

SECTION 3.044: RECREATION DEVELOPMENT ZONE (RD)

- (1) **PURPOSE:** The purpose of the Recreation Development (RD) Zone is to designate areas for land intensive recreation activities and their accessory uses that cannot be reasonably accommodated within urban growth boundaries.
- (2) **USES PERMITTED OUTRIGHT:** In the RD zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance:
 - (a) Golf course on 65 acres or more, with highly maintained turf consisting of a series of nine (9) or more holes each including a tee, a fairway, a putting green and often one or more natural or artificial hazards;
 - (b) Accessory uses that are incidental to and in conjunction with the operation of and maintenance of a golf course or provides goods and services customarily provided to golfers in conjunction with a golf course, such as, clubhouse, restrooms, shower and locker facility, golf cart storage and servicing facility;
 - (c) Public parks providing playgrounds, ball fields, and picnic areas;
 - (d) Utility lines;
 - (e) Signs, subject to Section 4.020;
 - (f) Farm uses, and forest uses.
- (3) **USES PERMITTED CONDITIONALLY:** In the RD zone, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this Ordinance:
 - (a) Par three or greater golf course with a series of nine holes or more, on less than 65 acres.
 - (b) Recreation uses subordinate to land intensive recreation use permitted outright in RD zone, such as miniature-golf, pitch-putt golf and, practice and driving range, automated batting cages, basketball courts, tennis courts, handball courts, skate parks, bicycle tracks, indoor recreational facilities, and similar uses.
 - (c) Accessory uses subordinate to recreational use permitted outright in RD zone such as a restaurant, beverage service, pro-shop, etc., and shall be limited in size and orientation to serve the needs of people who patronize the on-site recreation facilities.
 - (d) Single family manufactured home for owner, caretaker or security staff for approved recreation facility that must be removed if primary use ceases.
- (4) **STANDARDS:** Land divisions and development in the RD zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
 - (a) Recreational developments shall retain substantial open space on the property.

- (b) The minimum lot size shall be 65 acres for creation of new parcels under this zone. The Director may approve a smaller lot size according to the provisions of Article VI, provided that a market study demonstrates a viable need for the proposed use.
- (c) The minimum front yard shall be 20 feet.
- (d) The minimum side yard and rear yard shall be 20 feet for structures open to the public or a minimum three feet for structures not open to the public unless yard is adjacent to a street in which case the minimum yard shall be 15 feet.
- (e) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet.
- (f) No structure open to the public or residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an effective barrier to conflicts between resource and residential used; or that a structure required for the permitted use could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.