

COMMERCIAL OUTDOOR RECREATION DISTRICT

PURPOSE.

It is the purpose of Commercial Outdoor Recreation (COR) District to provide for areas in the village specifically devoted to outdoor commercial activities and may include indoor or outdoor areas with games, food service and incidental retail uses (e.g. souvenir shops) that are subordinate to the principal outdoor amusement uses.

The COR District is further intended to provide a greenbelt area as a transition to residential areas of the Village.

PERMITTED USES.

All uses in the Commercial Outdoor Recreation are Special Land Uses.

SPECIAL LAND USES.

The following special land uses are permitted in the COR District, subject to compliance with §§ 152.240 et seq.

- (A) Fee-based recreation uses, institutional or community recreation centers, swimming pool clubs, camping facilities, golf courses, golf driving ranges, mini-golf, batting cages, go-cart racing, gun ranges, paintball and airsoft playing fields, etc.
- (B) Accessory uses customarily incidental and subordinate to a permitted use.

SITE DEVELOPMENT STANDARDS.

The following standards shall apply to all uses and structures in the COR District unless otherwise modified by the provisions of §§ 152.240 et seq., §§ 152.260 et seq., §§ 152.415 et seq. or §§ 152.440 et seq.

- (A) The site shall have at least one property line abutting a paved arterial road. The site shall be so planned as to provide all access directly to said arterial road.
- (B) Lot area. The minimum lot area shall be three (3) acres.
- (C) Lot width. The minimum lot width shall be two hundred (200) feet measured along the front lot line
- (D) Yards and setbacks. The minimum yards and setbacks shall be as follows:
 - 1) Front yard. Structures shall be setback at least fifty (50) feet from the front lot line, except where parking spaces are located in the front yard the minimum setback shall be 75 feet.
 - 2) Side yard. Structures shall be setback at least twenty-five (25) feet from side lot lines, except where the side lot line abuts a residential district or use the setback shall be 50 feet.
 - 3) Rear yard. Structures shall be setback at least forty (40) feet from the rear lot line, except where the rear lot line abuts a residential district or use the setback shall be seventy (70) feet.
- (E) Lot coverage. Lot coverage shall not exceed fifty (50%) percent.

- (F) Structure height. No building shall be erected or altered to a height greater than two and one-half stories or feet; whichever is less. No other structure shall be erected or altered to a height greater than thirty-five (35) feet. (See § 152.267 for definitions of building height and structure height)
- (G) Outdoor storage areas. All storage outside of a building shall be located within a designated area that is fully enclosed on all sides by a six (6) foot wall or fence and landscaping sufficient to completely obscure the storage area from surrounding roads and properties.
- (H) Environmental performance. No use shall result in the emission of glare, or noise.
- (I) The development site shall be surrounded along all exterior property boundaries by a continuous landscaped buffer area of at least fifty (50) feet in width. This landscaped buffer area shall be sufficiently planted with trees and shrubs so as to completely obscure the planned development from surrounding roads and properties. Furthermore, the landscaped buffer area shall be perpetually maintained as approved by the village.
- (J) Curb cuts shall be reduced to the degree possible by the use of combined drives and common parking areas.
- (K) Off-street parking requirements shall be determined by the Planning Commission on the basis of permitted occupancy usage.
- (L) Temporary structures such as tents, enclosed semi-trailer or similar temporary structures may be utilized on a semi-permanent basis in a designated area not to exceed twenty-five (25%) percent of the developed area to be used for equipment storage, merchandise sales, concessions or similar activity.
- (M) Whenever a pool is constructed under this ordinance, said pool area shall be provided with a protective fence at least six (6) feet in height, and entry shall be provided by a controlled gate.
- (N) If the use is a rifle/pistol shooting range or war game club including airsoft, paintball or laser guns or similar equipment, a trap and skeet shooting range or club, or an archery range, on-site facilities shall not be located within one hundred (100) feet of the property line. Signs clearly stating NO TRESPASSING shall be erected around the perimeter of the site.
- (O) Children's amusement facilities must be fenced on all sides with a minimum four foot and six inch (4' 6") protective wall or fence. All manufacturers' specifications for safety are complied with as well as any additional safety measures that may be prescribed by the Planning Commission.
- (P) Out of Door, on-premises alcoholic retail sales are permitted with proper LCC approval in a well-defined area in compliance with LCC requirements.
- (Q) Compliance required. Uses and structures shall comply with all other provisions of this chapter including §§ 152.240 et seq. through §§ 152.415 et seq. and all other applicable federal, state and local codes and ordinances.
- (R) When discontinued or abandoned, the site shall be left in a reusable condition, free of hazards related to dangerous structures, pits, pools, excavations, electric circuits and similar features.