

ARTICLE 5 - RECREATIONAL OPEN SPACE DISTRICT

5.00 Purpose

To provide for the development of various recreational uses in Eaton Township and to promote compatible land use relationships between recreational uses and those found in adjacent zoning districts.

5.01 Permitted Uses.

The uses listed hereunder are permitted within the Recreational Open Space (ROS-1) District.

- (A) Arboreta
- (B) Botanical gardens
- (C) Natural areas, including recreational trails and paths
- (D) Nature preserves
- (E) Public parks not containing playfields or playgrounds
- (F) Golf courses and driving ranges
- (G) Hunting clubs
- (H) Parking areas, subject to the requirements of Article 12.
- (I) Playfields
- (J) Playgrounds
- (K) Structures built as clubhouses, pavilions, and service facilities.
- (L) Swimming pools

5.02 Yard Requirements.

- (A) **Front Yards.** The minimum setback building line shall be sixty (60) feet from the street right-of-way. The front yard shall remain open and unoccupied by any principal or accessory building or use other than driveways, walkways, and sidewalks.
- (B) **Side and Rear Yards.** Side and rear yards at any abutting property lines shall be twenty (20) feet in width. The side and rear yards shall remain open and unoccupied by any principal accessory building or use other than driveways, walkways and sidewalks.
- (C) **Structure Coverage.** The sum of the ground coverage of all structures shall not exceed five (5) percent of the lot area.
- (D) **Building Height.** Buildings shall not exceed two stories or thirty-five (35) feet in height (whichever is greater).

5.03 Permitted Signs.

The provisions of Article 11 shall apply in this District.

5.04 Off-Street Parking and Loading

The provisions of Article 12 shall apply in this District.