
ARTICLE

7

RECREATION DISTRICT

SECTION 700 RECREATION (R)

The purpose of the Recreation district is to identify, protect, and provide for the use of lands and structures for recreation activities. The purpose is further to ensure compatibility between the scale, extent, character, and location of these uses, surrounding development, local needs for recreation facilities, environmental suitabilities, and the limits of supporting infrastructure.

SECTION 711 Principally Permitted Uses

The following recreation uses are permitted:

1. Libraries, museums, art and craft galleries, conservatories and other cultural exhibits;
2. Planetaria, aquariums, botanical gardens and arboretums, zoos, nature preserves, wildlife habitats and other natural exhibitions;
3. Historic sites and structures, and other monuments and exhibits available for public viewing;
4. Amphitheaters, indoor motion picture theaters, playhouses and other entertainment assemblies;
5. Auditoriums, exhibition halls and other places of public or general assembly;
6. Churches, synagogues, temples and other places of religious assembly for worship;
7. Fairgrounds, miniature golf, arcades, golf driving ranges, batting cages, go-cart tracks and other specialized amusement facilities;
8. Golf courses, tennis courts, ice skating, roller skating, riding stables, bowling, skiing and tobogganing and other sports activities;
9. Play lots or tot lots, playgrounds, playfields or athletic fields, recreation centers, gymnasiums, clubs and other athletic uses and structures;
10. Swimming beaches and swimming pools;
11. Yachting, boat rentals, boat access sites and other marina activities;
12. Camping, picnicking, hiking areas, trails and other passive recreational uses;

13. Dude ranches, youth camps, retreat centers, and health resorts of a non-medical/non-clinical nature, ski resorts, hunting grounds, fishing lakes and fishing lake access, indoor and outdoor target ranges and other resorts;
14. General, leisure, ornamental and other parks, spaces, trails, bikeway systems and similar uses;
15. Recreational vehicle and trailer camps provided such living arrangements are of transient or seasonal use and such facility meets the requirements of K.R.S. Section 219.310 through Section 219.410. Permits as required under K.R.S. 219.310 through 219.410 shall be included with an application for Site Plan Review;
16. Bed and Breakfast Inns;
17. Any principally permitted uses of Agriculture (A-1) numbered 1-12;

SECTION 712

Accessory Uses

Such uses, buildings and structures customarily incidental and subordinate to any of the permitted uses including:

1. Dwelling units (subject to SR-2 zoning district standards) of the family of the owner-operator and/or resident manager including:
 - a. private garages and parking;
 - b. structures such as fences and walls;
 - c. buildings such as storage sheds, private greenhouses and gazebos;
 - d. storage of a recreational vehicle or unit;
 - e. private swimming pools, saunas, bathhouses and similar accessories;
 - f. Private recreational courts, complexes, or similar recreational activities;
 - g. private stables or other keeping and use of pets and animals;
2. signage (see Article 34);
3. Parking (see Article 33);
4. Temporary buildings incidental to construction;
5. Dwellings or rooming houses for persons employed on the premises on a permanent or seasonal basis to operate, maintain, administer or protect the leisure activity;
6. Country clubs, clubhouses, lodges and similar places of assembly or entertainment;
7. Boarding stables, boat moorage and storage, other vehicle, equipment and personal storage services or lockers and related services;
8. Utility generation, production, storage, treatment and disposal;
9. First aid stations;
10. Day care centers or nursery schools;
11. Recycling collection containers.

SECTION 713

Conditional Uses and Criteria

The following uses and appropriate accessories subject to the approval and qualifications of the Board of Adjustment and Zoning Appeals provided: a) the activity is of integral relation to and directly in support of the recreation activity, or b) the use, building or structure is subservient to and not of scale, nature advertisement, trade or other character which will compete, detract or conflict with the principal purpose of the district; c) the activity is necessary to serve the specified public or membership engaged in the principal purpose so long as the service area, use, scale or other character of the activity does not overpower, transient or conflict with the principal purpose of the district or immediate environs surrounding; and d) provided the arrangement of use, building or structure is mutually compatible with the organization or permitted and accessory uses to be protected in the district:

1. Appropriate protective functions and related services like police and fire;
2. Water parks;
3. Amusement parks;
4. Special training and schooling activities, including target shooting ranges;
5. Cemeteries including mausoleums;
6. Drive-in theaters;
7. Stadiums, arenas, field houses, race tracks for horse, car, motorbike, or other vehicles and other sports assembly uses and structures;
8. Retail sales or service incidental to other permitted uses on the premises including gasoline, oil marine craft and accessories, grocery items, confectionery, drug and proprietary, art and craft products, books and stationery, antiques, sporting and athletic goods, bait, fuel and ice, bottled gas, cigars and cigarettes, newspapers and magazines, photographic supplies, gifts, novelties, souvenirs and similar products;
9. The operation of eating and drinking establishments including alcoholic beverages;
10. Ferry Boat Landings;
11. Horse related uses, including riding and boarding stables, as defined by KRS 100.111 (2)(c);
12. Licensed gambling establishments.

SECTION 714

Intensity

There are no minimum or average intensities common to recreational uses; rather the intensity or use in a recreational district shall be based on the performance standards determined unique to each use and its affected lands. However, all structures associated with any Principally Permitted, Accessory, and/or Conditional use in the Recreation district shall be subject to the C-2 zoning district intensity standards.

SECTION 715

Minimum Size

There is no minimum size or extent of land common to recreational uses or districts; rather a recreational district may include a single private or public lot of record if the general performance of the specific use and its affected lands so merits.

SECTION 716

Minimum Standards

The following standards shall apply to any permitted, accessory or conditional use and structure in this district:

1. The operation of any accessory or conditional use shall be pursuant and subservient to the purposes of the normal permitted recreational activity;
2. No use shall include the feeding, sheltering or penning of animals or fowl or the storage of refuse or compost within one hundred (100) feet of any adjacent property not used for agricultural purposes;
3. All uses in a Recreation zone shall be conducted in conformance with Article 30 - Site Plan Review;
4. See Article 31 for dimensional standards.