

**ARTICLE 11.00**

**RC, RECREATION COMMERCIAL DISTRICT**

**Section 11.01 Statement of Intent**

The intent of the RC, Recreation Commercial District is to advantageously use the Township's open space waterfront environment to provide for retail and service commercial activities oriented to the recreation, amusement, and unique shopping needs of local residents and tourists.

Operations and building design among the various businesses within the District are intended to be compatible, with adequate open space and landscaping to ensure a quality environment. Specialty stores and pedestrian oriented development should be encouraged within this District.

**Section 11.02 Permitted Uses and Structures**

In the RC District, no building or part thereof shall be erected, used, or structurally altered, no land or premises used in whole or in part, except for one or more of the following permitted uses or structures.

- A. Restaurants, delicatessens, bagel/donut shops, ice cream/frozen yogurt parlors and similar establishments serving food or beverages. Establishments with open front windows drive-in or drive-through service shall not be permitted.
- B. Essential public services provided there is no building or outdoor storage yard.

**Section 11.03 Uses Permitted By Special Approval**

- A. Golf courses and driving ranges (Subject to Section 17.02.T and 17.02.O).
- B. Campgrounds and recreational vehicle parks (Subject to Section 17.02 CC).
- C. Outdoor and indoor commercial recreation such as miniature golf, go cart track, batting cages, tennis courts, soccer field. (Subject to Section 17.02 CC).
- D. Riding stables and arenas (Subject to Section 17.02 FF).
- E. Marinas and liveries (Subject to Section 17.02 HH).
- F. Recreational resort areas, and conference centers for recreation, educational, religious, or other institutional or organizational purposes.
- G. Drive-in theatres (Subject to Section 17.02.N).
- H. Domestic Centers
- I. Open-air outdoor entertainment
- J. Condominiums
- K. Yacht Clubs
- L. Multiple-Family Residential

M. Other uses similar to the above

**Section 11.04 Permitted Accessory Uses**

Accessory buildings, uses, and activities customarily incidental to any of the above named principal permitted uses (subject to Section 5.03).

**Section 11.05 Development Standards and Requirements**

Land use restrictions shall include the restrictions set forth below which shall prevail over conflicting requirements of this or any other Ordinance.

**A. Site Plan Review**

Site plan review and approval is required for all permitted uses, in accordance with Article 18.00.

**B. Area, Height, Bulk, and Placement Regulations**

Buildings and uses in the RC District are subject to the area, height, bulk, and placement requirements in Article 16.00, Schedule of Regulations.

**C. Paved Access**

All development(s) shall front upon and take access from a hard-surfaced road via a hard surfaced access drive.

**D. Site Connections**

Site development shall provide for parking configurations arranged to allow for connections between uses on adjoining lots, common driveways or other access management techniques in accordance with Article 20.00.

**E. Other Provisions**

All other applicable provisions of this Zoning Ordinance shall be complied with.