

SECTION 509 C-3 RECREATIONAL COMMERCIAL DISTRICT

509.1 PERMITTED USES

Commercial Recreational Facilities
Essential Public Utilities Facilities (excluding storage yards)
Forestry
Private Recreational Facilities
Public Recreational Facilities
Public Uses
Accessory Uses to the Above

509.2 USES PERMITTED BY SPECIAL EXCEPTION

Establishments engaged in the sale, rental and/or repair of Marine Equipment
Accessory Uses to the Above

509.3 CONDITIONAL USES

Small Wind Energy Conversion System

Any use permitted by right or by special exception shall be deemed a conditional use if it involves any of the following:

- A. Any use involving the initial or cumulative earth disturbance of 87,120 or more square feet of surface area.
- B. Any use involving the initial or cumulative construction, installation or placement of 20,000 or more square feet of buildings, structures and/or other impervious surface areas.
- C. Any nonresidential use of land, with or without structures, which encompasses five (5) or more acres of land, excluding agricultural use of land.

509.4 DIMENSIONAL REGULATIONS

A principal building, structure and/or use shall be governed by the following regulations, unless more restrictive standards are applicable, including but not limited to State regulations and supplementary regulations contained in Article 8 of this Ordinance.

- A. Minimum Lot Area: Twenty thousand (20,000) square feet
- B. Minimum Lot Width: One hundred and fifty (150) feet.
- C. Front Yard: The minimum front yard shall be not less than fifty (50') feet in depth as measured from the front lot line.
- D. Rear Yard: The rear yard shall be not less than twenty-five (25') feet in depth as measured from the rear lot line.

- E. Side Yard: The side yard shall be not less than ten (10') feet on each side.
- F. Lot Coverage: Not more than fifty (50%) percent of the lot area shall be covered by buildings or structures.
- G. Building Height: The maximum height of any building shall not exceed two (2) stories or thirty (30') feet.

509.5 SUPPLEMENTARY REGULATIONS (SEE ARTICLE 8)