

ARTICLE _____ RECREATIONAL 2 (REC-2) DISTRICT

Section 129-XXX Permitted Uses.

Within the Recreational-2 District, the following uses shall be allowed:

- a. Country clubs; golf courses (public or private); with or without dining facilities and cocktail lounge, providing one or more of the following recreational and social amenities: golf, recreation, tennis, fitness center, swimming, club house, locker room, pro shop and other similar uses;
- b. Such accessory uses customarily incidental to such uses, including cart barns and maintenance facilities.
- c. Ancillary uses which are not deemed by the zoning official to be "customary" to the above-noted permitted uses may be allowed with the written permission of the planning commission.

Section 129-XXX Area and dimensional regulations.

- A. Minimum dimensions of parcel.
 1. Minimum area of parcel: 100 acres.
- B. Building limitations.
 1. Maximum building area: ten percent (10%) of the total area of the parcel
 2. Maximum number of stories: three (3)
 3. Maximum building height: 60 feet
- C. Minimum yards and building set backs:
 1. Minimum front yard set back: 200 feet
 2. Minimum rear yard set back: 200 feet
 3. Minimum side yard set back: 200 feet

Section 129-XXX Exterior lighting.

If artificial illumination is provided for parking areas, recreational areas, maintenance areas, or other outdoor facilities, it shall be arranged in order to shine and reflect away from any adjacent recreational or residential areas and away from any streets adjacent to or near the parcel. No lighting fixtures shall be elevated above the ground more than 14 feet for parking lots and 22 feet for tennis courts. For parking lot lighting each lighting fixture shall be designed and installed in order to direct its beam of light below the horizontal plane of such lighting fixture, and for tennis court lighting the light beam shall not extend off

the subject property.

Section 129-XXX Additional Requirements and Provisions.

- A. Storage of garbage and waste. All trash, garbage, and other waste shall be screened from view from any public street or adjoining residential property and shall comply with Jefferson County Health Department regulations.
- B. Alcoholic beverages, including beer, wine and liquor, may only be sold in accordance with the City ordinance permitting same.

Section 129-XXX Permitting procedure.

In no case shall a permit be issued for any new construction or development or for the establishment of any new use or activity closer than 200 feet from a property line without the prior written approval of the planning commission. Such approval shall be based on the planning commission's review of a site plan, building specifications and other information which it considers relevant to the proposed development or use, such as any proposed exterior lighting.