

120.180 "RD" Recreation District.

A. Description of District:

This district is composed of certain land within the Township where outdoor recreational use and development has occurred or appears likely to occur. The regulations for this district are designed to provide recreational activities, which are or will be made available to the general public subject to restrictions essential to prevent interference with adjoining land uses.

B. Permitted Uses:

1. Essential services.

C. Conditional Uses:

The following uses are permitted by right if the required regulations can be met:

1. Private Solar Energy Systems when in accordance with Section 120.470.
2. Accessory buildings and uses in accordance with Section 120.410.
3. Public utility buildings and structures subject to the following conditions:
 - a. The use shall be frontage on a paved primary road.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Buildings and activities (including, but not limited to, parking, drive aisles, etc.) shall not be closer than 25 feet to adjacent residentially zoned properties.
 - d. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.
4. Golf courses subject to the following limitations and conditions:

- a. Pro-shops, club houses (including the sale of food and beverages) shall be allowed but must have a side and rear yard setback of not less than 150 feet from adjoining residentially developed or residentially zoned land, and a front yard setback of not less than 50 feet from the adjoining highway center line. The side and rear yard setback for all other buildings shall be 40 feet.
 - b. No overnight accommodation shall be permitted other than for the owner or manager of the facility.
 - c. Adequate public restrooms and other facilities shall be constructed and properly maintained.
 - d. Rubbish disposal shall be handled in such a manner as will be adequate for the purpose and avoid any nuisance or annoyance to adjoining property owners.
 - e. Adequate off-street parking must be provided to ensure adequate parking space to meet the reasonably foreseeable demands anticipated for the golf course area.
5. Parks, playgrounds, and recreation areas subject to the following conditions and limitations:
- a. Before land shall be established for use as a park, playground, or recreation area, and before parks, playgrounds and recreation areas shall be altered, enlarged, or extended, the developer shall obtain approval of the plans thereof from the Planning Commission. The plans shall contain, at a minimum, a drawing prepared to scale showing the proposed development within the location of all proposed activities clearly shown thereon. Approval shall be granted if the Planning Commission determines in its discretion that:
 - (1) Areas designated for group activities are designed to be adequately screened from adjoining residentially developed property. If a planting or screening is proposed, it must be approved by the Planning Commission and must be at least three feet in height at the time of planting and be such as will grow to at least six feet in height.

- (2) Adequate gates and fencing are provided to ensure that the park is closed off from adjoining, incompatible land uses and closing hours can be effectively enforced.
- (3) Adequate off-street parking is provided to ensure sufficient parking space to meet the reasonably foreseeable demands upon the facilities.
- (4) Vehicular entrances and exits will be constructed with approach lanes so as not to interfere with moving traffic.
- (5) The placement of motorized vehicular raceways, trails, roads, runs, etc., for recreation purposes, are designated in areas so as to have minimum adverse effect upon residentially zoned or developed land and will be set back at least 500 feet there from.
- (6) Any areas designated for overnight camping located within 500 feet of any adjoining residentially zoned or residentially developed land shall, in addition to any other requirements of this Ordinance, comply with Section 120.180 F.
- (7) When reviewing plans for parks and recreation areas, the Planning Commission shall seek the advice and recommendations of the Kalamazoo Soil Conservation District pertaining to suggestions for sound soil conservation practices.

b. The following regulations shall also apply to parks, playgrounds, and recreation areas:

- (1) All facilities shall close no later than 10:30 p.m. and must remain closed until sunrise; however, the hours may be extended or reduced upon application to and approval by the Zoning Board of Appeals, which approval shall be granted if said Board determines that a hardship would result from an earlier closing of a particular activity, or an earlier closing is required in order to reduce disturbance to adjoining property owners.

- (2) Buildings shall not be constructed to a height exceeding 35 feet. Buildings and structures used in group activities shall be set back 200 feet from the front, rear, or side property line. Buildings and structures used for storage or non-group activities shall be set back 40 feet from the front, rear, or side property line. Outdoor storage areas shall be screened from the view of adjoining residentially developed or zoned land.
- (3) No person shall deposit or abandon in any park or adjoining property any garbage, sewage, refuse, trash, waste, or other obnoxious material except in receptacles provided for such purpose and the park grounds must be maintained in a clean and orderly manner at all times.
- (4) All group park activities must be limited to designated areas and adequately supervised by the park director or his designated agent.
- (5) All facilities shall be provided with safe and adequate sanitation and drinking facilities, constructed so as to meet the requirements of the Kalamazoo County Health & Community Services Department.
- (6) Swimming shall be restricted to those areas specifically designated for said purpose as posted by the park director, at which facilities a lifeguard must be employed at all times during which swimming is allowed or adequate posting of “No Lifeguard on Duty”.
- (7) Park owners, excluding municipal corporations, however, shall provide adequate public liability insurance covering all facility activities.
- (8) Motorized vehicles shall be operated only within areas designated for their use by the park director.
- (9) Overnight camping shall be restricted to areas designated for overnight camping by the park director, as approved by the Planning Commission.

- (10) Rifle, shotgun, or handgun ranges and shooting of all types shall be prohibited except as authorized by a site plan amendment for hunting for purposes of environmental protection during specified periods of time and under conditions approved by the Planning Commission.
- (11) Dogs and other pets allowed within the park, playground or recreational area shall be kept on a leash.
- (12) Peddling, hawking, soliciting, begging, advertising, or carrying on any business or commercial enterprise shall be strictly prohibited; provided, however, that this provision shall not apply to park concession stands and such of the foregoing activities as are specifically approved by the park director.
- (13) No person shall post, paste, fasten, paint, or affix any placard, bill, notice or sign upon any structure, tree, stone, fence, thing or enclosure along or within any park, playground or recreation area, except such signs as shall be placed with the approval of the park director.
- (14) Fires may be built only in picnic stoves or other equipment, or designated areas approved by the park director and only in such areas as shall be designated. It shall be unlawful to start or cause to be started any other fire whatsoever in any park, playground, or recreation area.
- (15) Alcoholic beverages may be permitted, providing the same is approved by the Planning Commission as part of the review process.
- (16) Drunkenness, immorality, gambling, or gaming devices shall not be allowed within the limits of any park, recreation area or playground.
- (17) All motorized vehicular raceways, trails, roads, runs, etc., for recreation purposes, shall be treated so as to eliminate and prevent dust from said trail from drifting onto adjoining properties.

6. Tent, travel trailer and recreational vehicle campgrounds, subject to the following conditions and limitations:

Before land shall be established for use as a campground or recreation area the developer shall obtain approval of the plans thereof from the Planning Commission. The plans shall consist of a drawing prepared to scale showing the proposed development with the location of all proposed activities clearly shown thereon. Approval shall be granted if the Planning Commission determines in its discretion that the plan meets all the requirements set forth by the Zoning Ordinance.

- a. Any sale of foodstuff or merchandise shall be clearly incidental to the needs of the occupants and users of the camping grounds and recreation areas while therein.
- b. Activities or campsites shall be adequately screened from adjoining residentially zoned or developed property by plantings or other means of screening approved by the Planning Commission during the review process. In addition, the area must be fenced by a fence constructed in a manner approved by the Planning Commission.
- c. All facilities shall be provided with safe and adequate sanitation and drinking facilities constructed to meet the requirements of the Kalamazoo County Health & Community Services Department.
- d. Fires may be built only in picnic stoves or other equipment, or space designated by the park owner. It shall be unlawful to cause any other fire whatsoever in a campground area.
- e. No person shall deposit or abandon in any camping area or on any adjoining property any garbage, refuse, sewage, trash, waste, or other obnoxious material except in receptacles provided for such purpose and the grounds must be maintained in a clean and orderly manner at all times.
- f. Any area designated for overnight camping located within 500 feet of any adjoining residentially zoned or residentially developed land shall, in addition to any other requirements of this Ordinance, comply with Section 120.180 F.

- g. Overnight camping shall be limited to 14 consecutive days/nights. Campers must vacate premises for a minimum of 7 days/nights following.
7. Waterfront marinas, boat launching and boat livery facilities for berthing, protecting, servicing, storage, launching or removing recreational or commercial boats, subject to the following condition and limitations and also subject to Site Plan review in accordance with the provisions of Section 120.430.
- a. All facilities shall be provided with safe and adequate sanitation and drinking water facilities constructed so as to meet the requirements of the Kalamazoo County Health & Community Services Department.
 - b. An area shall be set aside and maintained to provide off-street parking spaces for every vehicle and boat trailer reasonably anticipated to be using the facilities at any one time.
 - c. All facilities shall close at sundown and remain closed until daybreak; provided, however, that the hours of closing may be extended or reduced upon application and approval of the Township Planning Commission, which approval shall be granted if said Board determines that a hardship or practical difficulty would result from an earlier closing of a particular activity or earlier closing was required in order to reduce disturbance to adjoining property owners.
 - d. Any sale of food items or merchandise shall be clearly incidental to the needs of the occupants and users of these facilities.
 - e. No person shall deposit or abandon in any area or upon any adjoining property any garbage, refuse, sewage, trash, waste, or other obnoxious material except in receptacles provided for such purpose, and the grounds must be maintained in a clean, orderly manner at all times.
 - f. Fires may be built only in space designated by the management of the facility.
 - g. No overnight camping shall be permitted within the marina area.

- h. Buildings shall be limited to 35 feet in height. Buildings and structures used for storage and incidental activities related to watercraft livery shall be set back 40 feet from the front, rear, or side property line. Outdoor storage areas shall be screened from view of adjoining residentially developed or zoned land.
 - i. No activities shall be conducted upon the premises which would constitute a nuisance to adjoining residences by reason of noise, smoke, odor, electrical disturbance, or night lighting glare shall not be discernible beyond the boundaries of the property upon which the facilities are located.
- 8. The keeping of animals as an incidental use to the operation of a park or recreation area for display and viewing to the public is permitted provided:
 - a. The property can adequately sustain the animals proposed to be housed upon the property.
 - b. Adequate accessory structures are built to house the animals.
 - c. The keeping of the animals remains ancillary and incidental to the primary use of the property.
 - d. The animals do not create a nuisance to surrounding property owners.

D. Special Exception Uses:

All Special Exception Uses are subject to the provisions noted herein as well as the requirements of Section 120.420.

- 1. Charitable and philanthropic institutions:
 - a. Uses:
 - (1) Education. Instructional programs; exhibits; data collection; museums; nighttime astronomy; facility tours (pedestrian, low power motorized, hayrides, equestrian); all season overnight camping for children/adults.

- (2) Sustainable Agriculture. Greenhouses; aquaculture; livestock management; wind turbines; solar arrays; orchard/cider mill; bee keeping; species management; biological control (invasives); herbicide/pesticide studies; controlled fires; green cemetery.
 - (3) Residential and Operational. Staff housing in dwellings with occupancy greater than permitted as “Family” in Section 120.014; refueling/charging stations.
 - (4) Commercial Events/Activities. Farmers market (as defined in Section 120.014); gift shop; café/restaurant with sale of alcohol; bakery; art fairs; music concerts; corn maze; public/private facility rentals; climbing tower; zipline.
- b. Operations. Hours of operation as set forth in Section 120.180 C.5.b.(1).
 - c. No structure may exceed fifty (50’) feet in height.
 - d. The use shall have frontage on a paved primary road.
 - e. The use shall have off-street parking facilities to satisfy peak parking needs.
 - f. Buildings and activities (including, but not limited to parking, drive aisles, etc.) shall not be closer than 100 feet to adjacent residentially zoned properties.
- 2. Private clubs, fraternities, lodges, excepting those the chief activity of which is a service customarily carried on as a business, subject to the conditions and limitations set forth in Section 120.110 C.3.
 - a. No goods may be sold on the premises except for incidental transfers between members.

- b. No activities may be conducted upon the premises which would constitute a nuisance to adjoining residences by reason of noise, smoke, odor, electrical disturbance, night lighting or the creation of a heavy volume of vehicular traffic to the premises. Noise, smoke, odor, electrical disturbances, or night lighting shall not be discernible beyond the boundaries of the property upon which the private club is located.
 - c. Adequate off-street parking must be provided to ensure sufficient parking space to meet the reasonably foreseeable demands upon the private club facilities.
 - d. All buildings constructed as part of the private club facilities must be of a design which will be compatible with the buildings in the adjoining neighborhood.
 - e. The use shall have frontage on a paved primary road.
 - f. The use shall have off-street parking facilities to satisfy peak parking needs.
 - g. Buildings and activities (including, but not limited to parking, drive aisles, etc.) shall not be closer than 50 feet to adjacent residentially zoned properties
3. Public utility buildings.
- a. The use shall have frontage on a paved primary road.
 - b. The use shall have off-street parking facilities to satisfy peak parking needs.
 - c. Buildings and activities (including, but not limited to parking, drive aisles, etc.) shall not be closer than 25 feet to adjacent residentially zoned properties.
 - d. The use shall be enclosed by a solid wall or compact screening of suitable material as determined by the Planning Commission and shall not be less than 6 feet in height.

e. Exceptions:

- (1) There is no zoning restriction for utilities to be located in public streets or public rights-of-way.
- (2) Public utility activities of an industrial character such as repair and maintenance yards, storage facilities or activities which generate electronic interference are prohibited.

E. Screening.

Screening shall be provided in accordance with Section 120.350.

F. Overnight Camping.

Any area designated for overnight camping located within 500 feet of any adjoining residentially zoned or residentially developed land shall, in addition to any other requirements of this Ordinance, comply with the following:

1. Setback. The overnight camping area must be set back at least 150 feet from residentially zoned or residentially developed land but not less than 200 feet from any residential dwelling.
2. Berm. In addition to any other requirements imposed by the Planning Commission at the time of site plan review, any overnight camping area located within 500 feet of residentially zoned or residentially developed property shall be required to be separated from the residential property by an earthen berm meeting the following requirements:
 - a. The berm shall be a minimum of seven (7) feet in height above average grade.
 - b. The berm shall run the full length of the area between the residential property and the camping area.
 - c. The leading edge of the berm shall be located as close as possible to the camping area to maximize the green space to be preserved adjacent to the residentially zoned or developed properties.

3. Landscaping. The berm shall be landscaped and said landscaping shall consist of a natural screen of conifer and deciduous trees planted in a staggered pattern to create a natural screen between the camping area and the adjoining residential property. The trees shall be spaced a minimum of fifteen (15) feet from one another along the full length of the berm. The trees planted shall be a minimum six (6) feet in height and maintained in such a manner as to provide a visual barrier and noise buffer between the camping area and the residential property. In addition to the trees, the landscaping shall also include ground cover consisting of grasses and shrubs which shall be left in a natural state so as to discourage the use of the berm as a recreational site.
4. Greenspace. A green space between the berm and the adjoining residential properties shall be preserved and maintained in a natural state. Greenspace shall be defined as that area lying between the required berm and the adjoining residentially zoned or developed property where a berm is required under this subsection of the Ordinance. The recreational developer shall use its best efforts to preserve the greenspace in the natural condition in which it existed prior to the development. However, this Section shall not prohibit the installation of a fence surrounding the recreational district property or the maintenance of a ten (10) foot, clear cut, open space immediately within the park fence or property lines – the same being used to maintain the integrity and security of the recreational property.
5. Overnight camping shall be limited to 14 consecutive days/nights following.

[Ord. No. 245, eff 11/26/2017]

[Ord. No. 265, eff 08/31/2023]