are warned that Federal and/or State statute and/or regulation may impose other and more restrictive set back requirement in areas along or adjacent to watercourses within the Township. Compliance with the foregoing setbacks does not imply compliance with other governmental regulations as to setbacks.

1. There shall be a front yard setback of at least sixty (60) feet.
2. There shall be a side yard setback of at least thirty (30) feet except in the case of a corner lot where the side yard on the road or street side shall not be less than sixty (60) feet.
3. There shall be a rear yard setback of at least fifty (50) feet.

E. The provisions of this Section shall not apply to any lot or structure owned by the Township of Whitehall.

1205 STRUCTURE REQUIREMENTS

No structure shall exceed two (2) stories or twenty eight (28) feet in height.