

**ARTICLE 6
PUBLIC AND RECREATIONAL FACILITIES DISTRICT**

Sec. 6.01 STATEMENT OF PURPOSE

6.01.01 The Public and Recreational Facilities District (PRF) and regulations are intended to provide an appropriate zoning classification for specified governments, civic and recreational facilities where a separate zoning district is deemed appropriate. This Article is also intended to protect public and quasi-public facilities and institutions from the encroachment of certain other uses, and to insure compatibility with adjoining residential uses. Several of the public facilities addressed in this section are also Permitted or Special Land Uses in one or more of the other zoning districts. Governmental agencies which are exempted from Township Zoning by state or federal statute shall be responsible for complying with the standards of this section to the greatest extent possible.

Sec. 6.02 PERMITTED AND SPECIAL LAND USES

6.02.01 **List of Uses:** In the PRF district, land, buildings and structures shall be used only for one or more of the following uses. Land and/or buildings in the districts indicated at the top of Table 6.02 may be used for the purposes denoted by a “P” in the column below by right. Land and/or buildings in the districts indicated at the top of Table 6.02 may be used for the purposes denoted by “S” after special land use approval in accordance with the general and specific standards of Article 19 Special Land Uses. A notation of “- -” indicates that the use is not permitted within the district. The “Req.” column indicates additional requirements or conditions applicable to the use.

Table 6.02 Schedule of Public and Recreational Facilities Uses		
	PRF	Req.
Governmental		
Township, county, state and federal buildings and uses for administrative functions and uses by the general public	P	
Public fountains	S	
Public farmers market	S	
Civic		
Churches, temples and places for public assembly	P	6.02.02(a)
Art galleries, libraries, museums, memorials and monuments.	P	
Cemeteries	S	6.02.02(b)
Health Care		
General and specialty hospitals, treatment centers, health centers, and medical institutions	S	6.02.02(c)
Homes for aged and extended care facilities such as nursing homes	S	
Educational		
Primary and secondary public, private, or parochial schools	P	
Colleges	P	
Dormitories or student apartments accessory to a college	S	
Recreational		
Public parks, public open space, public recreation areas, public playgrounds, lakes, beaches, pools, public gardens and public nonprofit golf courses without driving ranges or restaurant/banquet facilities, excluding off-road vehicle courses and trails, gun and archery ranges	P	

Table 6.02 Schedule of Public and Recreational Facilities Uses		
	PRF	Req.
Public arenas, stadiums and skating rinks	S	
Public or private campgrounds	S	
Public golf courses with ancillary driving ranges or restaurant/banquet facilities	S	6.02.02(d)
Golf driving ranges and miniature golf courses	S	6.02.02(e)
Golf domes	S	6.02.02(f)
Commercial outdoor recreational establishments	S	6.02.02(g)
Commercial indoor recreational facilities	S	6.02.02(h)
Private non-commercial institutional or community recreation facilities	S	6.02.02(i)
Private commercial or noncommercial outdoor recreational areas for off-road vehicles and snowmobiles, gun/archery ranges, paintball and similar uses	S	6.02.02(j)
Ski facilities that may or may not be operated for profit	S	6.02.02(k)
Commercial or noncommercial campgrounds for travel trailers, tent-campers, motor homes and tents	S	6.02.02(l)
Carnivals, fairs, commercial cider mills and amusement parks	S	6.02.02(m)
Transportation		
Airports, landing strips and heliports	S	6.02.02(n)
Public Utility Facilities		
Public sewage treatment plants, public water plants, essential public services and buildings, public works garages and similar uses	P	6.02.02(o)
Water towers	P	6.02.02(p)
Residential		
Residential dwellings for a facility manager at a golf course or campground	S	
Clustered residential development on the same site as a recreational use	S	6.02.02(q)
Accessory Uses		
Accessory uses, buildings and structures customarily incidental to any of the above uses, as defined in Section 11.04, such as public parking areas, storage garages, residence for custodians, and maintenance and heating facilities	P	

(as amended 12/31/06)

6.02.02 **Use Conditions:** Uses noted above shall only be allowed where the following requirements are complied with:

(a) Churches, Temples and similar places of worship and related facilities

- (1) Minimum lot area shall be three (3) acres plus an additional fifteen thousand (15,000) square feet for each one hundred (100) persons of seating capacity.
- (2) Buildings of greater than the maximum height allowed in Section 6.03.02 may be allowed provided front, side and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed. The maximum height of a steeple shall be sixty (60) feet.
- (3) Wherever an off-street parking area is adjacent to a residential district, there shall be a minimum parking lot setback of fifty (50) feet with a continuous obscuring wall,

fence and/or landscaped area at least four (4) feet in height shall be provided. The Township Board may reduce this buffer based on the provision of landscaping, the presence of existing trees or in consideration of topographic conditions. (as amended 3/5/10)

(b) Cemeteries

- (1) Minimum property size shall be twenty (20) acres.

(c) Hospitals

- (1) Building shall not exceed a height of four (4) stories.
- (2) Minimum site size shall be twenty (20) acres.
- (3) The proposed site shall have at least one property line abutting a primary road as classified by the Livingston County Road Commission, or along a roadway with a right-of-way of at least eight six (86) feet.
- (4) Front, side and rear yard minimum setback shall be fifty (50) feet.
- (5) Parking setback shall be forty (40) feet in the front yard, twenty (20) feet for side and rear yards.
- (6) Auxiliary uses, such as a pharmacy, gift shop, cafeteria, medical office buildings with required parking and similar customary hospital related uses shall be allowed.

(d) Golf courses, Par Three Golf Courses

- (1) The principal and accessory buildings, including maintenance sheds, shall be set back at least seventy five (75) feet from all property and street lines.
- (2) Accessory buildings, structures and storage areas shall be screened on all sides from adjacent residential areas and public street rights-of-way.
- (3) Operational hours for maintenance vehicles, course maintenance and/or irrigation may be restricted by the Planning Commission to protect nearby residential districts.

(e) Golf Driving Ranges, Miniature Golf Courses

- (1) All traffic ingress and egress shall be from a Primary Road, as classified by the Livingston County Road Commission.
- (2) Any lot line abutting a residential district shall provide a fifty (50) foot wide, landscaped buffer zone A, as defined in Article 3, General Provisions, Section 12.02.
- (3) A minimum twenty five (25) foot wide greenbelt, as described in Article 3, shall be provided along any public street or highway.
- (4) Site size shall be adequate to retain all golf balls within the site by means of a fence no more than six (6) feet high.

- (5) The Planning Commission may restrict the hours of operation in consideration of the adjacent land uses and zoning.
 - (6) Pro-shops, refreshment stands, retail shops selling golf-related items and maintenance buildings shall be permitted as part of the principal use and shall be subject to the dimensional requirements of principal buildings. (as amended 12/31/06)
- (f) Golf domes
- (1) Dome height shall not exceed 60 feet at its highest point. The Planning Commission shall review and approve the height and material of the dome. The Planning Commission may permit a greater height based on documentation by the applicant that a taller dome is necessary to shed snow.
 - (2) The outer membrane of the dome shall be flame resistant and constructed of a material that does not emit excessive interior lighting to the exterior. The Planning Commission may require domes to install an outer membrane that is partially or totally opaque when adjacent to residential districts.
 - (3) All repairs or patches to the outer membrane of the dome shall match the original material and color of the membrane and shall not be generally discernible from the exterior.
 - (4) All outdoor mechanical equipment shall be screened from view and noise reduced by a continuous obscuring wall, fence and/or evergreen hedge as appropriately determined by the Planning Commission. Accessory buildings, structures, and storage areas shall be screened on all sides visible from adjacent residential districts and public street rights-of-way. (as amended 12/31/06)
- (g) Commercial Outdoor Recreation Establishments (excluding golf related uses)
- (1) Such uses shall include, but need not be limited to, the following: recreational fields, rinks or courts, including football, softball, soccer, tennis, basketball, ice skating, and similar activities, swimming pools open to the general public or operated by a private non-profit organization, archery and shooting ranges, animal racing, go-cart, automobile or motorcycle tracks, music concert pavilions and bandshells, amusement parks and uses accessory to the above uses, such as refreshment stands, retail shops selling items related to the above uses, maintenance buildings, office for management functions, spectator seating and service areas, including locker rooms and rest rooms.
 - (2) The site shall be adequate to accommodate the intended use(s), parking and adequate buffer areas without significant impact on nearby properties in terms of noise, traffic, lighting glare, views, odors, trespassing, dust or blowing debris, as determined by the Planning Commission. The applicant shall provide documentation the site size is adequate using national facility standards.
 - (3) The site shall be located on a paved street which is classified as a Primary Route by the Livingston County Road Commission.
 - (4) No building or spectator seating facility shall be located within one hundred (100) feet of a property line.

- (5) The site shall be periodically cleared of debris.
- (h) Indoor commercial recreation: bowling alleys, ice arenas, skating rinks, cinemas, theaters, etc.)
 - (1) The principal and accessory buildings and structures shall be not be located within one-hundred (100) feet of any residential district or permitted use.
 - (2) All uses shall be conducted completely within a fully enclosed building.
- (i) Private, non-commercial institutional or community recreation facilities
 - (1) The proposed site for any of the uses permitted herein which would attract persons from, or are intended to serve, areas beyond the immediate neighborhood shall have at least one property line abutting a County Primary Road, and the site shall be so planned as to provide all ingress and egress directly onto or from said primary road.
 - (2) Front, side and rear yards shall be at least eighty (80) feet wide, and shall be landscaped in trees, shrubs, and grass. All such landscaping shall be maintained in a healthy condition. There shall be no parking or structures permitted in these yards, except required entrance drives and those walls used to obscure the use from abutting residential districts. Any such site shall have a minimum area of at least forty (40) acres.
 - (3) Off-street parking shall be provided so as to accommodate not less than one half of the member families and/or individual members. The Planning Commission may modify the off-street parking requirements in those instances wherein it is specifically determined that the users will originate from the immediately adjacent areas, and will therefore be pedestrian. Prior to the issuance of a building permit or zoning compliance permit, by-laws of the organization shall be provided in order to establish the membership involved for computing the off-street parking requirements. In those cases wherein the proposed use or organization does not have by-laws or formal membership, the off-street parking requirements shall be determined by the Planning Commission on the basis of usage.
- (j) Off-road vehicle courses, and trails, gun/archery ranges, paint ball and similar uses which may be operated for profit, subject to the following conditions:
 - (1) Any such site shall be located in a predominantly undeveloped area so as to minimize any adverse effects on the adjacent properties due to reasons of dust, odor and noise. The hours of operation shall also be so regulated as to minimize any adverse affects on adjacent properties. Any such site shall have a minimum area of at least eighty (80) acres.
 - (2) The site shall be so planned as to provide all ingress and egress directly onto or from a major thoroughfare.
 - (3) Development features shall be so located and arranged as to encourage pedestrian, vehicular, user and neighborhood safety.

(k) Downhill ski facilities and resorts

- (1) Minimum area shall be forty (40) acres.
 - (2) All principal or accessory buildings shall be not less than two hundred (200) feet from any property line of abutting residential districts, provided the Planning Commission may reduce this standard based on existing topographic or woodlands.
 - (3) All access shall be via a County Primary Road or a roadway with a minimum eighty six (86) foot wide right-of-way.
 - (4) Development features including the principal and accessory buildings and structures shall be located to minimize adverse affects upon adjacent property.
 - (5) The Planning Commission may restrict the hours of operation in consideration of nearby residential uses and districts.
 - (6) Any lodging or dwelling units requires the ski resort to be zoned as a Planned Unit development, according to the procedures and standards of Article 10.
- (l) Campgrounds for travel trailers, tent- campers, motor homes and tents which may or may not be operated for profit, subject to the following conditions:

- (1) Minimum lot size shall be twenty (20) acres.
- (2) All ingress and egress shall be along a County Primary Road or a roadway with a minimum right-of-way of eight six (86) feet.
- (3) Development features including the principal and accessory buildings and structures shall be located and related to minimize adverse affects on adjacent properties. Minimum setbacks for any buildings, structures or use areas shall be two hundred (200) feet from any property line abutting a residential district, one hundred twenty-five (125) feet from any other district or surface water body, including wetlands. Where topographic conditions are such that they provide a screen and shield, the Planning Commission may modify these requirements in their site plan review.
- (4) Each camp site shall be at least two thousand (2,000) square feet in size.
- (5) Each camp site shall be provided with individual water and sewer hookups approved by the Health Department or have convenient access to approved service buildings.

(m) Carnivals, fairs, commercial cider mills and amusement parks

- (1) Minimum lot size shall be ten (10) acres.
- (2) A site plan shall be provided clearly defining activity areas using fences, buildings, walkways or other suitable barriers.
- (3) All buildings, structures and parking shall be at least three hundred (300) feet from any dwelling unit excluding any dwelling unit on the site.

- (4) The Township Board may require placement of a six (6) foot high fence around all or part of the site.
 - (5) Access shall be provided onto a primary road, as designated by the Livingston County Road Commission. Access shall be controlled, with capability to accommodate at least three (3) lanes of ingress traffic. At least three hundred (300) feet on stacking (queuing) area shall be provided on site before parking fee collection.
 - (6) The amount of on-site parking shall be deemed sufficient by the Township Board.
 - (7) Maximum coverage by buildings and structures shall be twenty percent (20%).
 - (8) The Township Board may require posting of a performance bond or other form of financial guarantee. The bond shall be in an amount determined by the Board as necessary to cover any potential damage or clean-up on the site or adjacent properties.
 - (9) The Township Board may establish limits on hours of operation, time limits on validity of special use permit, or any other measures deemed necessary to minimize negative impacts on nearby uses and traffic operations along public streets.
 - (10) Prior to issuance of a Special Land Use Permit, the applicant shall provide evidence of public liability insurance and property damage insurance to cover potential liability for death or injury to persons, or damage to property, which may result from the conduct of the activity.
- (n) Airports, landing strips, heliports and related uses Airports shall be consistent with the provisions of the Airport Zoning Act (Act 23, P.A. of 1950 as amended). Airports, private landing strips, heliports, hangers, masts and related facilities shall meet the following standards:
- (1) The location and approaches shall be in areas with relatively lower density residential zoning and development;
 - (2) Plans for such facilities shall have received approval by the Federal Aviation Agency and the Michigan Department of Aeronautics, based on airport classification, prior to submittal to the Township Board for their review and approval;
 - (3) The "clear zone" (as defined by the FAA) shall be owned by the owner of the airport;
 - (4) Paved parking shall be provided for the airport and all accessory uses, with a minimum of two (2) parking spaces per hanger;
 - (5) Heliports shall be clearly defined outside of parking lots. Outdoor routine maintenance of helicopters shall be prohibited from dusk to dawn. Heliport landing approaches shall be clearly noted on a site plan as being clear of vertical obstructions;
 - (6) Heliports shall be screened from any nearby residential districts through landscaping.

(o) Essential Public Service Buildings, Structures and Storage Yards

- (1) The minimum lot size shall be three (3) acres.
- (2) A fence six (6) feet in height shall be constructed on the boundary property lines.
- (3) Electric or gas regulator equipment and apparatus shall be setback a minimum of thirty (30) feet from all lot lines.
- (4) Essential Public Service Storage Yards shall be screened from any adjacent residential district by a buffer zone B, as described in Section 12.02.

(p) Public and Private Water Towers

- (1) Height: The height allowable will have direct relationship to the necessary capacity and pressure to be generated for the structure; which is based upon factors such as the land area and use it is serving and the topography of the vicinity.
 - (2) Setback: Public and Private water towers shall be setback on all sides a distance that is equal to the height of the tower. The Planning Commission may modify this standard where appropriate to accommodate existing conditions such as surrounding land use, topography, or preservation of natural features.
 - (3) Location: The water tower shall be located, to the extent possible, to minimize negative impacts on adjacent land uses and nearby structures.
 - (4) The Planning Commission shall approve any lighting on the tower.
 - (5) No signs or logos are permitted on the tower except the name of the municipality, unless approved by the Township Board. The Township Board shall approve the size, color and style of any sign on the tower, following a recommendation from the Planning Commission.
 - (6) The Township Board shall approve the color of the tower.
 - (7) The Planning Commission may require a security fence to restrict access to the tower.
 - (8) Any structures accessory to the tower shall be reviewed by the Planning Commission.
 - (9) The structural plans shall be approved by the Township Engineer.
- (q) Clustered residential development may be permitted on the same site as a golf course or other recreational use permitted in this district where all of the following requirements are met:
- (1) The site shall be developed under the residential cluster option of Section 3.04.
 - (2) The parallel plan used to determine density shall be based upon the RR Zoning District with a minimum of two (2) acres per dwelling unit. The Township Board may grant a density bonus of up to fifty percent (50%) where the following criteria can be met:

- a. There is sufficient public water and public sewer capacity.
 - b. The development will be compatible with the character of surrounding land uses in terms of land use, building type, setbacks and density.
 - c. The density of development will not have a significant traffic impact on public roads.
- (3) The clustered units may be attached or detached.
- (4) The recreational use shall be preserved as part of the open space. Where there is an existing golf course that has extra land being developed as clustered residential, it shall be preserved as a golf course with the same number of holes and fairways, not including practice greens or driving ranges.
- (5) The site shall be served by public water and public sanitary sewer.

Sec. 6.03 DIMENSIONAL STANDARDS

- 6.03.01 **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.
- 6.03.02 **Height Regulations:** Except as provided below and as set forth in Section 6.02.02(a)(2), the maximum building height shall be thirty five (35) feet and two (2) stories. Public and semi-public buildings may be erected to a height not exceeding the width of the side or rear yard where adjoining a one (1) or two (2) family residential district, or to a height not exceed one and one-half (1 1/2) times the width of a side or rear yard where adjoining a multi-family or nonresidential district. Chimneys, spires, cupolas, domes, towers, flag poles, water tanks, radio or television antennae, monuments and other mechanical appurtenances located upon or constituted as an integral part of the main building, shall be in compliance with the regulations for these uses as described in Section 11.01.05. (as amended 3/5/10)
- 6.03.03 **Setbacks from water bodies:** All buildings lacking public sanitary sewer shall be set back at least one hundred twenty five (125) feet from the shoreline of any water body, such as lakes, streams or wetlands. Buildings served by public sanitary sewer shall be setback at least seventy five (75) feet from the shoreline of any water body.
- 6.03.04 **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.

- 6.03.05 **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:

Use		Side & Rear Yards
Civic:	Non-assembly buildings	50 feet
	Assembly buildings	75 feet
	Churches	50 feet
Educational	Public, private & parochial schools, colleges & universities	75 feet
Health Care	General hospitals and clinics	75 feet
	Psychiatric hospitals	200 feet
	Treatment centers	200 feet
	Institutions for children	50 feet
	Homes for the aged	30 feet
	Extended care facilities	30 feet
Recreational	Buildings	75 feet
	Trails and athletic fields	50 feet
Governmental	Buildings	75 feet
Public Utility	Buildings	100 feet

- 6.03.05 **Parking area setbacks:** All parking areas shall be set back a minimum of twenty five (25) feet from the shoreline of any water body including wetlands, twenty (20) feet from any adjacent right-of-way and ten (10) feet from any property line. Where parking abuts a residential district, a buffer zone C, as defined in section 12.02, shall be required.

Sec. 6.04 ADDITIONAL SITE DEVELOPMENT STANDARDS

- 6.04.01 **Other Requirements:** All Permitted and Special Land Uses shall comply with all applicable provisions of this Zoning Ordinance including those listed below.

- (a) Article 11, General Provisions, shall be adhered to for general dimensional standards, calculation of (buildable) lot area, access to dedicated streets, projections into yards, supplementary height regulations, principal building, structure or use, determination of "similar uses", changes in tenancy/ownership, voting place, temporary buildings and structures, open storage, parking and repair of vehicles, essential public services, wireless communication facilities, fences, walls and screens, reception antennas and towers and wind energy conversion systems. (as amended 3/5/10)
- (b) Article 12, Site Development Regulations, shall be adhered to for commercial, office and industrial architecture, greenbelts, landscape materials and screening, exterior lighting, waste receptacles and non-motorized pathways and sidewalks.
- (c) Article 13, Environmental Protection Regulations, shall be adhered to for, clearing of woodlands and earth changes prior to development, wetland protection standards, floor drains, performance standards stormwater, septic, systems and private community wastewater treatment systems. (as amended 12/31/06)
- (d) Article 14, Parking and Loading-Unloading Standards, shall be adhered to for all parking.
- (e) Article 15, Access Management and Private Road Standards, shall be adhered to for all commercial driveways, shared driveways and private roads.

- (f) Article 16, Sign Standards, shall be adhered to for all signage.
- (g) Article 18, Site Plan Review and Impact Statement, shall be adhered to for the submission, review and approval of site plans for non-single family residential uses.
- (h) Article 19, Special Land Uses, shall be adhered to for the submission, review and approval of all special land uses.
- (i) Article 20, Land Divisions, shall be adhered to for all applications to divide land. Where a subdivision plat is required, the requirements of the Township Subdivision Control Ordinance shall be followed.

6.04.02 **Lighting:** In addition to the provisions of section 12.03, 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 Planning Commission.