



BACKUS TOWNSHIP ZONING ORDINANCE

ARTICLE VII
PPRF - PUBLIC AND PRIVATE RECREATION FACILITIES DISTRICT

Sec. 7.01 Statement of Purpose

This district provides an exclusive area for specified government, civic, private for-profit recreation facilities where a separate zoning district is deemed appropriate. This District is intended to protect public, quasi-public and private facilities and institutions within this district from the encroachment of conflicting land uses, protect the fragile natural resources within this district, and to insure compatibility with existing and planned uses adjacent to this district. Thus, the uses allowed in this district are intended to be compatible with the established character of the area, protect the investments made by nearby land owners and limit the need for extensive public services such as public water, sanitary sewer, and additional schools.

Sec. 7.02 Permitted Uses

No land or buildings in the PPRF District shall be used, erected, altered, or converted, in whole or in part, except for the following purposes by right:

- A. Single family detached dwellings.
- B. Caretaker/camp administrator quarters, accessory to any permitted or special land use.
- C. State licensed residential child and adult care facilities in accordance with Section 3.10.
- D. Roadside stands.
- E. Parks, playground areas and other passive open space areas; excluding campgrounds, off-road vehicle courses and trails, gun and archery ranges, and other similar more intense recreational uses as classified by the Zoning Board.
- F. Municipal buildings
- G. Accessory uses, buildings and structures as defined in Article 3.
- H. Essential public services

Sec. 7.03 Special Land Uses

No land or buildings in the PPRF District may be used, erected, altered, or converted except for the following purposes when approved in accordance with the requirements of Chapter 12:

- A. General outdoor recreation and entertainment facilities
- B. General indoor recreation and entertainment facilities
- C. Campgrounds and lodges
- D. Golf courses and country clubs
- E. Golf driving ranges, miniature golf courses
- E. Off road vehicle courses and trails
- F. Boat launches
- G. Clubs, lodges, and fraternities, including but not limited to gun and shooting clubs, for the exclusive use of members.



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- H. Animal shelters
- I. Kennels
- J. Places of assembly, including but not limited to, dance pavilions and auditoriums
- K. Riding stables
- L. Ski facilities, including lodges and accessory structures.
- M. Cemeteries
- N. Churches
- O. Public or private schools
- P. State licensed residential child and adult care facilities in accordance with Section 3.10.

Sec. 7.04 Area, Yard and Height Regulations

- A. **Residential Uses Area, Yard and Height Regulations.** Single family detached dwellings shall comply with the bulk and area regulations for the R-1 Rural Preservation District as outlined in Table 4.1 Schedule of Regulations.
- B. **Non-Residential Uses Minimum Lot Area.** Unless otherwise regulated by state or federal statutes, the area or parcel of land for a permitted public facility shall be not less than required to provide adequate space for the principal and accessory buildings, off-street parking and other accessory uses, yards and open spaces to accommodate the facility and maintain the character of the neighborhood, as determined by the Zoning Board.
- C. **Natural Features Setbacks.** Consistent with the footnote for Table 4.1, a twenty-five (25) foot undisturbed natural features setback is required along all lakes, rivers, streams, drains and state regulated wetlands.
- D. **Minimum front yard setbacks.** The minimum front yard setback shall equal that of the minimum front yard setback for the most restrictive adjacent zoning district.
- E. **Minimum side and rear yard setbacks.** The minimum side and rear yards shall be the minimum setbacks required by the adjacent zoning district along each property line, except that where adjacent to a residential district, the following setbacks shall apply:



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Use		Side and Rear Yards
Civic	Non-Assembly buildings	50 feet
	Assembly buildings	75 feet
	Churches	50 feet
Educational	Public or Private Schools	75 feet
	Colleges and Universities	
Recreational	Buildings	75 feet
	Trails, tracks, fields, ranges	50 feet
Governmental	Buildings	75 feet
Public Utility	Buildings	100 feet

- F. **Parking area setbacks.** All parking areas shall be set back a minimum of twenty (20) feet from any adjacent right-of-way and ten (10) feet from any property line.
- G. **Lighting.** Flood lighting or other lighting of playfields, buildings; bulletin boards and parking areas shall be located and designed to shield the light source from adjoining residences; and except for general lighting, shall be extinguished between the hours of 11:00 PM and 7:00 AM unless a longer lighting period is approved by the Zoning Board.

Sec. 7.05 Site Development Requirements

All Permitted Uses and Special Land Uses are subject to the following Site Development Requirements:

- A. General Provisions outlined in Article 3.
- B. Site Plan Review as may be required in accordance with Article 11.
- C. Off-Street Parking as may required in accordance with Article 13.
- D. Signs are permitted in accordance with the requirements of Article 15.