

3.2.1 RURAL DISTRICT (R)

A) PERMITTED USES

USES PERMITTED WITH CONDITIONS

- neighborhood and outdoor recreation, ([9.21](#))

USES PERMITTED WITH SPECIAL USE PERMIT

- Commercial outdoor amusement limited to par 3 and golf driving range (9.60)

ARTICLE 9.60 – PAR 3 AND GOLF DRIVING RANGE

Par 3 and golf driving ranges are permitted in the Rural zoning district subject to a special use permit according to the procedures of Article 11.4.10

The Town Board shall issue a Special Use Permit for the use in the Rural District if, but not unless the evidence presented at the Special Use Permit hearing establishes:

1. That the proposed use will not endanger the public health and safety, substantially reduce the value of nearby property; and
2. Par 3 courses shall not be lit. Outdoor lighting associated with driving ranges in the Rural district shall be designed as follows:
 - a. Facility lighting may include floodlights but will be directed downward, shielded and shall not produce off site glare.
 - b. Maximum light fixture height shall be 40 feet.
 - c. Maximum lighting level is 15 footcandles.
 - d. If freestanding lighting is proposed, photometric lighting plans shall be submitted at permit application. A maximum of .5 footcandles at any location on any non-residential property, and .1 footcandles at any location on any residential property, as measurable from any orientation of the measuring device, shall be met.
 - e. Lighting shall be extinguished after 11 p.m.
3. Vehicular access to the use will be provided only by way of a major or minor thoroughfare
4. Hours of operation shall be no earlier than 6 a.m. and no later than 11 p.m.
5. A 50 foot opaque buffer shall be installed adjacent to the street and residential property lines.
6. At no time shall golf balls be permitted to cross on to adjacent property or onto the public street. If course or tee orientation makes it possible that balls may leave the site as determined by staff, netting, buffers, screening or other barrier shall be installed to limit off site encroachment. If netting is required, it shall be located behind a vegetative buffer.
7. Only accessory retail and commercial uses meant to serve patrons of the golf facility are permitted, such as snack shops and pro shops. No principle use restaurants or retail establishments meant to serve the general public are permitted.