

ARTICLE 5. O RECREATION DISTRICT

Sec. 501. Purposes and application.

This district is intended primarily for application to those rural areas of the county where it is necessary and desirable to reserve or encourage areas for public and private recreation facilities, and specifically to achieve the following objectives: To reserve or protect appropriately located recreation facilities within or proximate to the county's scenic natural recreation areas; to prevent destruction of the natural beauty of scenic recreation areas by inharmonious types of development; to provide space for community facilities and institutions which appropriately may be located in recreational districts; to protect uses appropriately located in recreational districts from the hazards, noise and congestion created by commercial and industrial traffic and from noise, illumination, unsightliness, odor, dust, dirt, smoke, vibration, heat, glare and other objectionable influences; to permit the location of commercial uses in close proximity to recreation areas where such uses are clearly incidental to the recreation use or facility.

Sec. 502. Permitted uses; site plan review.

The following uses may be permitted in accordance with the provisions of Article 21:

- A. Public parks, playgrounds and other public recreation facilities.
- B. Golf courses.
- C. Any use permitted in section 404.B.
- D. Public utility and public service structures.
- E. One one-family dwelling and employee housing which are incidental to a permitted use with site plan review or a conditional use.
- F. Incidental and accessory structures and uses located on the same site with a permitted use with site plan review or conditional use.
- G. Restaurants, retail stores and service stations incidental to a permitted use with site plan review or conditional use.
- H. Outdoor festivals, carnivals, and circuses subject to all appropriate permit requirements of the Health Department, Fire Department, Building Department, Sheriff's Department, or other agency's permits for temporary uses.

(Ord. No. 269.18, § 6, 9-5-78; Ord. No. 269.65, § 20, 10-28-08)

Sec. 503. Reserved. (Ord. No. 269.3, § 3, 5-6-69; Ord. No. 269.18, § 7, 9-5-78)

Sec. 504. Conditional uses; planning commission approval

The following conditional uses may be permitted in accordance with the provisions of Article 19:

- A. Public and private philanthropic and charitable institutions.
- B. Airports and heliports.
- C. Gun clubs; race tracks or strips used for the racing of horses, automobiles or motorcycles; stadiums for contests of football, soccer, track and field and other sports events, but not including enclosed uses such as a bowling alley.
- D. Recreational vehicle park.
- E. Resorts, guest ranches and camps.
- F. Commercial stables and riding academies.

Sec. 505. Site area.

The minimum site area shall be one acre.

(Ord. No. 269.18, § 9, 9-5-78)

Sec. 506. Fences, walls and hedges.

Fences, walls and hedges shall be allowed under the provisions of Article 16, Section 1605.

(Ord. No. 269.56, § 37, 9-10-03)

Sec. 507. Yard requirements.

- A. Front Yard: The minimum front yard shall be not less than forty (40) feet except along those streets and highways where a greater setback is required by other ordinances or standards of the county, including, but not limited to, the *Kings County Improvement Standards*, and further provided that the distance from the center line of a street to the rear of the required front yard shall not be less than seventy (70) feet.
- B. Rear yard: The minimum rear yard shall be ten (10) feet.
- C. Side yards: The minimum side yards shall be twenty (20) feet on the interior sites and twenty-five (25) feet on the street side of a corner site except along those streets and highways where a greater setback is required by other ordinances of the county, and further provided that the distances from the center line of a street to the interior side of the required side yard shall be not less than fifty (50) feet.
- D. Required yard areas may be used for the growing of agricultural crops.
- E. If greater minimum distance between structures than those listed in this section are required by the fire code regulations for safety and fire protection, such greater separation requirements shall be imposed. This includes distances from structures on adjacent properties. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

(Ord. No. 269.18, § 10, 9-5-78; Ord. No. 269.44, § 11, 7-29-97; Ord. No. 269.64, § 5, 10-16-07)

Sec. 508. Distances between structures.

- A. The minimum distance between a residence and a structure housing livestock or poultry shall be forty (40) feet. The minimum distance between a residence and other structures on the site shall be ten (10) feet.
- B. Greater minimum distance between structures than those listed above may be required if fire code regulations require greater separation between structures for safety and fire protection. Construction methods using higher fire ratings may be substituted to satisfy all or part of such higher fire-related separation requirements.

(Ord. No. 269.18, § 11, 9-5-78; Ord. No. 269.44, § 12, 7-29-97)

Sec. 509. Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities:

Off-street parking areas, aisles, access drives, access lanes and off-street loading facilities shall be provided on the site for each use as prescribed in Article 15.

(Ord. No. 269.65, § 21, 10-28-08)

Sec. 510. Signs.

Signs shall be allowed pursuant to the provisions of Article 16, Section 1606.C.2.

(Ord. No. 269.18, § 12, 9-5-78; Ord. No. 269.64, § 6, 10-16-07)

Sec. 511. Height of structures.

No limitation, except no structure exceeding three (3) feet in height may be located within a Traffic Safety Visibility Area.

(Ord. No. 269.18, § 12, 9-5-78; Ord. No. 269.65, § 22, 10-28-08)

Sec. 512. General provisions and exceptions.

All uses shall be subject to the general provisions and exceptions prescribed in Article 17.

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