

ARTICLE XVI

COMMERCIAL RECREATION DISTRICT: CR

SECTION 16.00 INTENT

The commercial recreation district is intended for those areas oriented towards outdoor recreation uses and at the same time interested in the preservation of the natural features of the land. The uses permitted in this district are very often seasonal in nature and serve large numbers of people. As a result, good accessibility is necessary as is adequate space on the site for off-street parking facilities.

SECTION 16.01 PERMITTED PRINCIPAL USES

The following provisions apply in the commercial recreation district. Any uses not expressly permitted are prohibited.

1. Boat launching facilities, marinas, including the sale and leasing of boats, the sale of gasoline, oils and accessory parts, service of boats and motors, docking and berthing space and supporting facilities to dry dock and store boats and motors when not in use.
2. Public and private parks, playgrounds, picnic areas and beaches.
3. Establishments containing indoor tennis courts, handball courts, swimming pools, gymnasiums, and health clubs.
4. Indoor ice skating and roller skating rinks.
5. Public or private forest preserves and botanical gardens.
6. Public and private conservation area and structure for the development, protection, and conservation of open space, watersheds, water, soil, forest, and wildlife resources.
7. Golf courses and country clubs which may or may not be operated for profit, subject to the following requirements:
 - A. The site shall be so planned as to provide all ingress and egress directly onto a county primary road.
 - B. Development features including the principal and accessory buildings and structures shall be so located and related as to minimize the possibilities of any adverse effects upon adjacent property. This shall mean that all principal or accessory buildings shall be not less than two hundred (200) feet from any property line of abutting residentially zoned lands.

SECTION 16.02 PERMITTED USES AFTER SPECIAL APPROVAL

The following uses shall be permitted subject to the conditions hereinafter imposed and subject further to the review and approval of the Planning Commission.

1. Skeet shooting ranges and gun clubs on sites of a minimum of ten (10) acres.
2. Archery ranges on a minimum site size of five (5) acres.
3. Establishments selling campers, snowmobiles, motorcycles, all terrain vehicles, bait, fishing and hunting equipment, or recreation oriented merchandise which is oriented to the recreational activity which is being conducted at the site.
4. Commercially operated trails for use by motorcycles, dune buggies, snowmobiles, and similar types of recreational vehicles.
5. Stables with a minimum of ten (10) acres; riding academies with a minimum of ten (10) acres.
6. Campgrounds, travel trailer parks and tent sites subject to the following requirements:
 - A. Minimum lot size shall be three (3) acres. The lot shall provide direct vehicular access to a public street or road. The term lot shall mean a campground or travel trailer park.
 - B. Public rest stations, housed in all-weather structures, containing adequate water outlet, toilet, waste container and shower facilities, shall be provided uniformly throughout the lot at a ratio of not less than one such station per each twenty (20) sites.
 - C. No commercial enterprises shall be permitted to operate on the lot, except that a camp store may be provided on a lot containing more than eighty (80) sites.
 - D. Each lot shall provide vehicle parking area for site occupant and guest parking. This parking area shall be treated in a manner to minimize the occurrence of dust. Further, such parking area shall be located within four hundred (400) feet of the site it is intended to serve (except in the case of sites specifically designed only for tent camping).
 - E. Each site shall contain a minimum of fifteen hundred (1,500) square feet, except that the minimum size for sites specifically designed for tents shall be three thousand (3,000) square feet. Each site shall be set back from any right-of-way or property line at least seventy-five (75) feet.
 - F. A minimum distance of fifteen (15) feet shall be provided between all travel trailers and tents.

7. Horse, dog, automobile or vehicle race track and drag strips subject to the following requirements:
 - A. Minimum site size shall be ten (10) acres.
 - B. The site shall have direct access to a county primary road.
 - C. There shall be provided at least a one hundred (100) foot setback from the property line that abuts the county primary road.
 - D. Such use shall be located at least three hundred (300) feet from any property line of abutting residentially zoned lands.

8. Amusement parks, fairgrounds, and zoological parks, subject to the following conditions:
 - A. The lot size shall be a minimum of ten (10) acres.
 - B. The site shall be so planned as to provide all ingress and egress directly onto a county primary road.
 - C. There shall be provided at least a one hundred (100) foot setback from the property line abutting the county primary road.
 - D. Such use shall be located at least two hundred (200) feet from any property line of abutting residentially zoned lands.

9. Miniature golf courses, arcades, go-cart tracks, private museums, and other recreation enterprises of similar nature, subject to the following requirements:
 - A. Lot size shall be a minimum of one (1) acre.
 - B. The site shall be so planned as to provide all ingress and egress directly onto a county primary road.

SECTION 16.03 AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Area, height, bulk and placement requirements shall, unless otherwise specified be as provided in Article XX.

SECTION 16.04 SITE PLAN REVIEW

For all uses permitted in the commercial recreation district, a site plan shall be submitted to the Planning Commission for review and approval in accordance with Section 4.16.

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