

**ARTICLE 4**  
**RC, RECREATION-CONSERVATION DISTRICT**

**Section 4.01 Purpose of this Zoning District**

To have an area of the Township where the principal use is the conservation, management, and low-impact utilization of natural resources. Land in this district is to be used primarily for open space and/or recreation-oriented purposes. The majority of the land in this district is publicly owned. Any residential development in this district should have open space and/or recreational amenities, such as trails and parks.

**Section 4.02 Uses Allowed with Site Plan Approval by the Zoning Administrator**

The following uses of land and buildings are allowed in the RC Recreation-Conservation District, provided the Zoning Administrator finds that the proposed use satisfies all of the Zoning Requirements.

1. Forest preserves and game refuges, including hunting preserves and the raising of game animals or birds.
2. Essential services and structures of a nonindustrial character not including maintenance depots or warehouses.
3. Standard single-family detached dwelling unit.
4. State licensed residential facility. No facility shall be closer than 1,500 feet to another state licensed residential facility.
5. Family and group daycares.
6. Trails, parks, and greenways.
7. *Farm* market.
8. Farms of ten (10) acres or more.
9. Places of worship.
10. Small Wind Energy System 35 feet in height or less.
11. Co-location of Wireless Communication Antenna(s)
12. Top Soil Extraction
13. *Accessory Structures/Buildings*

14. *Uses customarily incidental to any of the above permitted*

#### **Section 4.03 Reserved**

#### **Section 4.04 Uses Allowed with Site Plan Approval by the Planning Commission**

The following uses of land and buildings are allowed in the RC Recreation-Conservation District, provided the Planning Commission finds that the proposed use satisfies all of the Zoning Requirements.

1. Golf courses and golf driving ranges.
2. Recreation activities, including campgrounds and recreational vehicle parks.
3. Shooting and archery ranges, including gun clubs, rifle, skeet, trap, and pistol ranges.
4. Cluster development.
5. Communication Towers

#### **Section 4.05 Uses Allowed By Special Use Permit**

1. Planned unit development.
2. Small Wind Energy System over 35 feet in height.
3. Large Wind Energy System

#### **Section 4.06 Area and Bulk Requirements**

The following regulations shall apply to all uses and/or building within the RC Recreation-Conservation District.

1. **Minimum Lot Area and Width.** The lot area shall be a minimum of five (5) acres and have a minimum width of 330 feet measured where the front setback line intersects the side lot lines.
2. **Height.** The maximum building height for a structure shall be 25 feet, except as otherwise specifically provided in this Ordinance.
3. **Setback Requirements.** Except as otherwise specifically provided in this Ordinance, no structure shall be erected within the required setback areas as listed below:
  - a. The minimum front yard setback shall be fifty (50) feet.
  - b. The minimum interior side yard setback shall be twenty (20) feet.
  - c. The minimum rear yard setback shall be fifty (50) feet.
  - d. The minimum street side yard setback shall be fifty (50) feet.

4. **Lot Coverage.** The maximum percentage of the lot that is permitted to be impervious area is 10%.
5. **Minimum Principal Dwelling Size.** The principal dwelling unit shall have a minimum of 800 square feet of livable area. The minimum dwelling dimensions for the principal dwelling unit shall be twenty (20) feet wide by twenty (20) feet long.